



CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR MEETING MINUTES
of
January 08, 2019

Regular Meeting Minutes of the City of La Marque Building Standards Commission held on Tuesday, January 08, 2019 beginning at 6:00 p.m. at 1109-B Bayou Road with the following members present:

(1) **CALL TO ORDER**

Chairperson Deanie Barrett called the meeting to order at 6:00 p.m.

(2) **ROLL CALL**

PRESENT:

Chairperson Deanie Barrett
Commissioner Maggie Manuel
Commissioner Billy Jefferson
Commissioner Trina Phillip

ABSENT

Commissioner Diane Winston

OTHER OFFICIALS/STAFF PRESENT:

Kathleen Van Stavern, Code Compliance Supervisor
Chiquetter Clayton, Revitalization Specialist

(3) **INVOCATION AND PLEDGE OF ALLEGIANCE**

The Commission dispensed the Invocation and Pledge of Allegiance.

(4) **APPROVAL OF MINUTES**

Commissioner Phillips made a motion to approve the minutes from November 13, 2018 with corrections of the misspelling of Commissioner Manuel name, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

(5) **CITIZENS PARTICIPATION**

No citizen's participation



(6) **PUBLIC HEARING**

1. **Address: 310 MLK Jr., La Marque, Texas 77568**

No one present for this property.

2. **Address: 1808 Rosalee, La Marque, Texas 77568**

No one present for this property.

3. **Address: 2006 Kansas, La Marque, Texas 77568**

No one present for this property.

4. **Address: 2201 Howell, La Marque, Texas 77568**

No one present for this property.

(7) **OLD BUSINESS**

1. **Address: 417 MLK Jr, La Marque, Texas 77568**

Property owner was present. Mr. Ali, the owner stated he purchased the property to be closer to family members, and that he was not aware that the property was on a demo list when it was purchased. Mr. Ali stated he had a structural engineers report completed and he was going to repair the property. After submitting the report, he was instructed that he would need to increase the square footage of the property, which is a requirement by city ordinance. He stated he does not have the money to add the square footage, but he would be able to repair the property within the time frame. Mr. Ali requested the Commission to allow him to keep the property at the same square footage and said that he would make the property beautiful. A discussion ensued with the Commission, Ms. Van Stavern and the owner. The Commission suggested the owner apply to the Board of Adjustments for a variance. Chairperson Barrett explained that the Commission would be unable to assist him at this time.

2. **Address: 1112 3rd St, La Marque, Texas 77568**

Mr. Bennett was present with his attorney Douglas Scott. The attorney said that he had spoken with staff before the meeting, and that Mr. Bennett was instructed to get a substandard permit before completing repairs. Ms. Van Stavern explained that Mr. Bennett needed to obtain a substandard permit and that he had never purchased the permit. She recommended him to come to City Hall and get a substandard permit so that his other contractors can pull permits. Commissioner Phillips made a motion to allow Mr. Bennett to pull a substandard permit, which will give him 90 days to complete the repairs, motion was seconded by Commissioner Manuel. **MOTION PASSED UNANIMOUSLY.**



3. Address: 1128 2nd St, La Marque, TX 77568

Mr. Burton was present and explained that the building at the rear of the property had not been moved due to the rain. He said that the movers of the rear building needed time for the ground to dry before removing the building. He explained they had replaced the roof, completed the doors and windows within the 60 days. Ms. Van Stavern explained the requirements for the inspections and requested a windstorm report for the roof for the city's files. Mr. Burton said that if the building has not been removed within 7 days he will demolish the rear building. Chairperson Barrett made a motion to give the property owner 30 days to complete all repairs and remove rear building, motion was seconded by Commissioner Phillips. **MOTION PASSED UNANIMOUSLY.**

4. Address: 1409 Merry Lane, La Marque, TX 77568

The property owner Ms. McBryde approached the podium. She said that the property was purchased as a rental property and that she has started cleaning the property up and removing the flea problem. She explained all the work that has been done to the property and stated she was at the meeting to get her substandard permit. Ms. Van Stavern explained she had not pulled her substandard permit and the Code Division had to place a stop work order on the property. Ms. McBryde explained that initially, she did not understand, but after speaking with Ms. Van Stavern, she has a better understanding of the process. Ms. Van Stavern recommended that she purchase a substandard permit which will give her 90 days to complete the repairs and her contractors will be able to pull permits. Chairperson Barrett made a motion to allow the owner to obtain a substandard permit, which gives her 90 days to complete the repairs, motion was seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

5. Address: 1607 DALIAN, La Marque, Texas 77568

Mr. Attar, the property owner was present and approached the podium. Mr. Attar stated he and Ms. Van Stavern had been going back and forth about the inspection of the rebar in the concrete. Mr. Attar handed Ms. Van Stavern photos. Ms. Van Stavern asked, "Who took these pictures?" Mr. Attar replied, "The engineers have them too." Ms. Van Stavern asked, "Did the engineers take these pictures?" Mr. Attar replied, "They're going to basically check everything." He explained he took the photos to the engineer and they stated they would check it out. He said that it may take a few days. Ms. Van Stavern divulged her conversation with Aaron & Franklin Engineering to the Commission. Ms. Van Stavern stated that Mr. Attar told the engineering firm that Code Compliance Division had photos of the pouring of the concrete, but would not release them to him, but that this was not true because she would have demanded an inspection when it was poured. She stated Mr. Attar requested they write him a letter to confirm that there is rebar in the



concrete. She stated Aaron & Franklin Engineering is more than willing to inspect the concrete for rebar, and that as of yet, she had not heard anything from the engineering firm. Chairperson Barrett asked, "Who took these pictures?" Mr. Attar replied, "I took the pictures." Mr. Attar explained what has happened in the last 30 days and now he is waiting on the inspection letter from the engineer to give to the city.

A discussion ensued among the Commission, Ms. Van Stavern and Mr. Attar. Chairperson Barrett stated the Commission could not make a decision until they receive the inspection report in writing. She said that once Ms. Van Stavern receives the inspection report and it meets her approval, that the stop work order will be removed. After a discussion among the Commission and Ms. Van Stavern on the inspection and permit process for this property, Chairperson Barrett made a motion to allow the owner a 30-day extension for a substandard permit, a letter in writing from the engineering firm stating that there is rebar in the concrete and a total of 60 days to complete all work, motion was seconded by Commissioner Phillips. Chairperson Barrett stated there will be no more extensions. **MOTION PASSED UNANIMOUSLY.**

6. Address: 2108 Duroux, La Marque, Texas 77568

The property owners were present and approached the podium. The owners handed Ms. Van Stavern another portion of the structural engineers report. Ms. Van Stavern stated the owners had been diligent about getting all the documents required but the engineer report received was vague and she requested a detail report. Ms. Van Stavern acknowledged how the owners have cleaned the property and they have done everything we have asked except get the engineer to cooperate. The owner stated the engineer would be sending Ms. Van Stavern the elevation report for the foundation the next day. Ms. Van Stavern stated the only thing holding the property owners up is the engineer. She recommended the Commission give the owners 90 days to pull permits and complete renovations. Commissioner Phillips made a motion to give the owners 90 days to purchase a substandard permit and complete renovation, seconded by Commissioner Manuel. **MOTION PASSED UNANIMOUSLY.**

7. Address: 2403 Boss, La Marque, Texas 77568

The property owner was present and approached the podium. The owner stated that the duplex was built without a permit before he purchased the property. He stated he would like to bring the property up to code, and that he had already sent the plumbing and electrical bids to Ms. Van Stavern. Ms. Van Stavern recommended that the duplex be demolished because it is unsafe. She continued to explain the reasons why it should be demolished. Commissioner Phillips asked, "Did the engineer say that it was unsafe?" Ms. Van Stavern answered, "What the engineer checked was the plumbing and electrical on that one." She said that to bring the property up to code, the owner will need to put a new electrical system in and that presently, the plumbing was coming



from another building. She further stated that everything will have to be changed and an elevation report is needed for the foundation. The property owner stated, "If you allow me to get the elevation, redo the plumbing and electrical, I will do it right." Commissioner Phillips recommended the owner to get an engineer to look at the structure before making a decision. Ms. Van Stavern suggested that he get the plumber or electrical contractor to submit a report, before spending more money to go to an engineer. Chairperson Barrett said that if Ms. Van Stavern was comfortable with the report from the contractors, that the Commission will accept it as well. Commissioner Phillips made a motion to allow the owner 30 days to return with a decision on the duplex and 90 days to repair the other structures on the property, motion was seconded by Commissioner Manuel. **MOTION PASSED UNANIMOUSLY.**

8. Address: 2527 May St, La Marque, Texas 77568

No one was present for this property. Chairperson Barrett asked if this property was on the demo list. Ms. Van Stavern replied that it was on the demo list and that the property has since has been sold. Chairperson Barrett made a motion to demolish, motion was seconded by Commissioner Phillips.

MOTION PASSED UNANIMOUSLY.

(8) NEW BUSINESS

1. Address: 310 MLK Jr., La Marque, Texas 77568

Commissioner Phillips made a motion to demolish, seconded by Commissioner Manuel. **MOTION PASSED UNANIMOUSLY.**

2. Address: 1808 Rosalee, La Marque, Texas 77568

Commissioner Manuel made a motion to demolish, seconded by Commissioner Phillips. **MOTION PASSED UNANIMOUSLY.**

3. Address: 2006 Kansas, La Marque, Texas 77568

Commissioner Manuel made a motion to demolish, seconded by Commissioner Phillips. **MOTION PASSED UNANIMOUSLY.**

4. Address: 2201 Howell, La Marque, Texas 77568

Commissioner Manuel made a motion to demolish, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

(9) CHAIRMAN REPORT

Chairperson Barrett requested a list of properties to be demolished to be placed in the packets for next month.

(10) EXECUTIVE SESSION - There was no executive session



(11) REQUESTS AND ANNOUNCEMENTS

There were no Requests and Announcements

(12) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 7:24 p.m.

A handwritten signature in blue ink, reading "Deanie Barrett", written over a horizontal line.

Chairperson Deanie Barrett, Presiding
Building Standards Commission