



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
April 8, 2025**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **APRIL 8, 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 - March 11, 2025
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. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

6.I. Considering Substandard Structure: 301 Albert St., La Marque, TX 77568

7. REQUESTS AND ANNOUNCEMENTS

8. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on April 2, 2025 by 4:00 p.m.

Kasey Lott
Deputy City Clerk



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

1. CALL MEETING TO ORDER

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

2. ROLL CALL

PRESENT:

David Pennington	Chairperson
Sally Austin	Vice-Chairperson
Maggie Manuel	Commissioner

ABSENT:

Veverly Sumlin	Commissioner
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CITY OFFICIALS /

STAFF:

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

3. MINUTES

3.1. Regular Building Standards Commission Minutes 2.11.25

Vice-Chairperson Austin made a motion to approve the meeting minutes from February 11, 2025. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

4. CITIZENS PARTICIPATION

There was no citizen participation.

5. OLD BUSINESS

5.1. 30-day Progress Review of a Substandard Structure: 1727 Main St., La Marque, TX 77568

Code Enforcement Supervisor Hernandez stated that no work was done. The owners reached out to the Development Services Department, who determined that their permit expired on February 19, 2025. Owner Leon Dame (4455 E. Nunnley Ste. 101 Gilbert, AZ 85296) shared that the fence was fixed, and partial landscaping was completed. Additionally, they have completed an appraisal and chose a lender from whom they are anticipating a four (4) million dollar loan. Wind inspection has been ordered for the roof. Amin Suliman (1400 Mckinney St.

Houston, TX 77010) stated he is working with contractors to get the permits pulled to work on sewer lines and water lines.

Vice-Chairperson Austin made a motion for a 30-day review. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez shared that Scott Wall (3821 Hansen Dr., Dickinson, TX 77539) called saying he would not be able to attend today's meeting due to work obligations. Mr. Scott noted that permits have been pulled and work on the property is ongoing.

Vice-Chairperson Austin made a motion for a 30-day review. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated Richard Kirsten (3651 Bluebonnet Blvd., Houston, TX 77539) called to report his absence from the meeting due to family medical issues. Mr. Richard indicated he would move the house to another city.

Commissioner Manuel made a motion for a 30-day review. Vice-Chairperson Austin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated that nothing has been done, and the grass is high. Tara Sobnosky (37 Borondo Strech, La Marque, TX) shared her current focus on this property is inside the house. She also noted that the grass is being cut on Friday, March 14, 2025. She spoke with a contractor to review the next steps after everything was cleared and cleaned out. Chairperson Pennington stated that the 120-day mark is coming up next month, and the Commission will expect another review and needs to see more progress.

Commissioner Manuel made a motion for a 30-day review. Vice-Chairperson Austin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated one of the structures is no longer secured. He attempted to get a hold of Sherri Woodard (1308 Cedar Dr., La Marque TX 77568) to secure the building. The door is opened, and the window is open too. Chairperson Pennington argued that the replat is taking too long and needs assistance from Development Services.

Commissioner Manuel made a motion for a 30-day review. Vice-Chairperson Austin second. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated the owner is making progress.

Vice-Chairperson Austin made a motion to take no action. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

6. REQUESTS AND ANNOUNCEMENTS

Commissioner Manuel shared a reminder that they need volunteers for the Trash Bash on March 29, 2025.

Chairperson Pennington stated a demo order was approved for 1915 Rosalee St. in October and wants a status update. He also requested a list of all properties that the Commission has approved for demolition with status updates.

7. ADJOURNMENT

Vice-Chairperson Austin made a motion to adjourn. Commissioner Manuel seconded.

*****MEETING WAS ADJOURNED AT 6:57 P.M.***

Chairperson
Building 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
Joshua Tisher Contact number _____
Amin Sulmin
 Smart GOV Case number _____

Initial case Follow up

Current meeting notification letter sent. Date 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

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 3/25
 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 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On April 08, 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
Address: 1727 Main St., La Marque, TX 77568

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

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**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 1673 82

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

9589 0710 5270 2248 1673 82

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

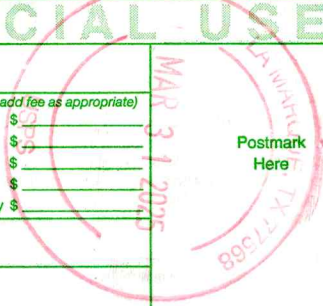
\$

Total Postage and Fees

\$

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

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





**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

OWNER: Joshua Tisher
4455 E. Nunneley Ste.101
Gilbert, AZ 85296

On April 08, 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: Joshua Tisher
Address: 1727 Main St., La Marque, TX 77568

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

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

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

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

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

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joshua Tisher
4455 E. Nunneley Rd. Ste. 101
Gilbert, AZ 85296



9590 9402 8558 3186 0297 31

2. Article Number (Transfer from service label)

9589 0710 5270 2248 1673 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type Priority Mail Express®
 Registered Mail™

Adult Signature Registered Mail Restricted Delivery

Adult Signature Restricted Delivery Signature Confirmation™

Certified Mail® Signature Confirmation Restricted Delivery

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

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

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

OFFICIAL USE

9589 0710 5270 2248 1673 99

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 \$ _____

Joshua Tisher
4455 E. Nunneley Rd. Ste. 101
Gilbert, AZ 85296

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

MAR 31 2025
 LAUNING, IX 177568
 899177568



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Amin Sulmin
1400 Mckinny St.
Houston, TX 77010**

On April 08, 2025, AT 6:00PM.

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

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

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

Mailing Address: 1400 Mckinny St., TX 77010

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

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

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

SENDER: COMPLETE THIS SECTION

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- 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 05

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

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

Postage

Total Postage and Fees

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



9589 0710 5270 2248 1674 05

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: 3/31/25

Property Address: 1727 Main St. (FM 519)

Property Owner: Leah Dene, Joshua Tisher, Amin Sulmin

Code Officer: _____

Case No.: _____

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

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



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



attractive nuisance or hazard to the public.

- _____ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement IDivision to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:
 - 7 (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
 - 7 (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
 - 7 (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
 - 7 (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
 - 7 (e) Potential Lack of adequate heating facilities.
 - 7 (f) Potential Lack of, or improper operation of, required ventilating equipment.
 - 7 (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.
 - 7 (i) Potential Lack of required electrical lighting.
 - 6 (j) Dampness of habitable rooms.
 - 7 (k) Infestation of insects, vermin, or rodents.
 - 7 (l) General dilapidation or improper maintenance.
 - 7 (m) Lack of connection to required sewage disposal system.
 - 7 (n) Lack of adequate garbage and rubbish storage and removal facilities.
 - _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



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

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



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



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

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

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

Date of Inspection: 3. 31. 25

Code Compliance Officer Signature: Jose H. P.

Code Compliance Supervisor approval: Jose H. P.

Date Approved: 3. 31. 25



3131125

1727 Main St.

La Marque, TX 77568



313125

1727 Main St.
La Marque, TX 77568



3/3/25

1727 Main St.
La Marque, TX 77548



313 125

1727 Main St.
La Marque, TX 77568



3/3/25

1727 Main St.

La Marque, TX 77568



313125

1727 Main St.
La Marque, TX 77548



3/3/25 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 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

Previous photos included
 • Date photos taken 3/31/25

N/A Previous Smart GOV history printed

Board issued 60 days 90 days _____ 120 days _____ Date issued 2/25
 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 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Scott Wall
3821 Hansen Dr.
Dickinson, TX 77025**

On April 08, 2025, AT 6:00PM.

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

**Owner: Scott Wall
Address: 912 Azalea Ct., La Marque, TX 77568**

Property Description: *ABST 150 J D MOORE SUR LOT 3 & NE 46.3 FT OF 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 81

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent **Scott Wall**

Street **3821 Hansen Dr.**

City **Dickinson, TX 77539**

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

9589 0710 5270 2248 1674 81



Galveston CAD Property Search

Property Details

Account

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

Location

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

Owner

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

Property Values

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

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

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

Property Taxing Jurisdiction

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

Entity	Description	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: 3/31/25

Property Address: 912 Azalea Ct.

Property Owner: SCOTT WAIN

Code Officer: _____

Case No.: _____

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

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



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



attractive nuisance or hazard to the public.

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

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



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



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

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



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



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

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

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

Date of Inspection: 3.31.25

Code Compliance Officer Signature: Jose W

Code Compliance Supervisor approval: Jose W

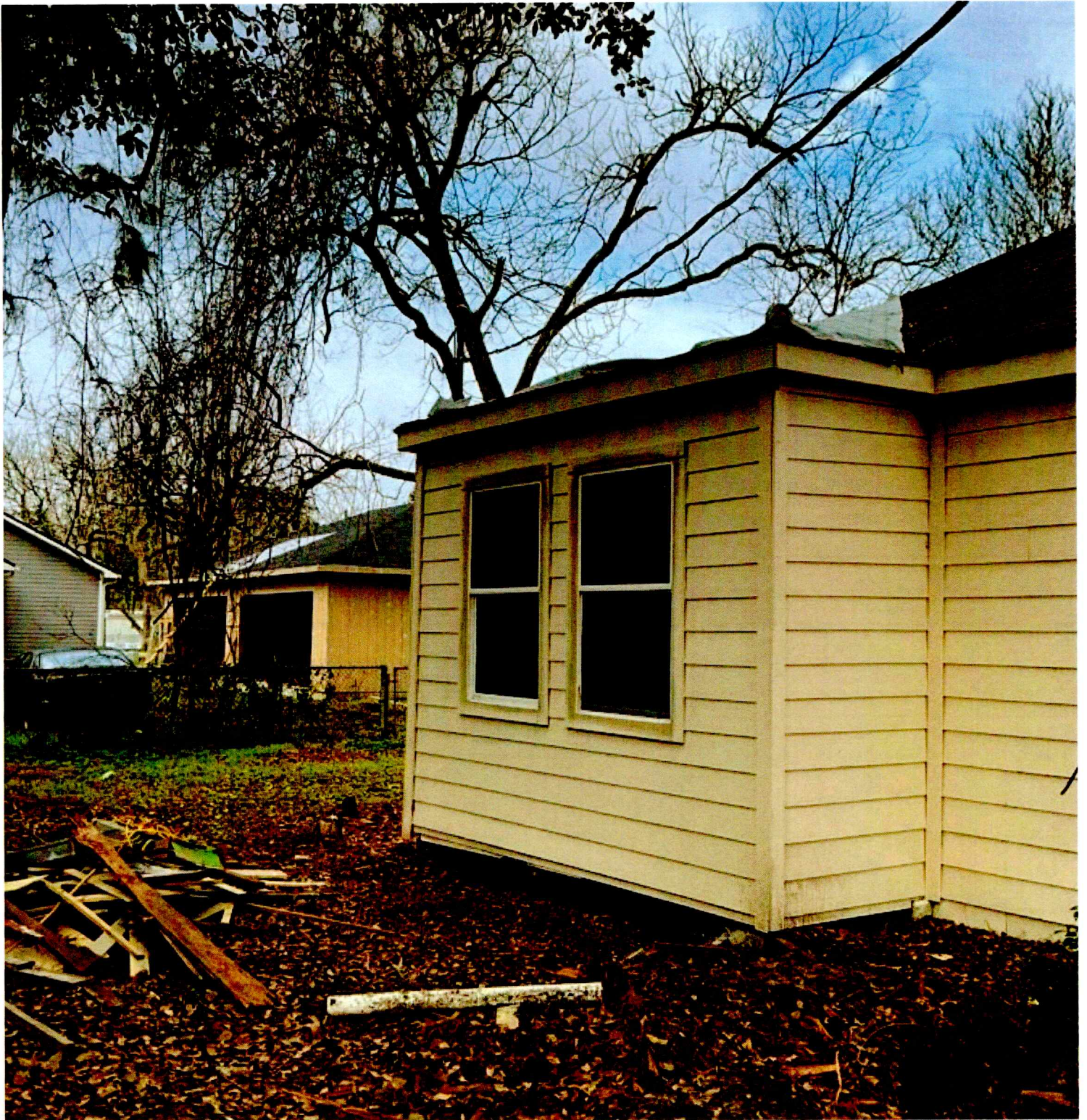
Date Approved: 3.31.25



3/31/25 912 Azalea Ct.
La Marque, TX 77568

313125

912 Azalea Ct.
La Marque, TX 77568



313125 912 Azalea Ct.
La Marque, TX 77568

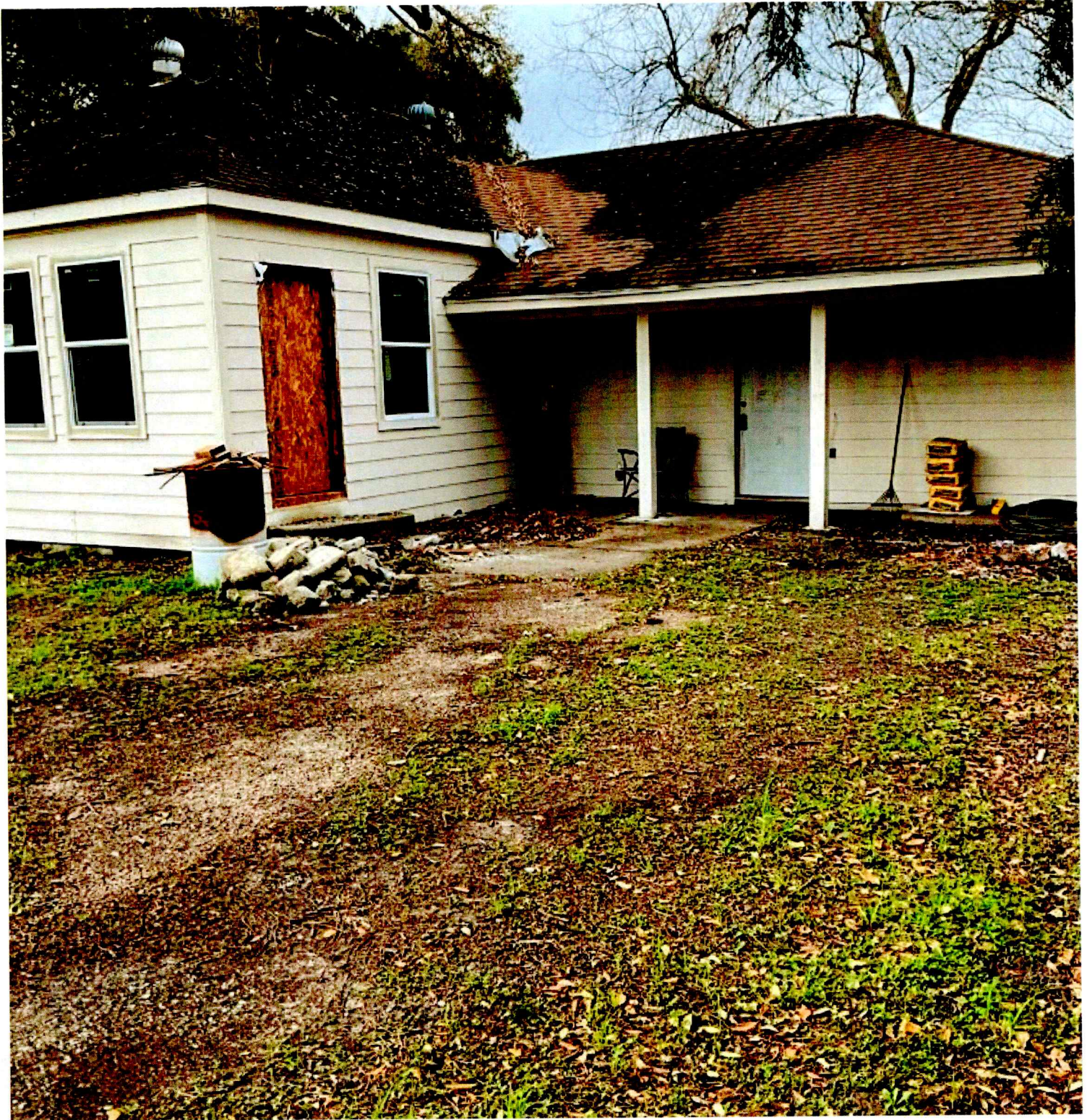


313125 912 Azalea Ct.
La Marque, TX 77568



313125

912 Azalea Ct.
La Marque, TX 77568



313125 912 Azalea Ct.
La Marque, TX 77568



313125 912 Azalea Ct.
La Marque, TX 77568



313125 912 Azalea Ct.
La Marque, TX 77568





Substandard Structure Packet Checklist

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

Smart GOV Case number _____

Initial case Follow up

Current meeting notification letter sent. Date 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

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 1/25
 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 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On April 08, 2025, AT 6:00PM.

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

**Owner: Richard Kirsten
Address: 1214 Bayou Rd., La Marque, TX 77568**

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

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8558 3186 0290 45

2. Article Number (Transfer from service label)

9589 0710 5270 2248 1674 98

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

9589 0710 5270 2248 1674 98

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

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

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$
Total Postage and Fees \$



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

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

Galveston CAD Property Search

Property Details

Account

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

Location

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

Owner

Owner ID: 126574
Name: KIRSTEN RICHARD A

Agent:

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

% Ownership: 100.0%

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

Property Values

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

Appraised Value: ⓘ \$70,160 (=)
HS Cap Loss: ⓘ \$0 (-)
Circuit Breaker: ⓘ \$0 (-)

Assessed Value: \$70,160
Ag Use Value: \$0

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

📄 Property Taxing Jurisdiction

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

Entity	Description	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: 3/31/25

Property Address: 1214 Bayou Rd

Property Owner: Richard Kirsten

Code Officer: _____

Case No.: _____

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

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



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attractive nuisance or hazard to the public.

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

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



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



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

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



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

7

(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.

4

(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: 3-31-2025

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

Date Approved: 3-31-2025



3/31/25

1214 Bayou Rd.
La Marque, TX 77568



313/25

1214 Bayou Rd.
La Marque, TX 77568



3/3/25

1714 Bayou Rd.
La Marque, TX 77568



313125

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



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 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

Previous photos included
 • Date photos taken 3/31/25

N/A Previous Smart GOV history printed

Board issued 60 days _____ 90 days _____ 120 days Date issued 4/25
 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 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On April 08, 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: *ABST 150 J D MOORE SUR LOT 22 BLK 18 THE HIGHLAND 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 1675 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

Tara Sobnosky
37 Borondo Strech.
La Marque, TX 77568

MAR 3 1 2025

Postmark Here

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

9589 0710 5270 2248 1675 04

Galveston CAD Property Search

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

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

Property Values

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

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

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

Property Taxing Jurisdiction

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

Entity	Description	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: 3/31/25

Property Address: 28035. Houston Dr.

Property Owner: Tara Sobnosky

Code Officer: _____

Case No.: _____

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

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



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



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

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



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



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

- 7 (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.
- 8 (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



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



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

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

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

Date of Inspection: 3.31.25

Code Compliance Officer Signature: Joelle

Code Compliance Supervisor approval: Joelle

Date Approved: 3.31.25



3131125

2803 S. Houston Dr.
La Marque, TX 77568



31 3/25 2803 S. Houston Dr.
La Marque, TX 77568



3/3/25

2803 S. Houston Dr.

La Marque, TX 77569



313125 2803 S. Houston Dr.
La Marque, TX 77568



3/3/25

2803 S. Houston Dr.
La Marque, TX 77568



313125

2803 S. Houston Dr.
La Marque, TX 77568



3/3/25

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 Contact number _____
CIO: Sherri Woodard
 Smart GOV Case number _____

Initial case Follow up

Current meeting notification letter sent. Date 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

Previous photos included
 • Date photos taken 3/31/25

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 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On April 08, 2025, AT 6:00PM.

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

**Owner: Vivian Francisco C/O: Sherri Woodard
Address: 2415 Jackson St., La Marque, TX 77568**

Property Description: *ABST 150 J D MOORE SUR LOT 1 & 2 STAFFORDS 3RD ADDN TO LA MARQUE / PARCEL 199774*

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

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

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

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

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 1675 11

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Vivian Francisco

Sent To **C/O Sherri Woodard**

Street **1308 Cedar Dr.**

City, St **La Marque, TX 77568**

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

See Reverse for Instructions

9589 0710 5270 2248 1675 11



Galveston CAD Property Search

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%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$157,400 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,600 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$165,000 (=)
Agricultural Value Loss:	\$0 (-)

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

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

Property Taxing Jurisdiction

Owner: FRANCISCO VIVIAN %**Ownership:** 100.0%

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: 3/21/25

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:

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

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

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



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



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

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



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



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

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

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

Date of Inspection: 3.31.25

Code Compliance Officer Signature: joette

Code Compliance Supervisor approval: joette

Date Approved: 3.31.25



3/31/25

2415 Jackson St.
La Marque, TX 77568



3131/25

2415 Jackson St.
La Marque, TX 77568



313125

2415 Jackson St.
La Marque, TX 77568



313125

2415 Jackson St.
La Marque, TX 77568



313125

2415 Jackson St.
La Marque, TX 77568



3/3/25

2415 Jackson St.
La Marque, TX 77568



313125

2415 JACKSON ST.

La Marque, TX 77568



3/3/25

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 134828
 Owner Roberto Martin Baltazar Contact number _____

Smart GOV Case number _____

Initial case Follow up

Current meeting notification letter sent. Date 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

Previous photos included
 • Date photos taken 3/31/25

N/A Previous Smart GOV history printed

Board issued 60 days _____ 90 days _____ 120 days Date issued 2/25
 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 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On April 08, 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 1673 75

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee \$ _____	<div style="border: 2px solid #008000; border-radius: 50%; padding: 20px; display: inline-block;"> MAR 31 2025 LA MARQUE, TX 77558 Postmark Here </div>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	

Roberto Martir Baltazar
5317 Ave M
Galveston, TX 77551

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

9589 0710 5270 2248 1673 75

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%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$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: 3/31/25

Property Address: 3004 Melody Dr.

Property Owner: Roberto Martir Baltazar

Code Officer: _____

Case No.: _____

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

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

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



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



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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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

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

Date of Inspection: 3.31.25

Code Compliance Officer Signature: Joe H.C.

Code Compliance Supervisor approval: Joe H.C.

Date Approved: 3.31.25



3/31/25

3004 Melody Dr.
La Marque, TX 77568



313125

3004 Melody Dr.
La Marque, TX 77568



3/31/25

3004 Melody Dr.
La Marque, TX 77568



3131 625 3004 Melody Dr.
La Marque, TX 77568



3131125

3004 Melody Dr.
La Marque, TX 77568



3/3/25

3004 Melody Dr.
La Marque, TX 77568



313125

3004 Melody Dr.
La Marque, TX 77568



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



3/3/25

3004 Melody Dr.
La Marque, TX 77568



Substandard Structure Packet Checklist

Address 301 Albert St. GCAD Property ID 196845
 Owner Requida Harper Contact number _____
 Smart GOV Case number CDEF-2025-527

Initial case Follow up

Current meeting notification letter sent. Date 3/31/25
 • 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 3/31/25

Detailed summary of property details from Galveston County CAD

Substandard Building inspection report

Current Photos included
 • Date photos taken 3/31/25

N/A Previous photos included
 • Date photos taken _____

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 _____

N/A Progress report 30 days

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

N/A Voluntary order of demolition signed

Code employee creating packet Myrna P. Sanchez Date 3/31/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Requida Harper
301 Albert St.
La Marque, TX 77568**

On April 08, 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: Requida Harper
Address: 301 Albert St., La Marque, TX 77568**


Property Description: *ABST 150 J D MOORE SUR LOT 12 & N 2FT OF LOT 11(12-1)
BLK 12 EDGARS ADDM/ **PARCEL 196845***

Mailing Address: 301 Albert St., 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 THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Requida Harper 301 Albert St. La Marque, TX 77568</p> </div>  <p>9590 9402 8558 3186 0278 29</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>9589 0710 5270 2248 1673 68</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>																

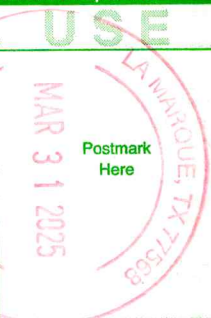
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (<i>check box, add fee as appropriate</i>)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Postmark Here



Sent:	Requida Harper
Street:	301 Albert St.
City:	La Marque, TX 77568

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

Galveston CAD Property Search

Property Details

Account

Property ID:	196845	Geographic ID:	3150-0012-0012-001
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	301 ALBERT LA MARQUE, TX 77568		
Map ID:	260-D	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR LOT 12 & N 2 FT OF LOT 11 (12-1) BLK 12 EDGARS ADDN		
Abstract/Subdivision:	S3150		
Neighborhood:	(3150) EDGARS ADDN		

Owner

Owner ID:	690077
Name:	HARPER REQUIDA N
Agent:	
Mailing Address:	301 ALBERT STREET LA MARQUE, TX 77568-4053

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$204,580 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$17,630 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$222,210 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$222,210 (=)
HS Cap Loss:	\$19,753 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$202,457
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: HARPER REQUIDA N %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$222,210	\$161,966	\$540.09	
J05	MAINLAND COLLEGE	0.267100	\$222,210	\$161,966	\$432.61	
CAD	APPRAISAL DISTRICT	0.000000	\$222,210	\$202,457	\$0.00	
C32	LA MARQUE CITY	0.398501	\$222,210	\$202,457	\$806.79	
S18	TEXAS CITY ISD	1.100500	\$222,210	\$61,966	\$681.94	
RFL	CO ROAD & FLOOD	0.000040	\$222,210	\$158,966	\$0.06	
D02	DRAINAGE #2	0.044140	\$222,210	\$202,457	\$89.36	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$2,550.85

Estimated Taxes Without Exemptions or Limitations: \$4,763.60



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: 01/11/25

Property Address: 301 Albert St.

Property Owner: Requida Harper

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:

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



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



attractive nuisance or hazard to the public.

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

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



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

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



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

 A

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

 X

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

Date of Inspection: 3.31.25

Code Compliance Officer Signature: *Joelle*

Code Compliance Supervisor approval: *Joelle*

Date Approved: 3.31.25



313125

Albert St.
La Marque, TX 77569



3131125 Albert St.
La Marque, TX 77568



3/31/25

301 Albert St.

La Marque, TX 77568



3131 125

301 Albert St.
La Marque, TX 77568



313125

301 Albert St.

La Marque, TX 77568

Fw: 301 Albert Structure Fire

From Jose Hernandez <j.hernandez@cityoflamarque.org>
Date Mon 3/31/2025 12:11 PM
To Myrna Pacheco-Sanchez <m.sanchez@cityoflamarque.org>

More information

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From: Brennan Briggs <b.briggs@cityoflamarque.org>
Sent: Friday, February 21, 2025 7:36:05 AM
To: Jose Hernandez <j.hernandez@cityoflamarque.org>
Cc: Brandon Hazelgrove <b.hazelgrove@cityoflamarque.org>
Subject: 301 Albert Structure Fire

Jose,

We had a structure fire at 301 Albert St on Sunday February 16th. Later that day a realtor claiming to have power of attorney over the property contacted Captain Lemmons and advised him she would be boarding up the open doors and windows. As of today, no one has been out to the property to secure the open windows and doors. I've listed the contact info below for who I believe the realtor to be. Please let me know if you can make contact and begin the process of getting this property secured. Thanks.

Janie Morales
409-599-2904
409-795-1648

Brennan Briggs
Fire Marshal
Fire Department
City of La Marque
5715 Texas Ave
La Marque, Texas 77568
O: 409-938-9267
C: 409-273-7423
cityoflamarque.org