



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
July 14, 2026**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **July 14, 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)**. The Zoom Passcode: 176781 and Meeting ID: 161 590 0667. 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: 1808 Thompson St., La Marque, TX 77568
- 4.V. 30 - Day Extension of a Substandard Structure: 1112 Hwy 3., La Marque, TX 77568
- 4.VI. 30 - Day Extension of a Substandard Structure: 1727 Main 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 or before July 8, 2026 by 5:30 p.m.

Kandice Garrett, TRMC
Interim City Clerk



**CITY OF LA MARQUE
CODE ENFORCEMENT**
1130 First St, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Chris Harrison
1110 Tallow Dr
Dickinson Tx, 77539
C/O:**

On July 14, AT 6:00PM,

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

C/O:

Address: 310 Hwy 3 La Marque TX 77568

Property Description:

**ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS
ADDN**

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

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AMIN SULIMAN
175 SW 7TH ST SUITE
1605 MIAMI, FL 77010

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JAVIER DE LA CRUZ
1309 ASH ST
BAYTOWN TX. 77520

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ADEM MEMBER
TMZ MANAGEMENT
231 RAVENHEAD DR
HOUSTON TX 77034

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CHRIS HARRISON
1110 TALLOW DR.
DICKINSON TX. 77539

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HENRY & LUCINDA MARSHALL
756 SEACLIFF DR
HOUSTON, TX. 77065

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FRANK CELESTINE
250 ROLLING CREEK LN
DICKINSON, TX. 77539

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



CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. 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: 6-26-26

Property Address: 310 Hwy 3

Property Owner: Chris Harrison

Code Officer: _____ Case No.: _____

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

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



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CODE ENFORCEMENT

1130 First St. La Marque, TX 77568 (409)-938-9252



attractive nuisance or hazard to the public.

X

(8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement 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:

X

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

X

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

X

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

X

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

X

(e) Potential Lack of adequate heating facilities.

X

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

X

(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.

X

(i) Potential Lack of required electrical lighting.

X

(j) Dampness of habitable rooms.

X

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

X

(l) General dilapidation or improper maintenance.

X

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

X

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

X

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

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



CITY OF LA MARQUE CODE ENFORCEMENT

1130 First St. La Marque, TX 77568 (409)-938-9252



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

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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- _____ (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: 6-26-26

Code Compliance Officer Signature: Jose H. E.

Code Compliance Supervisor approval: Jose H. E.

Date Approved: 6-26-26



Evelyn's
Alterations
Tuxedo Rentals
409-935-6223 Dry Cleaning







**CITY OF LA MARQUE
CODE ENFORCEMENT**
1130 First St, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Javier De La Cruz
1309 Ash St
Baytown Tx, 77520
C/O:**

On July 14, AT 6:00PM,

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

C/O:

Address: 301 Albert, La Marque TX 77568

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

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

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AMIN SULIMAN
175 SW 7TH ST SUITE
1605 MIAMI, FL 77010

JUN 30 2026

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JAVIER DE LA CRUZ
1309 ASH ST
BAYTOWN TX. 77520

JUN 30 2026

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ADEM MEMBER
TMZ MANAGEMENT
231 RAVENHEAD DR
HOUSTON TX 77034

JUN 30 2026

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CHRIS HARRISON
1110 TALLOW DR.
DICKINSON TX. 77539

JUN 30 2026

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HENRY & LUCINDA MARSHALL
756 SEACLIFF DR
HOUSTON, TX. 77065

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FRANK CELESTINE
250 ROLLING CREEK LN
DICKINSON, TX. 77539

JUN 30 2026



CITY OF LA MARQUE
CODE ENFORCEMENT
1130 First St. 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: 2-26-20

Property Address: 301 Albert

Property Owner: Javier De La Cruz

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

1130 First St. La Marque, TX 77568 (409)-938-9252



attractive nuisance or hazard to the public.

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

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT
1130 First St. La Marque, TX 77568 (409)-938-9252



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:

X

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

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

✓

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT
1130 First St. La Marque, TX 77568 (409)-938-9252



X

- (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
- (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 6-26-26

Code Compliance Officer Signature: Joe H

Code Compliance Supervisor approval: Joe H

Date Approved: 6-26-26









**CITY OF LA MARQUE
CODE ENFORCEMENT**
1130 First St, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Adem Member
TMZ Management
231 Ravenhead Dr
Houston TX 77034
C/O:**

On July 14, AT 6:00PM,

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

C/O:

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

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

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

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City \$

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

AMIN SULIMAN
 175 SW 7TH ST SUITE
 1605 MIAMI, FL 77010

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City \$

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CHRIS HARRISON
 1110 TALLOW DR.
 DICKINSON TX. 77539

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JAVIER DE LA CRUZ
 1309 ASH ST
 BAYTOWN TX. 77520

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

HENRY & LUCINDA MARSHALL
 756 SEACLIFF DR
 HOUTON, TX. 77065

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Postage \$

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City \$

State \$

City \$

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

ADEM MEMBER
 TMZ MANAGEMENT
 231 RAVENHEAD DR
 HOUSTON TX 77034

Postmark Here JUN 30 2026

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

FRANK CELESTINE
 250 ROLLING CREEK LN
 DICKINSON, TX. 77539

Postmark Here JUN 30 2026



CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. 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: _____

Property Address: 2803 S Houston

Property Owner: Adam Member TMZ Management

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**

1130 First St. La Marque, TX 77568 (409)-938-9252



attractive nuisance or hazard to the public.

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

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

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

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

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

_____ (e) Potential Lack of adequate heating facilities.

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

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

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

_____ (i) Potential Lack of required electrical lighting.

_____ (j) Dampness of habitable rooms.

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

_____ (l) General dilapidation or improper maintenance.

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

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

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. La Marque, TX 77568 (409)-938-9252



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

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

1130 First St. La Marque, TX 77568 (409)-938-9252



_____ (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: _____

6.26.24

Code Compliance Officer Signature: _____

Joelle

Code Compliance Supervisor approval: _____

Joelle

Date Approved: _____

6.26.26









CITY OF LA MARQUE
CODE ENFORCEMENT
1130 First St, La Marque, TX 77568 (409)-938-9256



BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

OWNER: Frank Celestine
250 Rolling Creek Ln
Dickinson, TX 77539
C/O:

On July 14, AT 6:00PM,

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

C/O:

Address: 1808 Thompson St, La Marque Tx 77568

Property Description: ABST 150 J D MOORE SUR LOT 3 LILLIE THOMAS SUB

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

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

AMIN SULIMAN
175 SW 7TH ST SUITE
1605 MIAMI, FL 77010

JUN 30 2026

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CHRIS HARRISON
1110 TALLOW DR.
DICKINSON TX. 77539

JUN 30 2026

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Total \$

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JAVIER DE LA CRUZ
1309 ASH ST
BAYTOWN TX. 77520

JUN 30 2026

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City \$

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HENRY & LUCINDA MARSHALL
756 SEACLIFF DR
HOUTON, TX. 77065

JUN 30 2026

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ADEM MEMBER
TMZ MANAGEMENT
231 RAVENHEAD DR
HOUSTON TX 77034

JUN 30 2026

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FRANK CELESTINE
250 ROLLING CREEK LN
DICKINSON, TX. 77539

JUN 30 2026



**CITY OF LA MARQUE
CODE ENFORCEMENT**

1130 First St. 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: _____

Property Address: 1808 Thompson St

Property Owner: Frank Celestine

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**

1130 First St. La Marque, TX 77568 (409)-938-9252



- X attractive nuisance or hazard to the public.
- X (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement 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:
- X (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- X (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- X (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- X (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- X (e) Potential Lack of adequate heating facilities.
- X (f) Potential Lack of, or improper operation of, required ventilating equipment.
- X (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.
- X (i) Potential Lack of required electrical lighting.
- X (j) Dampness of habitable rooms.
- X (k) Infestation of insects, vermin, or rodents.
- X (l) General dilapidation or improper maintenance.
- X (m) Lack of connection to required sewage disposal system.
- (n) Lack of adequate garbage and rubbish storage and removal facilities.
- (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

1130 First St. La Marque, TX 77568 (409)-938-9252



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:

 X

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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

1130 First St. La Marque, TX 77568 (409)-938-9252



- _____
- X _____
- (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
- _____
- (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 6.26.26

Code Compliance Officer Signature: Jose H. E.

Code Compliance Supervisor approval: Jose H. E.

Date Approved: 6.26.26





PRIVATE
PROPERTY
NO TRESPASSING

1808





**CITY OF LA MARQUE
CODE ENFORCEMENT**
1130 First St, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Henry & Lucinda Marshall
756 Seacliff Dr
Houston, TX 77065
C/O:**

On July 14, AT 6:00PM,

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

C/O:

Address: 1112 HWY 3 St, La Marque Tx 77568

Property Description:

ABST 150 J D MOORE SUR LOTS 6 & 7 SCHUMAN UNRECORDED SUB

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

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AMIN SULIMAN
175 SW 7TH ST SUITE
1605 MIAMI, FL 77010

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JAVIER DE LA CRUZ
1309 ASH ST
BAYTOWN TX. 77520

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ADEM MEMBER
TMZ MANAGEMENT
231 RAVENHEAD DR
HOUSTON TX 77034

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CHRIS HARRISON
1110 TALLOW DR.
DICKINSON TX. 77539

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HENRY & LUCINDA MARSHALL
756 SEACLIFF DR
HOUSTON, TX. 77065

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FRANK CELESTINE
250 ROLLING CREEK LN
DICKINSON, TX. 77539

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CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. 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: 7.6.26

Property Address: 1112 Hwy 3

Property Owner: Henry & Lucinda Marshall

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**

1130 First St. La Marque, TX 77568 (409)-938-9252



attractive nuisance or hazard to the public.

X

(8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement 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:

X

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

X

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

X

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

X

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

X

(e) Potential Lack of adequate heating facilities.

X

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

X

(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.

X

(i) Potential Lack of required electrical lighting.

X

(j) Dampness of habitable rooms.

X

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

X

(l) General dilapidation or improper maintenance.

X

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

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

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. La Marque, TX 77568 (409)-938-9252



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.
- X _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.
- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.



**CITY OF LA MARQUE
CODE ENFORCEMENT**

1130 First St. La Marque, TX 77568 (409)-938-9252



- _____ (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: 6-26-26

Code Compliance Officer Signature: Jose H

Code Compliance Supervisor approval: Jose H

Date Approved: 6-26-26









CITY OF LA MARQUE
CODE ENFORCEMENT
1130 First St, La Marque, TX 77568 (409)-938-9256



BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

C/O: Leon Dame
4455 E Nunneley Rd STE 101
Gilbert, AZ 85296

On July 14, AT 6:00PM,

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

C/O:

Address: 1727 Main St La Marque, TX 77568

Property Description: ABST 150 J D MOORE SUR PT OF BLK 7 (700-4) DIV P COOK & STEWART SUB

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

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AMIN SULIMAN
175 SW 7TH ST SUITE
1605 MIAMI, FL 77010

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JAVIER DE LA CRUZ
1309 ASH ST
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TMZ MANAGEMENT
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CHRIS HARRISON
1110 TALLOW DR.
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HENRY & LUCINDA MARSHALL
756 SEACLIFF DR
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FRANK CELESTINE
250 ROLLING CREEK LN
DICKINSON, TX. 77539

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CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. 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: 7.6.26

Property Address: 1112 Hwy 3

Property Owner: Henry & Lucinda Marshall

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**

1130 First St. La Marque, TX 77568 (409)-938-9252



attractive nuisance or hazard to the public.

X

(8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement 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:

X

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

X

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

X

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

X

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

X

(e) Potential Lack of adequate heating facilities.

X

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

X

(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.

X

(i) Potential Lack of required electrical lighting.

X

(j) Dampness of habitable rooms.

X

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

X

(l) General dilapidation or improper maintenance.

X

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

X

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

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

1130 First St. La Marque, TX 77568 (409)-938-9252



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.
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- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.
- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.



**CITY OF LA MARQUE
CODE ENFORCEMENT**

1130 First St. La Marque, TX 77568 (409)-938-9252



- _____ (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: 6-26-26

Code Compliance Officer Signature: Jose H

Code Compliance Supervisor approval: Jose H

Date Approved: 6-26-26





