



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
May 12, 2026**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **May 12, 2026**, 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 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. 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.*

4. OLD BUSINESS

Items presented to the Commission for discussion and possible action:

- 4.I. 30-day Extension of a Substandard Structure: 310 Hwy 3., La Marque, TX 77568
- 4.II. 30-day Extension of a Substandard Structure: 301 Albert St., La Marque, TX 77568
- 4.III. 30-day Extension of a Substandard Structure: 2803 S. Houston Dr., La Marque, TX 77568

4.IV. 30-day Extension of a Substandard Structure:1307 Cedar Dr., La Marque, TX 77568

4.V. 30-day Extension of a Substandard Stucture:2415 Jackson St., La Marque, TX 77568

4.VI. 30-day Extension of a Substandard Structure:1808 Thompson St., La Marque, TX 77568

4.VII. 30-day Extension of a Substandard Structure: 1112 Hwy 3., La Marque, TX 77568

4.VIII. 30-day Extension of a Substandard Structure:203 Prune St. La Marque, TX 77568

4.IX. 30-day Extension of a Substandard Structure:611 Oak St. La Marque, TX 77568

5. REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners of items to be placed on future agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and (6) announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda

6. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on May 5, 2025 at 4:00 p.m.

Kierra K. Nance, TRMC
City Clerk



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026
Prepared by: _____
Department: Code Compliance

Agenda Item: 4.I.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

310 Hway 3

The owner will be closing in two weeks.

HISTORY:

7/8/25 — First appeared before the Building & Standards Commission

8/12/25 - 30-day progress review granted.

9/9/25 - 30-day progress review granted.

10/14/25- 60-day review granted with a 30-day progress update. 11/11/25- Veterans Day-
there was no meeting scheduled.

12/9/25- 60-day review granted.

1/13/26- 30-day review granted.

2/10/26- 30-day review granted.

3/10/26-30-day extension granted.

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 310 Hwy 3 GCAD Property ID 19837
Owner Harsh Ver Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner
• Initial regular mail letter Date _____
• Certified mail letter date 3/31/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken 4/1/24

N/A Previous photos included
• Date photos taken _____

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 4/1/24



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

**OWNER: Harsh & Zoe Inc.
925 Texas Ave.
La Marque, TX 77568**

On **April 14, 2026, AT 6:00PM.**

YOUR APPEARANCE IS MANDATORY

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: Harsh & Zoe

Address: 310 Hwy 3., La Marque, TX 77568

Property Description: ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS
ADDN/**PARCEL 198327**

**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		
■ 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.	A. Signature ☐ Agent ☐ Addressee X		
1. Article Addressed to: Harsh & Zoe Inc. 925 Texas Ave. La Marque, TX 77568  9590 9402 8648 3244 3350 11	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		
2. Article Number (Transfer from service label) 9589 0710 5270 2248 1667 81	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> ☐ 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) </td> <td style="vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

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

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

9589 0710 5270 2248 1667 81

Harsh & Zoe Inc.
925 Texas Ave.
La Marque, TX 77568

OFFICIAL USE

MAY 31 2026

Postmark Here

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		

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

Galveston CAD Property Search

Property ID: 198327 For Year 2025

Property Details

Account		
Property ID:	198327	Geographic ID: 4535-0000-0001-000
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	310 HWY 3 LA MARQUE, TX 77568	
Map ID:	261-C	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN	
Abstract/Subdivision:	S4535	
Neighborhood:	(STGWH-S18) STORAGE WAREHOUSE	
Owner		
Owner ID:	647066	
Name:	HARSH & ZOE INC	
Agent:		
Mailing Address:	925 TEXAS AVE LA MARQUE, TX 77568	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$170,750 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$20,860 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$191,610 (=)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	CL	0.37	16,048.00			\$20,860	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$170,750	\$20,860	\$0	\$191,610	\$0	\$187,200
2024	\$197,140	\$20,860	\$0	\$218,000	\$0	\$156,000
2023	\$109,140	\$20,860	\$0	\$130,000	\$0	\$130,000
2022	\$109,140	\$20,860	\$0	\$130,000	\$0	\$130,000
2021	\$83,390	\$20,860	\$0	\$104,250	\$0	\$104,250
2020	\$357,100	\$20,860	\$0	\$377,960	\$0	\$377,960
2019	\$250,650	\$20,860	\$0	\$271,510	\$0	\$271,510
2018	\$250,650	\$20,860	\$0	\$271,510	\$0	\$271,510
2017	\$250,650	\$20,860	\$0	\$271,510	\$0	\$271,510

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/20/1992	CONV	CONVERSION	MILLER J & WEISS	MOVIE PALACE INC		008-19-1722	008-19-1722
8/3/2020	WD	WARRANTY DEED	MOVIE PALACE INC	HARSH & ZOE INC	2020046860	2020046860	2020046860
3/19/2026	WD	WARRANTY DEED	HARSH & ZOE INC	HARRISON CHRIS	2026012308	2026012308	2026012308

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------



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

1130 First St.

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 3/31/26

Property Address: 310 Hwy 3 La Marque, TX

Property Owner: _____

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.
- X (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - _____ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- _____ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- 4 (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:

- f (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- f (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- f (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- f (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- f (e) Potential Lack of adequate heating facilities.
- f (f) Potential Lack of, or improper operation of, required ventilating equipment.
- f (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.
- f (i) Potential Lack of required electrical lighting.
- f (j) Dampness of habitable rooms.
- x (k) Infestation of insects, vermin, or rodents.
- f (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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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



its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

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

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

Date of Inspection: 4.1.26

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

Date Approved: 4.1.26



4/1/24 310 Hwy 3
La Marque TX 77568



4/1/24 310 Hwy 3
La Marque, TX 77568



4/1/26

310 Hwy 3
La Marque, TX 77568



4/1/26 310 Hwy 3
La Marque, TX 77548



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026

Prepared by: _____

Department: Code Compliance

Agenda Item: 4.II.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

301 Albert St.

The board gave owner 30-day extension.

HISTORY:

04/18/25 - first added to the Building Standard Commission Agenda.

05/13/25 - 30-day review granted.

06/10/25 - 30-day review granted.

07/08/25 - 30-day review granted.

08/12/25 - 6-month and 30-day progress granted.

09/10/25 - 30-day review granted.

10/14/25 - 60-day review with a 30-day review.

11/11/25 - Veterans Day No Meeting.

12/09/25 - 30-day review granted.

1/13/26-60-day extension granted.

2/10/26-till March.

3/10/26-30-day extension granted.

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 301 Albert St. GCAD Property ID 196845
Owner Bobby Howard Contact number _____

Smart GOV Case number _____

___ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/26
• ☒ 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 3/31/26

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken 4/1/26

NA Previous photos included
• Date photos taken _____

NA Previous Smart GOV history printed

NA 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

NA Inspection reports from Fire Marshal or city building inspector

NA Voluntary order of demolition signed

Code employee creating packet Myrna P. Sanchez Date 4/1/26



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

**OWNER: Bobby Howard
409 Shine LLC
725 Oak St.
La Marque, TX 77568**

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Bobby Howard

Address: 301 Albert., La Marque, TX 77568

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

**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	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Bobby Howard 409 Shine LLC 1109 Ave L Galveston, TX 77550		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 2248 1667 98		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

9589 0710 5270 2248 1667 98

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	
\$	
Sent to	
Street	
City, State	

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

Galveston CAD Property Search

Property ID: 196845 For Year 2025

Property Details

Account		
Property ID:	196845	Geographic ID: 3150-0012-0012-001
Type:	R	
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:	752178	
Name:	409 SHINE LLC	
Agent:		
Mailing Address:	725 OAK ST LA MARQUE, TX 77568-5950	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$184,520 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$17,630 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.14	6,250.00			\$17,630	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$184,520	\$17,630	\$0	\$202,150	\$0	\$202,150
2024	\$204,580	\$17,630	\$0	\$222,210	\$19,753	\$202,457
2023	\$166,910	\$17,630	\$0	\$184,540	\$488	\$184,052
2022	\$158,570	\$8,750	\$0	\$167,320	\$0	\$167,320
2021	\$158,980	\$8,750	\$0	\$167,730	\$0	\$167,730
2020	\$117,270	\$8,750	\$0	\$126,020	\$107,984	\$18,036
2019	\$83,320	\$2,190	\$0	\$85,510	\$69,114	\$16,396
2018	\$49,530	\$2,190	\$0	\$51,720	\$36,815	\$14,905
2017	\$49,530	\$2,190	\$0	\$51,720	\$38,170	\$13,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/28/2020	AFF	AFFIDAVIT OF OWNERSHIP/HEIRSHIP	HARPER WALLACE SR & GENEVA	HARPER REQUIDA N	2020082935	2020082935	2020082935
4/28/2025	WD	WARRANTY DEED	HARPER REQUIDA N	409 SHINE LLC	2025019845	2025019845	2025019845

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------



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
1130 First St.
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/31/26

Property Address: 301 Albert La Marque, TX

Property Owner: _____

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:
- f (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- f (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- f (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- f (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- f (e) Potential Lack of adequate heating facilities.
- f (f) Potential Lack of, or improper operation of, required ventilating equipment.
- f (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.
- f (i) Potential Lack of required electrical lighting.
- f (j) Dampness of habitable rooms.
- f (k) Infestation of insects, vermin, or rodents.
- f (l) General dilapidation or improper maintenance.
- f (m) Lack of connection to required sewage disposal system.
- f (n) Lack of adequate garbage and rubbish storage and removal facilities.
- f (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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

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.

7

(f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.

7

(g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,

(h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.

(i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

7

(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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

Y (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: 4.1.24

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

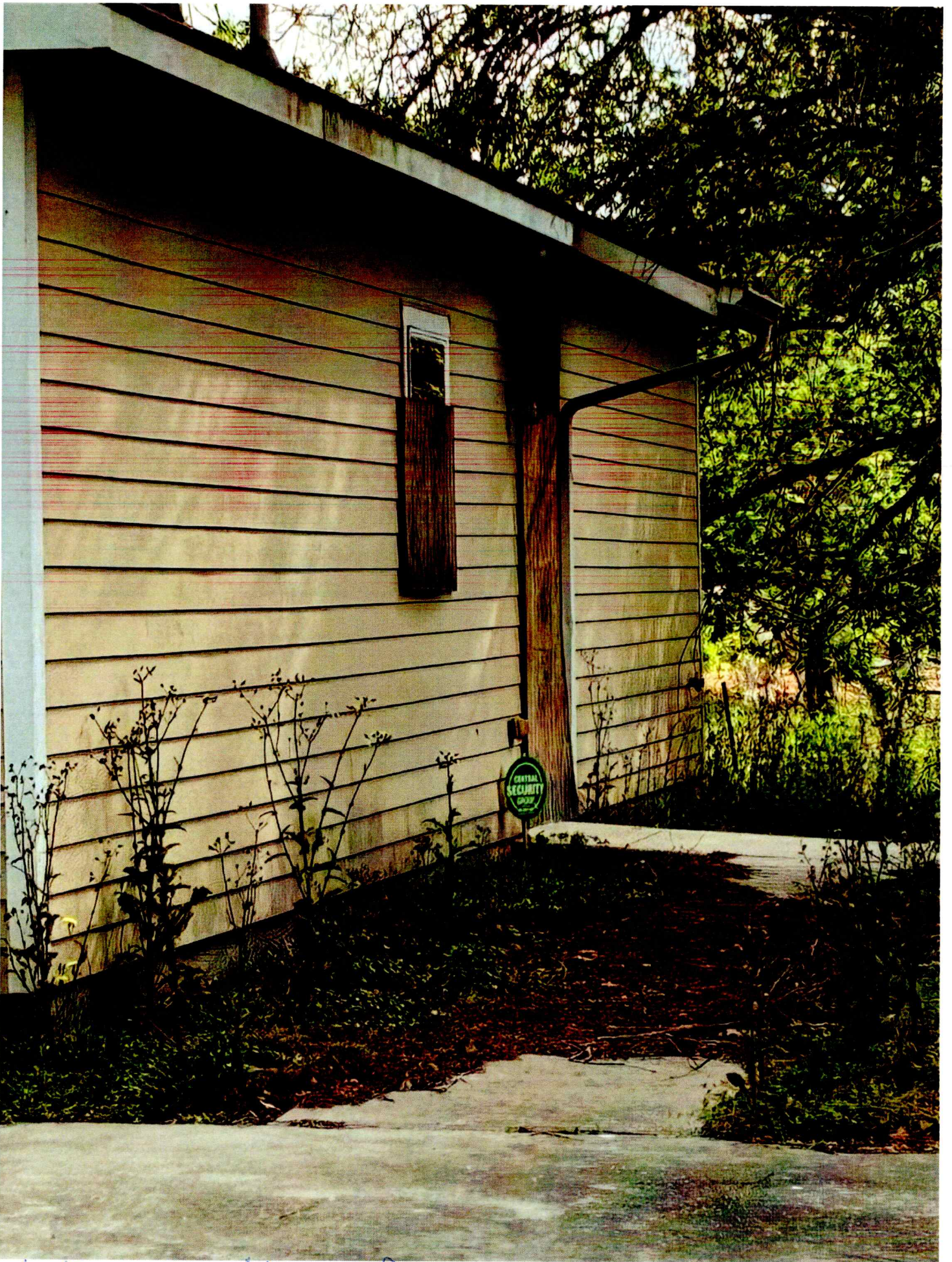
Date Approved: 4.1.26



4112w 201 Albert St. La Marque, TX 77568



4/1/20 301 Albert St. La Marque, TX 77548



4/1/26 301 Albert St. La Marque TX 77568



4/1/24 201 Albert St. La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026

Agenda Item: 4.III.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

2803 S. Houston Dr.

The owner is currently working on the interior of the property.

HISTORY:

07/09/24- First added to the Building Standard Agenda.

1/14/25- 30-day progress review granted.

2/11/25- no action taken.

3/11/25- 30-day progress review granted.

4/08/25- 30-day progress review granted.

5/13/25- 30-day extension granted.

6/10/25- 30-day review granted.

7/8/25- 30-day review granted.

8/12/25- 30-day granted.

9/9/25- 60-day review granted.

10/14/25- no action taken.

11/11/25- Veterans Day No Meeting.

12/09/25-60-day review granted.

1/13/26-till February.

2/10/26-30-day review.

3/10/26-30-day extension granted.

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 2803 S. Houston Dr. GCAD Property ID 197701
Owner Adam Member Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner
• Initial regular mail letter Date _____
• Certified mail letter date 3/31/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken 4/1/24

N/A Previous photos included
• Date photos taken _____

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 4/1/24



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

March 30, 2026

**OWNER: Adam Member
MTZ Management
231 Ravehead Dr.
Houston, TX 77034**

On April 14, 2026 , AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: -----

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

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

**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:

**Adam Member
TMZ Management
231 Ravehead Dr.
Houston, TX 77034**



9590 9402 8648 3244 3350 28

2. Article Number (Transfer from service label)

9589 0710 5270 2248 1668 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

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

**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

**Adam Member
TMZ Management
231 Ravehead Dr.
Houston, TX 77034**

MAR 31 2026
Postmark Here

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

Galveston CAD Property Search

Property ID: 197701 For Year 2025

Property Details

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

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$130,040 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,810 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$137,850 (=)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.28	12,062.00	0.00	0.00	\$7,810	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$130,040	\$7,810	\$0	\$137,850	\$0	\$59,136
2024	\$41,470	\$7,810	\$0	\$49,280	\$0	\$49,280
2023	\$41,470	\$7,810	\$0	\$49,280	\$0	\$49,280
2022	\$86,450	\$7,810	\$0	\$94,260	\$22,661	\$71,599
2021	\$57,280	\$7,810	\$0	\$65,090	\$0	\$65,090
2020	\$66,630	\$7,810	\$0	\$74,440	\$2,797	\$71,643
2019	\$57,320	\$7,810	\$0	\$65,130	\$0	\$65,130
2018	\$57,320	\$7,810	\$0	\$65,130	\$2,453	\$62,677
2017	\$54,130	\$7,810	\$0	\$61,940	\$4,961	\$56,979

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Numbe
6/27/1994	CONV	CONVERSION	PAPP MABLE I EST	RUTHERFORD RICHARD V &		009-82- 1162	009-82 116:
7/17/1995	CONV	CONVERSION	PAPP MABLE I EST	RUTHERFORD RICHARD V &		010-51- 0133	010-51 013:
2/9/1996	CONV	CONVERSION	RUTHERFORD RICHARD V &	OWENS RILEY & PARTICIA ANN			
2/27/2003	WD	WARRANTY DEED	OWENS RILEY & PARTICIA ANN	WATSON TARA SOBNOSKY		2003018247	200301824
8/25/2006	WD	WARRANTY DEED	WATSON TARA SOBNOSKY	WATSON TARA S & DION WATSON		2006067463	200606746:
5/30/2025	WD	WARRANTY DEED	WATSON TARA S & DION WATSON	MTZ MANAGEMENT	2025036062	2025036062	202503606:



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

1130 First St.

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 3/31/24

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

Property Owner: _____

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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



its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

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

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

Date of Inspection: 4.1.20

Code Compliance Officer Signature: Jose H

Code Compliance Supervisor approval: Jose H

Date Approved: 4.1.20



4/1/26 2003 S. Houston Dr.
La Marque, TX 77568



4/1/24 2803 S. Houston Dr.
La Marque, TX 77568



4/1/26 3803 S. Houston Dr.
La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026

Agenda Item: 4.IV.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

1307 Cedar Dr.

The owner is waiting on insurance company to contact them.

HISTORY:

12/9/25- first added to the Building Standard Commission Agenda.

1/13/26-60-day review.

2/10/26-till March

3/10/26-60-day extension granted

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 1307 Cedar Dr. GCAD Property ID 195547
Owner Elizabeth Dale Bolton Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner
• Initial regular mail letter Date _____
• Certified mail letter date 3/31/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken 4/1/24

N/A Previous photos included
• Date photos taken _____

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 4/1/24



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

**OWNER: Elizabeth Dale Bolton
1307 Cedar Dr.
La Marque, TX 77568**

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Elizabeth Dale Bolton

Address: 1307 Cedar Dr., La Marque, TX 77568

Property Description: ABST 150 J D MOORE SUR NE 74.5 FT OF LOT 13 (13-2) JOSEPH F CAMPBELL SUB/**PARCEL 195547**

**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	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Elizabeth Dale Bolton 1307 Cedar Dr. La Marque, TX 77568		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 2248 1668 35		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 8648 3244 3350 73		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 2248 1668 35

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

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

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

MAR 31 2026

Postmark
Here

Elizabeth Dale Bolton
1307 Cedar Dr.
La Marque, TX 77568

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

Galveston CAD Property Search

Property ID: 195547 For Year 2025

Property Details

Account		
Property ID:	195547	Geographic ID: 2147-0000-0013-002
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1307 CEDAR DR LA MARQUE, TX 77568	
Map ID:	284-A	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR NE 74.5 FT OF LOT 13 (13-2) JOSEPH F CAMPBELL SUB	
Abstract/Subdivision:	S2147	
Neighborhood:	(3390) FORMAN	
Owner		
Owner ID:	492361	
Name:	BOLTON DALE ELIZABETH	
Agent:		
Mailing Address:	1307 CEDAR DR LA MARQUE, TX 77568	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$148,720 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,280 (+)
Agricultural Market Valuation:	\$0 (+)

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	CL	0.22	9,705.00			\$7,280	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$148,720	\$7,280	\$0	\$156,000	\$0	\$156,000
2024	\$257,020	\$7,280	\$0	\$264,300	\$0	\$264,300
2023	\$232,430	\$7,280	\$0	\$239,710	\$0	\$239,710
2022	\$117,720	\$7,280	\$0	\$125,000	\$0	\$125,000
2021	\$53,920	\$7,280	\$0	\$61,200	\$0	\$61,200
2020	\$41,100	\$7,280	\$0	\$48,380	\$0	\$48,380
2019	\$28,770	\$7,280	\$0	\$36,050	\$0	\$36,050
2018	\$28,770	\$7,280	\$0	\$36,050	\$0	\$36,050
2017	\$28,770	\$7,280	\$0	\$36,050	\$0	\$36,050

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/21/2006	SWD	SPECIAL WARRANTY DEED	BOLTON R L SR & DALE	BOLTON DALE ELIZABETH		2006042028	2006042028

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------



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

1130 First St.

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 3/31/24

Property Address: 1307 Cedar Dr. La Marque, TX

Property Owner: _____

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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



its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

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

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

Date of Inspection: 4.1.26

Code Compliance Officer Signature: Jose W. [Signature]

Code Compliance Supervisor approval: Jose W. [Signature]

Date Approved: 4.1.26



4/1/24 1307 Cedar Dr.
La Marque, TX 77568



4/1/24 1307 Cedar Dr.
La Marque, TX 77548









BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026
Prepared by: _____
Department: Code Compliance

Agenda Item: 4.V.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

2415 Jackson St.

The owner is nearly finished and should be completed soon.

HISTORY:

1/14/25-first added to the Building standards Commission Agenda.

2/11/25 this item was tabled.

3/11/25- 30-day progress review granted.

4/8/25- 30-day progress review granted.

5/13/25- 30-day progress review granted.

7/8/25- 30-day progress review with appearance of wonder granted.

8/12/25- 30-day progress review granted.

9/10/25- 30-day progress review granted.

10/14/25 60-day review with 30-day progress.

11/11/25- Veterans Day No Meeting.

12/9/25- 60-day extension granted.

2/10/26-30-day review granted.

3/10/26-30-day extension granted.

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 2415 Jackson St. GCAD Property ID 199774
Owner Bernard Dale Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner
• Initial regular mail letter Date _____
• Certified mail letter date 3/31/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken 4/1/24

NA Previous photos included
• Date photos taken _____

NA Previous Smart GOV history printed

NA 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

NA Inspection reports from Fire Marshal or city building inspector

NA Voluntary order of demolition signed

Code employee creating packet Myrna P. Sanchez Date 4/1/24



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

OWNER: Bernard Dale
5222 Ave K Unit B
Galveston, TX 77551

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Bernard Dale

Address: 2415 Jackson St., La Marque, TX 77568

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

**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:

**Dale Bernard
5222 Ave K Unit B
Galveston, TX 77551**



9590 9402 8648 3244 3350 97

2. Article Number (Transfer from service label)

9589 0710 5270 2248 1668 59

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

\$

Se

Str

City

**Dale Bernard
5222 Ave K Unit B
Galveston, TX 77551**

Postmark
Here

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



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

March 30, 2026

OWNER: Bernard Dale
5222 Ave K Unit B
Galveston, TX 77551

sent:
Regular Mail
* 629 18th Ave N
Texas City, TX 77590

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Bernard Dale

Address: 2415 Jackson St., La Marque, TX 77568

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

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

Galveston CAD Property Search

Property ID: 199774 For Year 2025

Property Details

Account		
Property ID:	199774	Geographic ID: 6712-0000-0001-000
Type:	R	
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:	752683	
Name:	DALE CONSTRUCTION & RENOVATION LLC	
Agent:		
Mailing Address:	5222 AVENUE K UNIT B GALVESTON, TX 77551	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$149,590 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,600 (+)
Agricultural Market Valuation:	\$0 (+)

MA	MAIN AREA	APMNT	1987	900
MA2	MAIN AREA 2ND FLOOR	APMNT	1987	900
OP	OPEN PORCH	APMNT	1987	136
MA	MAIN AREA	APMNT	1987	900
MA2	MAIN AREA 2ND FLOOR	APMNT	1987	900
OP	OPEN PORCH	APMNT	1987	136
CONC	CONCRETE	APMNT	1987	2200

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.28	12,211.00			\$3,800	\$0
RL	RL	0.28	12,211.00			\$3,800	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$149,590	\$7,600	\$0	\$157,190	\$0	\$157,190
2024	\$157,400	\$7,600	\$0	\$165,000	\$0	\$165,000
2023	\$379,300	\$7,600	\$0	\$386,900	\$0	\$386,900
2022	\$157,400	\$7,600	\$0	\$165,000	\$0	\$165,000
2021	\$109,020	\$7,600	\$0	\$116,620	\$0	\$116,620
2020	\$206,100	\$7,600	\$0	\$213,700	\$0	\$213,700
2019	\$123,670	\$7,600	\$0	\$131,270	\$0	\$131,270
2018	\$123,670	\$7,600	\$0	\$131,270	\$0	\$131,270
2017	\$123,670	\$7,600	\$0	\$131,270	\$0	\$131,270

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/21/2025	WD	WARRANTY DEED	FRANCISCO VIVIAN	DALE CONSTRUCTION & RENOVATION LLC	2025023608	2025023608	2025023608



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
1130 First St.
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/31/20

Property Address: 2415 Jackson St. La Marque, TX

Property Owner: _____

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



hereby is declared to be a dangerous and a substandard building,
and a nuisance, because, regardless of the date of its construction,
it has been found to have the conditions or defects hereinafter
described to an extent that endangers the life, limb, health,
property, safety, or welfare of the public or the occupants thereof:

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

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

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

Date of Inspection: 4.1.26

Code Compliance Officer Signature: Jose H P

Code Compliance Supervisor approval: Jose H P

Date Approved: 4.1.26



4/1/24 2415 Jackson Ct. La Marque, TX 77548



4/1/24 2415 JACKSON ST. LA MARQUE, TX T1568 Page 71 of 139



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026
Prepared by: _____
Department: Code Compliance

Agenda Item: 4.VI.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

1808 Thompson St.

Waiting on family members to make a decision on property.

HISTORY:

8/12/25- first added to the Building Standards Commission Agenda.

9/9/25- 30-day progress review granted.

10/14/25- 60-day review with 30-day progress.

11/11/25- Veterans Day No Meeting.

12/9/25- 30-day review granted

1/13/26-60-day review granted

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 1808 Thompson St. GCAD Property ID 199949
Owner Linda Celestine Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/24
• ☐ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner
• Initial regular mail letter Date _____
• Certified mail letter date 3/31/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken 4/1/24

NA Previous photos included
• Date photos taken _____

NA Previous Smart GOV history printed

NA 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

NA Inspection reports from Fire Marshal or city building inspector

NA Voluntary order of demolition signed

Code employee creating packet Myrna Sanchez Date 4/1/24



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

**OWNER: Linda Celestine
2903 Dunrich Ct.
League City, TX 77573**

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Linda Celestine

Address: 1808 Thompson St., La Marque, TX 77568

**Property Description: ABST 150 J D MOORE SUR LOT 3 LILLIE THOMAS SUB/*PARCEL*
199949**

**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	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Linda Celestine Frank Celestine 250 Rolling Creek Ln. Dickinson, TX 77539  9590 9402 8648 3244 3350 59		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 2248 1668 11		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		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®.

9589 0710 5270 2248 1668 11

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
\$ _____

MAR 31 2026
Postmark Here

Linda Celestine
Frank Celestine
250 Rolling Creek Ln.
Dickinson, TX 77539

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

Page 75 of 139

Galveston CAD Property Search

Property ID: 199949 For Year 2025

Property Details

Account		
Property ID:	199949	Geographic ID: 7102-0000-0003-000
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1808 THOMPSON LA MARQUE, TX 77568	
Map ID:	260-D	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOT 3 LILLIE THOMAS SUB	
Abstract/Subdivision:	S7102	
Neighborhood:	(3150) EDGARS ADDN	
Owner		
Owner ID:	349445	
Name:	CELESTINE LINDA	
Agent:		
Mailing Address:	2903 DUNRICH CT LEAGUE CITY, TX 77573-9224	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$104,670 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$19,470 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$124,140 (=)

OP	OPEN PORCH	F12	1980	52
FUB	METAL OR FRAME UTILITY BLDG	F12	1980	96

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.17	7,239.00			\$19,470	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$104,670	\$19,470	\$0	\$124,140	\$0	\$124,140
2024	\$109,400	\$19,470	\$0	\$128,870	\$0	\$128,870
2023	\$89,280	\$19,470	\$0	\$108,750	\$0	\$108,750
2022	\$84,840	\$9,770	\$0	\$94,610	\$0	\$94,610
2021	\$85,060	\$9,770	\$0	\$94,830	\$0	\$94,830
2020	\$45,690	\$3,980	\$0	\$49,670	\$0	\$49,670
2019	\$34,850	\$3,980	\$0	\$38,830	\$0	\$38,830
2018	\$20,960	\$3,980	\$0	\$24,940	\$0	\$24,940
2017	\$21,230	\$3,980	\$0	\$25,210	\$0	\$25,210

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/15/1997	WD	WARRANTY DEED	BOWIE HENRY	CELESTINE LINDA		011-97-0698	011-97-0698

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------



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

1130 First St.

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 3/31/24

Property Address: 1808 Thompson St.

Property Owner: _____

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



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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

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

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

Date of Inspection: 4.1.26

Code Compliance Officer Signature: Jose KLP

Code Compliance Supervisor approval: Jose KLP

Date Approved: 4.1.26



4/1/20 1808 Thompson St. La Marque, TX 77568



4/1/24 1808 Thompson St. La Marque, TX 77568



4/1/24 1808 Thompson St. La Marque, TX 77568 Page 84 of 139



4/1/20 1808 Thompson St. La Marque, TX 77568









BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026

Agenda Item: 4.VII.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

1112 Hwy 3

The owner cleaned and took care of grass.

HISTORY:

8/12/25- first added to the Building Standards Commission Agenda.

9/9/2025- 30-day progress review granted.

10/14/25- 30-day progress review granted.

11/11/25- Veterans Day No Meeting.

12/09/25-30-day review granted.

1/13/26-60-day review granted.

2/10/26-till March

3/10/26 60-day extension granted.

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 1112 Hwy 3 GCAD Property ID 199472
Owner Henry & Lucinda Marshall Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/8/26
• ☐ 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 3/8/26

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included
• Date photos taken _____

☒ Previous photos included 4/1/26
• Date photos taken _____

☒ Previous Smart GOV history printed

☒ 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

☒ Inspection reports from Fire Marshal or city building inspector

☒ Voluntary order of demolition signed

Code employee creating packet Myrna P. Sanchez Date 4/1/26



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

**OWNER: Henry & Lucinda Marshall
759 Seacliff Dr.
Houston, TX 77062**

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Henry & Lucinda Marshall

Address: 1112 Hwy 3., La Marque, TX 77568

**Property Description: ABST 150 J D MOORE SUR LOTS 6 & 7 SCHUMAN UNRECORDED
SUB/PARCEL 199472**

**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		
■ 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.	A. Signature ☐ Agent ☐ Addressee X		
1. Article Addressed to: Henry & Lucinda Marshall 759 Seacliff Dr. Houston, TX 77062 9590 9402 8648 3244 3350 80	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:		
2. Article Number (Transfer from service label) 9589 0710 5270 2248 1668 66	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ☐ 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) </td> <td style="width: 50%; vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

9589 0710 5270 2248 1668 66

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) <table style="width: 100%; border: none;"> <tr> <td>☐ Return Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td>☐ Return Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td>☐ Adult Signature Required</td> <td>\$</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>\$</td> </tr> </table> Postage \$ Total \$	☐ Return Receipt (hardcopy)	\$	☐ Return Receipt (electronic)	\$	☐ Certified Mail Restricted Delivery	\$	☐ Adult Signature Required	\$	☐ Adult Signature Restricted Delivery	\$	Postmark Here
☐ Return Receipt (hardcopy)	\$										
☐ Return Receipt (electronic)	\$										
☐ Certified Mail Restricted Delivery	\$										
☐ Adult Signature Required	\$										
☐ Adult Signature Restricted Delivery	\$										

Henry & Lucinda Marshall
759 Seacliff Dr.
Houston, TX 77062

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

Galveston CAD Property Search

Property ID: 199472 For Year 2025

Property Details

Account		
Property ID:	199472	Geographic ID: 6330-0000-0006-000
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1112 HWY 3 LA MARQUE, TX 77568	
Map ID:	284-A	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOTS 6 & 7 SCHUMAN UNRECORDED SUB	
Abstract/Subdivision:	S6330	
Neighborhood:	(RESTR-T-S18) RESTAURANT	
Owner		
Owner ID:	469661	
Name:	MARSHALL HENRY & LUCINDA K	
Agent:		
Mailing Address:	759 SEACLIFF DR HOUSTON, TX 77062-5018	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$139,720 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$25,010 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$164,730 (=)

MA	MAIN AREA	RTCL	1970	2432
SP	SCREEN PORCH	RTCL	1970	408
DG	DET. GARAGE	RTCL	1970	840

Description: COMMERCIAL **Type:** COMMERCIAL **Living Area:** 0 sqft **Value:** \$8,630

Type	Description	Class CD	Year Built	SQFT
ASPH	ASPHALT PAVING	*	2009	6000

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	CL	0.57	25,005.00			\$25,010	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$139,720	\$25,010	\$0	\$164,730	\$0	\$164,730
2024	\$143,560	\$25,010	\$0	\$168,570	\$0	\$168,570
2023	\$145,010	\$25,010	\$0	\$170,020	\$0	\$170,020
2022	\$146,450	\$25,010	\$0	\$171,460	\$0	\$171,460
2021	\$147,900	\$25,010	\$0	\$172,910	\$0	\$172,910
2020	\$87,700	\$25,010	\$0	\$112,710	\$0	\$112,710
2019	\$61,380	\$25,010	\$0	\$86,390	\$0	\$86,390
2018	\$57,390	\$25,010	\$0	\$82,400	\$0	\$82,400
2017	\$57,390	\$25,010	\$0	\$82,400	\$0	\$82,400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/31/2005	WV	WARRANTY DEED	NICHOLS JEAN LOUVIER	MARSHALL HENRY & LUCINDA K		2005020019	2005020019

ARB Data



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
1130 First St.
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/31/20

Property Address: 1118 Hwy 3, La Marque, TX

Property Owner: _____

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



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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



its non-supporting members, enclosing or outside walls of coverings.

____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

X (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: 4.1.26

Code Compliance Officer Signature: Jose W

Code Compliance Supervisor approval: Jose W

Date Approved: 4.1.26



4/1/2010

1112 Hwy 3
La Marque, TX 77568



4/1/20

112 Hwy 3

La Marque, TX 77568



4/1/24

1112 Hwy 3
La Marque, TX 77568



4/1/26

1112 Hwy 3
La Marque, TX 77568











BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026

Agenda Item: 4.VIII.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

203 Prune St.

The board gave owner 30-day extension.

HISTORY:

3/10/26-first added to the Building Standard Commission Agenda

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 203 Prune St. GCAD Property ID 196117
Owner Joan Roberts Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/26
• ☒ 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 3/31/26

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included 4/1/26
• Date photos taken _____

N/A Previous photos included
• Date photos taken _____

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 4/1/26



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

**OWNER: Joan Roberts
203 Prune St.
La Marque, TX 77568**

On April 14, 2026 , AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Joan Roberts

Address: 203 Prune St., La Marque, TX 77568

Property Description: ABST 150 J D MOORE SUR LOTS 1 & 2 BLK 57 DIV K COOK &
STEWART SUB /**PARCEL 196117**

**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		
■ 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: Joan Roberts 203 Prune St. La Marque, TX 77568  9590 9402 8648 3244 3350 66 2. Article Number (Transfer from service label) 9589 0710 5270 2248 1668 42	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 <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> ☐ 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) </td> <td style="vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

9589 0710 5270 2248 1668 42

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 \$ Sent \$ Street City, State, ZIP+4®	MAR 31 2026 Postmark Here
--	---

Joan Roberts
203 Prune St.
La Marque, TX 77568

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

Galveston CAD Property Search

Property ID: 196117 For Year 2025

Property Details

Account

Property ID: 196117

Geographic ID: 2775-0011-5701-000

Type: R

Property Use:

Condo:

Location

Situs Address: 203 PRUNE LA MARQUE, TX 77568

Map ID: 284-B

Mapsco:

Legal Description: ABST 150 J D MOORE SUR LOTS 1 & 2 BLK 57 DIV K COOK & STEWART SUB

Abstract/Subdivision: S2775

Neighborhood: (2775.3) COOK & STEWART

Owner

Owner ID: 567234

Name: ROBERTS JOAN

Agent:

Mailing Address: 203 PRUNE
LA MARQUE, TX 77568

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$79,410 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$42,880 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.14	6,125.00			\$21,440	\$0
RL	RL	0.14	6,125.00			\$21,440	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$79,410	\$42,880	\$0	\$122,290	\$36,599	\$85,691
2024	\$90,400	\$42,880	\$0	\$133,280	\$55,379	\$77,901
2023	\$74,700	\$4,900	\$0	\$79,600	\$8,781	\$70,819
2022	\$100,140	\$4,900	\$0	\$105,040	\$40,659	\$64,381
2021	\$171,290	\$4,900	\$0	\$176,190	\$117,662	\$58,528
2020	\$78,710	\$4,900	\$0	\$83,610	\$30,403	\$53,207
2019	\$43,470	\$4,900	\$0	\$48,370	\$0	\$48,370
2018	\$43,470	\$4,900	\$0	\$48,370	\$0	\$48,370
2017	\$44,270	\$4,900	\$0	\$49,170	\$0	\$49,170

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/1/2010	PW	PROBATED WILL	YBARBO MERRILL J & ORENE	YBARBO ORENE		2010032607	2010032607
6/30/2010	SWD	SPECIAL WARRANTY DEED	YBARBO ORENE	MERRILL Y'BARBO TESTAMENTARY TRUST		2010032608	2010032608
4/27/2011	SWD	SPECIAL WARRANTY DEED	MERRILL Y'BARBO TESTAMENTARY TRUST	HOPSON SHARON		2011021365	2011021365
4/27/2011	SWD	SPECIAL WARRANTY DEED	YBARBO KEITH D	ROBERTS JOAN		2011024020	2011024020



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
1130 First St.
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/31/20

Property Address: 203 Prune St. La Marque, TX

Property Owner: _____

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
 - x (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- x (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.
- x (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,
- T (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



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



hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- 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.
- 7 (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- 7 (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction.
- 7 (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.
- 7 (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



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



its non-supporting members, enclosing or outside walls of coverings.

t

(l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or 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: 4.1.26

Code Compliance Officer Signature: Jose WLP

Code Compliance Supervisor approval: Jose WLP

Date Approved: 4.1.26



A/1/24 203 Prune St.
La Marque, TX 77548



4/1/76 203 Prunedf.
La Marque, TX 77568



A/1/26

203 Prune St.
La Marque, TX 77568



4/1/24

203 Prune St.
La Marque, TX 77568



4/1/24 203 Prune St.
La Marque, TX 77548



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: May 12, 2026

Prepared by: _____

Department: Code Compliance

Agenda Item: 4.IX.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

611 Oak St.

The board gave owner 30-day extension.

HISTORY:

3/10/26-first added to the Building Standards Commission Agenda

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 411 Oak St. GCAD Property ID 376842
Owner Jimmy Storms Contact number _____
Smart GOV Case number _____

☐ Initial case ☒ Follow up

☒ Current meeting notification letter sent. Date 3/31/26
• ☐ 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 3/31/26

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included 4/1/26
• Date photos taken _____

N/A Previous photos included
• Date photos taken _____

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 Migra P. Sanchez Date 4/1/26



City of La Marque
1130 First St.
La Marque, TX 77568
409-572-9907

**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

March 30, 2026

OWNER: Jimmy Storms
609 Oak St.
La Marque, TX 77568

On April 14, 2026, AT 6:00PM.

YOUR APPEARANCE IS MANDATORY

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: Jimmy Storms

Address: 611 Oak St., La Marque, TX 77568

Property Description: ABST 150 J D MOORE SUR LOTS 11,12 & ADJ W 1/2 OF ALLEY (3-1) BLK 2 TOOHEYS SUB/**PARCEL 376842**

**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	
■ 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.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: Jimmy Storms 609 Oak St. La Marque, TX 77568		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from carrier label) 9589 0710 5270 2248 1668 28		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)			
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	
Certified Mail Fee \$ _____	Postmark Here MAR 31 2020
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 Po \$ _____	
Sent To Jimmy Storms 609 Oak St. La Marque, TX 77568	
Street or City, State	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Galveston CAD Property Search

Property ID: 376842 For Year 2025

Property Details

Account		
Property ID:	376842	Geographic ID: 7175-0002-0003-001
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	611 OAK LA MARQUE, TX 77568	
Map ID:	261-C	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOTS 11,12 & ADJ W 1/2 OF ALLEY (3-1) BLK 2 TOOHEYS SUB	
Abstract/Subdivision:	S7175	
Neighborhood:	(CHURCH-S18) CHURCH	
Owner		
Owner ID:	492588	
Name:	STORMS JIMMY	
Agent:		
Mailing Address:	609 OAK ST LA MARQUE, TX 77568-5948	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$49,240 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,630 (+)
Agricultural Market Valuation:	\$0 (+)

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	CL	0.30	13,024.44	0.00	0.00	\$15,630	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$49,240	\$15,630	\$0	\$64,870	\$0	\$64,870
2024	\$49,120	\$15,630	\$0	\$64,750	\$0	\$64,750
2023	\$49,120	\$15,630	\$0	\$64,750	\$0	\$64,750
2022	\$60,370	\$15,630	\$0	\$76,000	\$0	\$76,000
2021	\$59,900	\$15,630	\$0	\$75,530	\$0	\$75,530
2020	\$59,900	\$15,630	\$0	\$75,530	\$0	\$75,530
2019	\$41,930	\$11,050	\$0	\$52,980	\$0	\$52,980
2018	\$41,930	\$11,050	\$0	\$52,980	\$0	\$52,980
2017	\$41,930	\$11,050	\$0	\$52,980	\$0	\$52,980

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/9/1999	WV	WARRANTY DEED	FULL GOSPEL TABERNACLE	LAVINE MACK		013-54-0413	013-54-0413
7/1/1999	CS	CONTRACT OF SALE	LAVINE MACK	JESUS CHRIST TRUE DISCIPLES-BUYER		URD	URD
1/16/2003	WD	WARRANTY DEED	JESUS CHRIST TRUE DISCIPLES-BUYER	FULL GOSPEL TABERNACLE		2003006541	2003006541
6/17/2004	WV	WARRANTY DEED	FULL GOSPEL TABERNACLE	JESUS CHRIST TRUE DISCIPLES		2004039963	2004039963
10/4/2005	TD	TRUSTEE'S DEED	JESUS CHRIST TRUE DISCIPLES	FULL GOSPEL TABERNACLE OF		2005074880	2005074880



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

1130 First St.

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 3/31/20

Property Address: 611 Oak St.

Property Owner: _____

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



hereby is declared to be a dangerous and a substandard building,
and a nuisance, because, regardless of the date of its construction,
it has been found to have the conditions or defects hereinafter
described to an extent that endangers the life, limb, health,
property, safety, or welfare of the public or the occupants thereof:

- _____ (d) A portion thereof has been damaged by fire, earthquake, wind,
flood or by any other cause, to such an extent that the
structural strength or stability thereof is materially less than it
was before such catastrophe and is less than the minimum
requirements of the 2018 Building Code for new buildings of
similar structure, purpose, or location.
- _____ 2 (e) A portion or member or appurtenance thereof is likely to fail,
or to become detached or dislodged, or to collapse and thereby
injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or
ornamentation on the exterior thereof is not of sufficient
strength or stability, or is not so anchored, attached or
fastened in place to be capable of resisting a wind
pressure of that specified in the Building Code for new buildings
of similar structure, purpose or location without exceeding the
working stresses permitted in the 2018 Building Code for such
buildings.
- _____ 4 (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.
- _____ 2 (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



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



its non-supporting members, enclosing or outside walls of coverings.

____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

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

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

Date of Inspection: 4.1.26

Code Compliance Officer Signature: Jose H

Code Compliance Supervisor approval: Jose H

Date Approved: 4.1.26



4/1/24 Will Oak St.
La Marque, TX 77568



A/1/24 Will Dakot.
La Marque, TX 77568



4/1/24 611 Oak St.
La Marque, TX 77568



4/1/26 411 Oak St.
La Marque, TX 77548



4/1/24

611 Oak St.
La Marque, TX 77548

CAUSE NO. 521,183

IN THE ESTATE OF

JAMES ANSON STORMS,

DECEASED

§
§
§
§
§

IN THE PROBATE COURT

NUMBER ONE (1) OF

HARRIS COUNTY, TEXAS

**ORDER APPROVING ABANDONMENT OF IMPROVEMENT ON REAL PROPERTY
LOCATED AT 611 OAK STREET, LA MARQUE, TEXAS 77568
PURSUANT TO SECTION 351.051(6) OF THE TEXAS ESTATES CODE AND AUTHORIZING
TO EXPEND FUNDS FOR DEMOLITION**

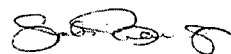
On this day, came to be considered the Application for Abandonment of Improvement on Real Property Located at 611 Oak Street, La Marque, Texas 77568 Pursuant to Section 351.051(6) of the Texas Estates Code, and Application to Expend Funds for Demolition, and evidence therein, and the Court finds, after considering the evidence presented in support of the Application, that no citation is required; that the Application is accompanied by an Exhibit showing the condition of the Estate and that the Application and Exhibit meet the requirements of Section 351.051(6) of the Texas Estates Code; that a description of the building improvement to be abandoned is located on the real property as follows: **611 Oak Street, La Marque, Texas 77568**; that the abandonment is necessary and advisable and is in the best interest of this Estate; that the building improvement on the real property belonging to this Estate is worthless and should be abandoned by the Dependent Administrator; that Applicant has requested authority to expend approximately \$27,000.00 to TMB Site Contractors as detailed in the Application for such demolition of the structure, plus an estimated \$3,300.00 for required permits, asbestos survey, and sewer disconnect associated with such project; and the Court finds by clear and convincing evidence that such expenditure in the amount of \$27,000.00 plus the estimated \$3,300.00 should be made, and that the Application should be granted.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that the building improvement on the real property located at 611 Oak Street, La Marque, Texas 77568 belonging to the Estate shall be

considered worthless and abandoned by the Dependent Administrator pursuant to Section 351.051(6) of the Texas Estates Code.

IT IS FURTHER, ORDERED, that Ashley N. Reiner, Temporary Administrator Pending Contest of the Estate, is authorized to expend the amount of \$27,000.00 to TMB Site Contractors as detailed in the Application, plus an estimated \$3,300.00 for required permits, asbestos survey, and sewer disconnect associated with such project for the demolition to the building improvement located at 611 Oak Street, La Marque, Texas 77568.

Signed on: 04/30/2026
10:47:43 AM



JUDGE PRESIDING

Prepared & approved by:

REINER LAW FIRM



HOWARD M. REINER, TBA #16754780

ASHLEY N. REINER, TBA #24103898

3410 Mercer Street

Houston, Texas 77027

(713) 963-8004

(713) 963-8044 Telecopier

Firm@problaw.com

ATTORNEYS DEPENDENT ADMINISTRATOR

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Howard Reiner on behalf of Ashley Reiner

Bar No. 24103898

firm@problaw.com

Envelope ID: 113411725

Filing Code Description: Application to Abandon Real Property

Filing Description: Application for Abandonment of Improvement on Real Property

Status as of 4/9/2026 10:10 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
W. Timothy Weaver	21014500	tweaver@wtimothyweaver.com	4/8/2026 4:07:35 PM	SENT
Dirk Moore		dmoore@fbfk.law	4/8/2026 4:07:35 PM	SENT
Roger L. Merrill		rlm01@swbell.net	4/8/2026 4:07:35 PM	SENT
Roger L. Merrill		tstorms@stormscorp.com	4/8/2026 4:07:35 PM	SENT
Roger Merrill		kmpenn@sbcglobal.net	4/8/2026 4:07:35 PM	SENT
Dirk Moore		jimmy@excelsiteservice.com	4/8/2026 4:07:35 PM	SENT
Ansley N. Mathis		Ansleymathis@yahoo.com	4/8/2026 4:07:35 PM	SENT
Stewart Storms		Stewart@stormSCO.com	4/8/2026 4:07:35 PM	SENT