



BUILDING & STANDARDS  
COMMISSION  
PACKET

June 19, 2024

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## BUILDING & STANDARDS COMMISSION AGENDA

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Notice is hereby given that the Rockport Building & Standards Commission will hold a meeting on Wednesday, June 19 2024, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

### **Opening Agenda**

1. Call meeting to order.

### **Public Hearing**

2. Call to Order – Building & Standards Commission.
3. Introduction of new Code Enforcement Staff.
4. Administer Oath to any and all persons providing testimony on Agenda items.
5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 519 East First St, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.
6. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 220 Lazy Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.
7. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.

### **Regular Agenda**

8. Deliberate and act on approval of the regular meeting minutes of October 30, 2023.

9. Deliberate and act on a recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 519 East First St, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.
10. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 220 Lazy Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.
11. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.
12. Adjournment.

**Special Accommodations**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email [citysec@cityofrockport.com](mailto:citysec@cityofrockport.com) for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

**Certification**

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, June 14, 2024, at 1:00 pm and on the City's website at [www.cityofrockport.com](http://www.cityofrockport.com). I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

*Carey Dietrich*

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Carey Dietrich,  
Asst Director Building & Development

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## PUBLIC HEARING BUILDING STANDARDS COMMISSION

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**NOTICE** is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Wednesday June 19, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

519 East First Street, also known as Block 78, Lot 1, Manning Subdivision, Rockport, Aransas County, Texas; currently owned by Larry ETUX Donnah Henne.

220 Lazy Road, also known as Lots 8 - 9, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by Jerry W. & Jerri L. Messer.

614 East King Street, also known as Block 6, Lot 12, Stewart Subdivision, Rockport, Aransas County, Texas, currently owned by Virginia G. Price.

1115 South Live Oak Street, also known as Block 40, Lot 4, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas, currently owned by Mark & Valerie Meandro.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5310.

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**POSTED:** the 31<sup>st</sup> day of May, 2024 at 11:00 a.m. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

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**PUBLISHED:** in *The Rockport Pilot* in the Saturday, June 1, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

**CITY OF ROCKPORT, TEXAS**

*Carey Dietrich*  
Carey Dietrich, Asst Director Building & Development

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## BUILDING & STANDARDS COMMISSION MINUTES

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On this Monday, the 30<sup>th</sup> Day of October 2023, the Building and Standards Commission held a Meeting at 5:30 p.m. The meeting was held at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

### **Members Present**

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Warren Hassinger  
Patti Bemrose  
Rick Smith  
Pam Dixon Frost

### **Members Absent**

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Rocky Gudim  
Brandi Picton

### **Staff Members Present**

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Mike Donoho, Director Building and Development  
Carey Dietrich, Community Planner/Building Official  
Judy Emerson-Code Enforcement Officer  
Valerie Stribling-Code Enforcement Officer in Training  
Belinda Garcia- Administrative Coordinator  
Robert Decker – Inspector  
Greg Stevens- Chief of Police  
Stephanie Garcia – Administrative Lieutenant  
Danielle Hale – Council Liaison

### **Guest(s) Present**

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Six (6)

### **Open Agenda**

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1. Meeting called to order at 5:30 p.m.

### **Public Hearing**

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2. Call to Order – Building and Standards Commission.
3. Administer oath to any and/or all persons providing testimony on Agenda items.
4. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order(s) demolished, on property located at 307 Lazy Road, also known as South ½ of Lot 206, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by David Leon Cash.

**Carolyn Cash spoke. Karen Lee spoke.**

5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located 311 Lazy Road, also known as .310-acre, Manufactured Home Serial No 038A&B, Title No. TEX-0227339 & 40, J Smith Survey, Rockport, Aransas County; currently owned by Mildred F. Parker in care of Larry W Cashion.

**Larry Cashion and Karen Lee spoke.**

**Close 5:42 pm.**

**Regular Agenda**      **Open 5:42 pm**

6. Deliberate and act on meeting minutes of September 19, 2023.

**MOTION: Member Smith made a motion to approve the minutes as presented. Member Frost seconded the motion. Motion passed unanimously.**

7. Deliberate and act on recommendation from the Code Official that the Building and Standard Commission order building(s) demolished on property located at 307 Lazy Road, also known as South ½ of Lot 206, Lazy Acres Subdivision, Rockport, Aransas County, Texas; currently owned by David Leon Cash.

**Valerie Stribling spoke. Carolyn Cash spoke. Judy Emerson spoke.**

**MOTION: Member Smith made a motion for a Demolition Order to be issued by the Building and Standards Commission for the property located at 307 Lazy Road. Member Frost seconded the motion.**

**Motion passed unanimously.**

8. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 311 Lazy Road, also known as .310-acre, Manufactured Home Serial No. 038 A & B, Title No. TEX-0227339 & 40, J Smith Survey, Rockport, Aransas County, Texas; currently owned by Mildred F. Parker in care of Larry W. Cashion.

**Valerie Stribling spoke. Larry Cashion spoke.**

**MOTION: Member Frost made a motion Demolition Order to be issued by the Building and Standards Commission 30 days from today's date for the property located at 311 Lazy Road. Member Smith seconded the motion. Motion passed unanimously.**

**Adjournment**

There being no further business, Chairman Hassinger adjourned the meeting at approximately 6:21 pm. **Member Fost made a motion to adjourn. Member Smith seconded. Motion passed unanimously.**

Prepared by: \_\_\_\_\_

Belinda Garcia, Administrative Coordinator

Approved by: \_\_\_\_\_

Warren Hassinger, Chairman

**STAFF REPORT**

Code Enforcement Department | Judy Emerson, Code Enforcement Officer  
2751 SH 35 Bypass, Rockport, TX 78382  
Phone: (361) 556-5310, ext. 2383 | Email: jemerson@cityofrockport.com



**PROPERTY ADDRESS/LOCATION**  
**519 E First St.**

**APPLICANT/PROPERTY OWNER**  
**Larry ETUX Donnah Henne**

**LEGAL DESCRIPTION**  
**Manning, Block 78, Lot 1**

**PUBLIC HEARING/HEARING DATE(S)**  
**1<sup>st</sup> Hearing-Wednesday, June 19, 2024**

**BRIEF SUMMARY OF REQUEST**

CE Officer Emerson is requesting that the structure be demolished, and the property be cleaned and cleared and returned to its natural state.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	Residential	R-2 Residential	812 SQFT Including two Porches Single Family Home	50 X 135 6,750 SQFT

**STAFF RECOMMENDATION****REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

5/2/24-CE Officer Emerson inspected location and found the structure to have several defects (see attached Substandard Structure Checklist). CE Officer also emailed AEP to inquire if the structure still had electrical service. The structure has not had a meter or service since January 2022. The CE Officer also checked the city utility records. The structure does have a utility account, but the usage has been the same since September 2018.

5/3/24-CE Officer Emerson prepared and mailed the Notice of Violation and posted the structure with the NOV and a warning notice of a Substandard Structure.

5/23/24-The Notice of Violation and Substandard Structure Checklist was returned as unclaimed.

6/6/24-The Public Hearing notice was posted on the structure and mailed to the property owner.

A few of the defects of this structure; stucco is coming off of the cinder block structure, cracks throughout the structure, roof needs a complete repair, holes in the structure, roof is sagging, holes in the structure, porch is falling off, wood rot, the structure is sinking,

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**SEE ATTACHED SUPPORTING DOCUMENTS**

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Y Z



519 E 1ST  
ST

1ST

12/06/2023

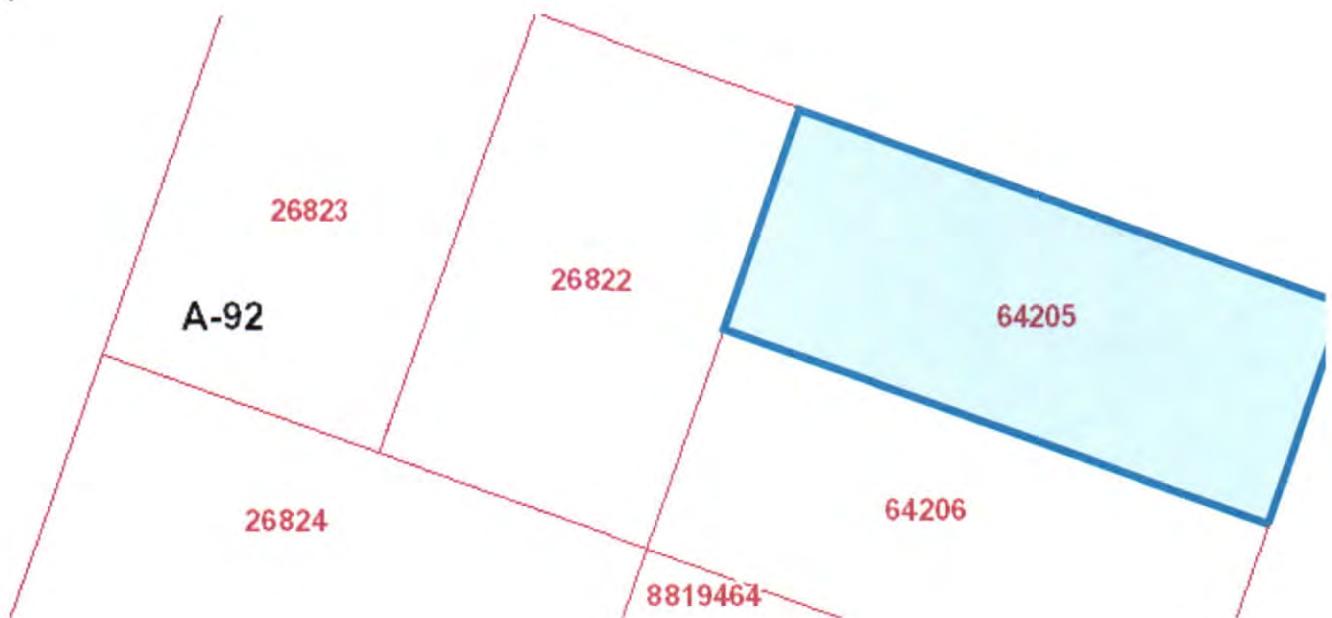
© All EagleView Technology Corporation

# Aransas CAD Property Search

Property ID: 64205 For Year 2024

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📍 Map



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## 📋 Property Details

### Account

**Property ID:** 64205 **Geographic ID:** 3800-078-001-000

**Type:** Real **Zoning:**

**Property Use:** R 2 2ND SINGLE FAMILY DWELLING **Condo:**  
DISTRICT

### Location

**Situs Address:** 519 E FIRST ST ROCKPORT, TX 78382

**Map ID:** A-2 **Mapsco:**

**Legal Description:** Manning, BLOCK 78, Lot 1

**Abstract/Subdivision:** S3800 - Manning

**Neighborhood:** SCROCK

### Owner

**Owner ID:** 124136

**Name:** HENNE LARRY ETUX DONNAH

**Agent:**

**Mailing Address:** 22200 FM 463  
DEVINE, TX 78016-4435



## SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos  
STREET ADDRESS: 519 E. FIRST ST. CASE NO: 24-000442  
LEGAL DESCRIPTION: MANNING, BLOCK 78, LOT 1  
GENERAL DESCRIPTION: BLUE STRUCTURE(S) 812 SQFT INCLUDING PORCHES  
OWNER(S): LARRY etux DONNAH HENNE

### OCCUPANCY CLASSIFICATION:

- ACCESSORY USE
- COMMERCIAL
- RESIDENTIAL
- OCCUPIED
- UNOCCUPIED

### FOUNDATION:

- SOUND CONDITION
- LISTING
- DETERIORATION
- DAMAGED FLOOR JOIST
- CRACKS
- FIRE DAMAGE
- NEEDS LEVELING
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED SILLS
- OTHER THE STRUCTURE IS SINKING

### EXTERIOR WALLS:

- SOUND CONDITION
- IN NEED OF PAINT
- LISTING
- CRACKS
- FIRE DAMAGE
- LOOSE MEMBERS
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED WOOD MEMBERS
- HOLES IN WALL
- ASBESTOS SIDING
- OTHER WINDOWS ARE BOARDED UP  
THE OUTSIDE WALLS ARE UNDULATING

### ROOF:

- SOUND CONDITION
- FIRE DAMAGE
- COLLAPSED
- DETERIORATED RAFTERS
- DETERIORATED CEILING JOIST
- OVERHANG DETERIORATED
- NEEDS COMPLETE RECONSTRUCTION
- HOLES IN THE ROOF
- SAGGING
- ROOF COVERING DETERIORATED
- OTHER MULTIPLE LAYERS OF ROOFING MATERIAL  
THE ROOF IS SAGGING

### INTERIOR WALLS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- LEANING STUDS
- DETERIORATED STUDS
- FIRE DAMAGE
- BROKEN SHEETROCK
- WATER DAMAGE
- HOLES IN THE WALLS
- OTHER

### FLOORS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- DETERIORATED WOOD MEMBERS
- FLOOR COVERING DAMAGED
- FIRE DAMAGE
- HOLES IN THE FLOOR
- WATER DAMAGE
- OTHER

**Sec. 22-347. Conditions constituting a substandard or dangerous building.**

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

**COURSE OF ACTION WITHIN 30 DAYS:**

- VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY

**UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

**SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

<input checked="" type="checkbox"/> MEANS OF EGRESS	<input checked="" type="checkbox"/> ROOFING MATERIAL
<input checked="" type="checkbox"/> DOORS, EXTERIOR & INTERIOR	<input type="checkbox"/> CEILING JOIST
<input type="checkbox"/> FREE OF INFESTATION	<input checked="" type="checkbox"/> CARE OF PREMISES
<input type="checkbox"/> GARBAGE AND RUBBISH STORAGE	<input type="checkbox"/> INTERIOR WALLS AND CEILINGS
<input checked="" type="checkbox"/> HARDWARE	<input checked="" type="checkbox"/> ELECTRIC LIGHTS AND SWITCHES
<input checked="" type="checkbox"/> WINDOW SASH AND SCREENS	<input type="checkbox"/> ELECTRIC CONVENIENCE OUTLETS
<input checked="" type="checkbox"/> WINDOW FRAMES	<input type="checkbox"/> ELECTRIC PANEL
<input checked="" type="checkbox"/> FOUNDATION WALLS AND PIERS	<input checked="" type="checkbox"/> ELECTRICAL METER BOX
<input type="checkbox"/> FLOOR FRAMING AND FLOORING	<input type="checkbox"/> PLUMBING FIXTURES
<input checked="" type="checkbox"/> EXTERIOR WALLS AND COLUMNS	<input type="checkbox"/> PLUMBING DRAINAGE SYSTEM
<input checked="" type="checkbox"/> EXTERIOR STEPS AND STAIRS	<input checked="" type="checkbox"/> OTHER <u>THE PROPERTY NEEDS TO BE CLEANED UP.</u>

Judy Emerson  
SIGNATURE

MAY 3, 2024

DATE



## NOTICE OF VIOLATION

**Larry Etux Donnah Henne**  
22200 Fm 463  
Devine, TX 78016

Case No. 24-000442  
Issued: May 03, 2024  
Certified Mail #: 9589071052700129884045

### VIOLATION LOCATION

519 E FIRST ST,  
Rockport, TX 78382

### LEGAL DESCRIPTION

Manning, Block 78, Lot 1

Dear Larry Etux Donnah Henne,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

#### Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



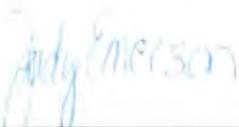
notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

**Please Correct:**

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 812 TOTAL SQUARE FEET INCLUDING PORCHES. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

**Compliance:**

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.



Judy Emerson

May 03, 2024

Date

U.S. Postal Service™

# CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$

24-0004412

Total Postage and Fees

\$

Send To

Street and Apt. No. or P.O. Box No.

22200 FM 463

City, State, ZIP+4<sup>®</sup>

Kenne. Tx 78016

Postmark

Here

MAY 03 2024  
9:45A

**CERTIFIED MAIL**



**CODE ENFORCEMENT**  
714 E. Concho St.  
Rockport, Texas 78382



**RETURN IN 5 DAYS**

*Sherry Etix Donah Henne*  
*22260 9.M. 463*

**RETURN RECEIPT REQUESTED**

NIKIE 782 DE 1 0005 / 23 / 24

RETURN TO SENDER  
UNTRACED  
UNABLE TO FORWARD

- 9326089962329307

UNC  
7838241814

\* 0488-06827-03-42  
0006090064

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE ADDRESS LINE

**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:**

*Kathy Stur Donnah Home  
22200 FM 463  
Devine, Tx 78016*

**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?  
If YES, enter delivery address below:

Yes

No

*24-00242*



9590 9402 8597 3244 3397 33

2 Article Number

*9589 0710 5270 0129 8840 45*

Mail Restricted Delivery  
(over \$50)

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

Domestic Return Receipt

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
Delivery  
 Signature Confirmation™  
 Signature Confirmation  
Restricted Delivery

## Judy Emerson

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**From:** Permit-Faxes <permit-faxes@aep.com>  
**Sent:** Thursday, May 2, 2024 8:07 AM  
**To:** Judy Emerson  
**Subject:** RE: Information

**WARNING:** This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to [itstaff@cityofrockport.com](mailto:itstaff@cityofrockport.com) for assistance.

Good morning,

**From:** Judy Emerson <jemerson@cityofrockport.com>  
**Sent:** Thursday, May 2, 2024 7:58 AM  
**To:** Permit-Faxes <permit-faxes@aep.com>  
**Cc:** Cory Elrod <celrod@rockporttx.gov>; Roberto Ramos <raramos@cityofrockport.com>  
**Subject:** [EXTERNAL] Information

Good morning,

Can you please tell me if the following address have electric service?

519 E. First St. \*\*\*\*no meter and service since January 2022

220 Lazy Rd. \*\*\*\*meter has been disconnected since July 2021

1115 S. Live Oak St. \*\*\*\*Unable to find the address in our records

Thank you,

*Judy Emerson*

City of Rockport  
Code Enforcement Officer-TDLR #7296  
714 E Concho St.  
Rockport, TX 78382  
361-556-5310-Office  
361-542-6192-Cell  
[jemerson@cityofrockport.com](mailto:jemerson@cityofrockport.com)

*Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.*

**ATTENTION PUBLIC OFFICIALS!**

*A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.*

**AEP CONFIDENTIAL**



Account Number	DU-1150-11		New Occupant	Address	519	E FIRST ST			
Zone	01		Notes **	Name	HENNE, LARRY				

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

#### Mailing Address

Attention

Address

22200 FM 463  
DEVINE, TX 78016

#### Profile

Statement Bill

Statement Group





Class

ICL

INSIDE CITY LIMITS

E-Mail

larryhenne@protonmail.com



Exceptions

Confidential



CONTACT #

55020



DL

01043037 TX



BROCHURE



#### Account Details

Status

Active



Start Date

8/22/2018



Bill Thru Date

4/15/2024



Last Bill Date

4/15/2024



Balance

50.31



Pending Activity

0.00



Credit History

Bill:24 Cut: 0 Pen: 1



Deposits

150.00



Cutoff

N/A



Contracts

0.00



Draft

Utility Billing Online



Edit This Record

Clear



Account Number

DU-1150-11



New Occupant

Address

519

E FIRST ST



Zone

01



Name

HENNE, LARRY


[General](#) [Metered](#) [Non-Metered](#) [Financial](#) [Information](#) [Comments](#) [History](#) [Consumption History](#) [Service Orders](#) [Devices](#) [Notifications](#)

Services 010 ICL INSIDE 3/4" MET-RES -84774322

Filter

Period

5/2022

Thru

6/2024

 Grid
  Graph

Bill History



Year

Month	Date	Read		Consumption	Total		Demand		Reading	
		Previous	Current		Read	Consumption	Flag	Source	Occupant	Occupant
<b>- Year : 2024 Total 4</b>										
Apr	04/15/2024	154	154	0			Regular	Hand Held	11	
Mar	03/15/2024	154	154	0			Regular	Hand Held	11	
Feb	02/15/2024	154	154	0			Regular	Hand Held	11	
Jan	01/15/2024	154	154	0			Regular	Hand Held	11	
<b>- Year : 2023 Total 12</b>										
Dec	12/15/2023	154	154	0			Regular	Hand Held	11	
Nov	11/15/2023	154	154	0			Regular	Hand Held	11	
Oct	10/15/2023	154	154	0			Regular	Hand Held	11	
Sep	09/15/2023	154	154	0			Regular	Hand Held	11	
Aug	08/15/2023	154	154	0			Regular	Hand Held	11	
Jul	07/15/2023	154	154	0			Regular	Hand Held	11	

 Edit This Record

Clear

View

rp.jemerson



Account Number

DU-1150-11



New Occupant

Address

519

E FIRST ST



Zone

01



\* Notes \*\*

Name

HENNE, LARRY


[General](#) [Metered](#) [Non-Metered](#) [Financial](#) [Information](#) [Comments](#) [History](#) [Consumption History](#) [Service Orders](#) [Devices](#) [Notifications](#)

Services 010 ICL INSIDE 3/4" MET-RES - 84774322

Filter

Period

5/2022

Thru

6/2024

 Grid  Graph

Bill History



Year

Month	Read		Consumption	Read	Demand		Flag	Source	Occupant
	Date	Previous			Consumption	Read			
Jun	06/15/2023	154	154	0			Regular	Hand Held	11
May	05/15/2023	154	154	0			Regular	Hand Held	11
Apr	04/15/2023	154	154	0			Regular	Hand Held	11
Mar	03/15/2023	154	154	0			Regular	Hand Held	11
Feb	02/15/2023	154	154	0			Regular	Hand Held	11
Jan	01/15/2023	154	154	0			Regular	Meter Reading Input	11

- Year: 2022 Total 8

Dec	12/15/2022	154	154	0			Regular	Meter Reading Input	11
Nov	11/15/2022	154	154	0			Regular	Manual Read	11
Oct	10/15/2022	154	154	0			Regular	Manual Read	11
Sep	09/15/2022	154	154	0			Regular	Manual Read	11
Aug	08/15/2022	154	154	0			Regular	Manual Read	11

 Edit This Record

Clear

View

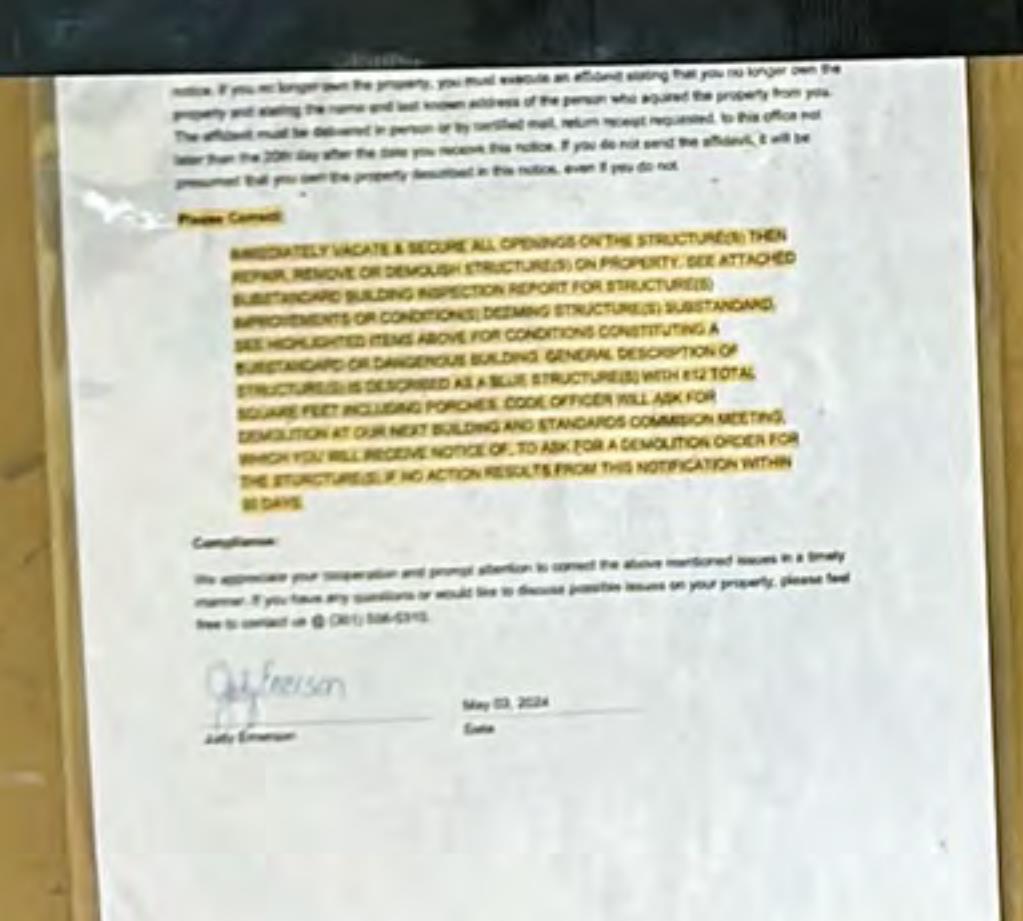
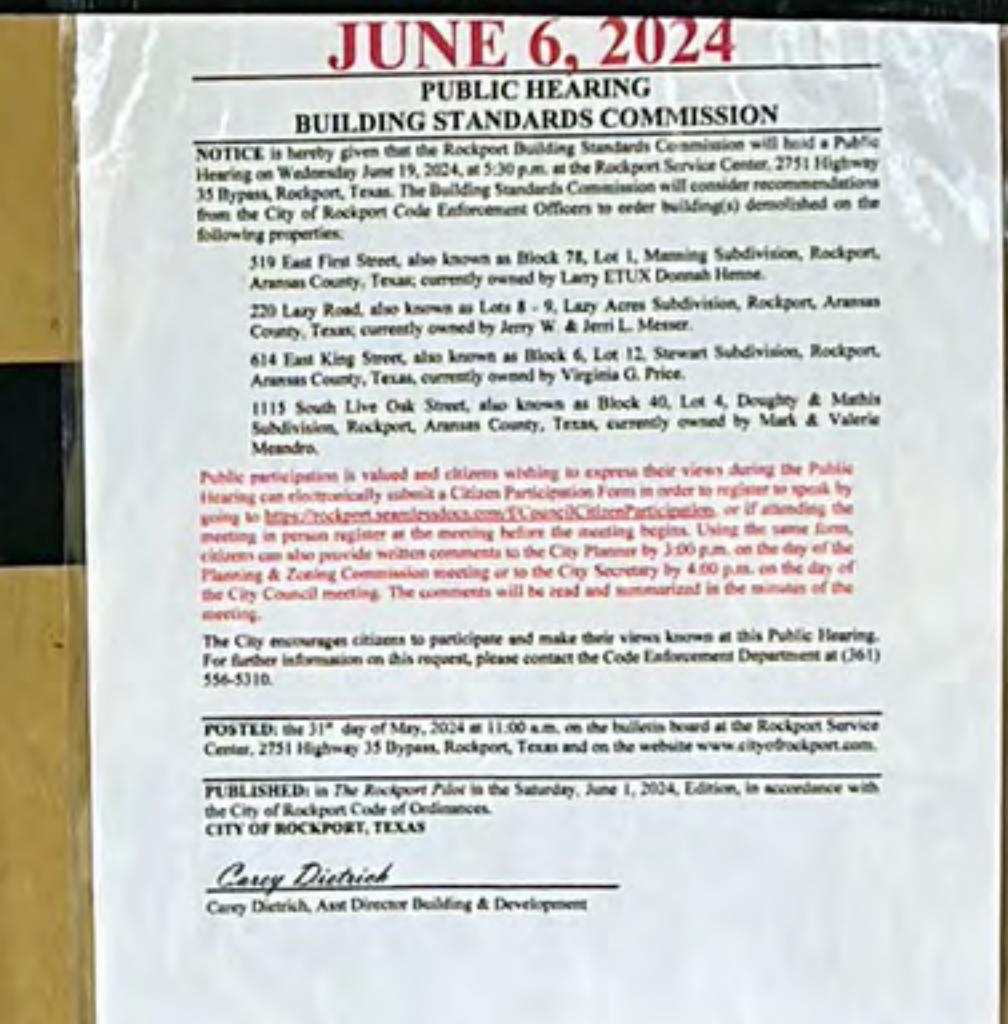
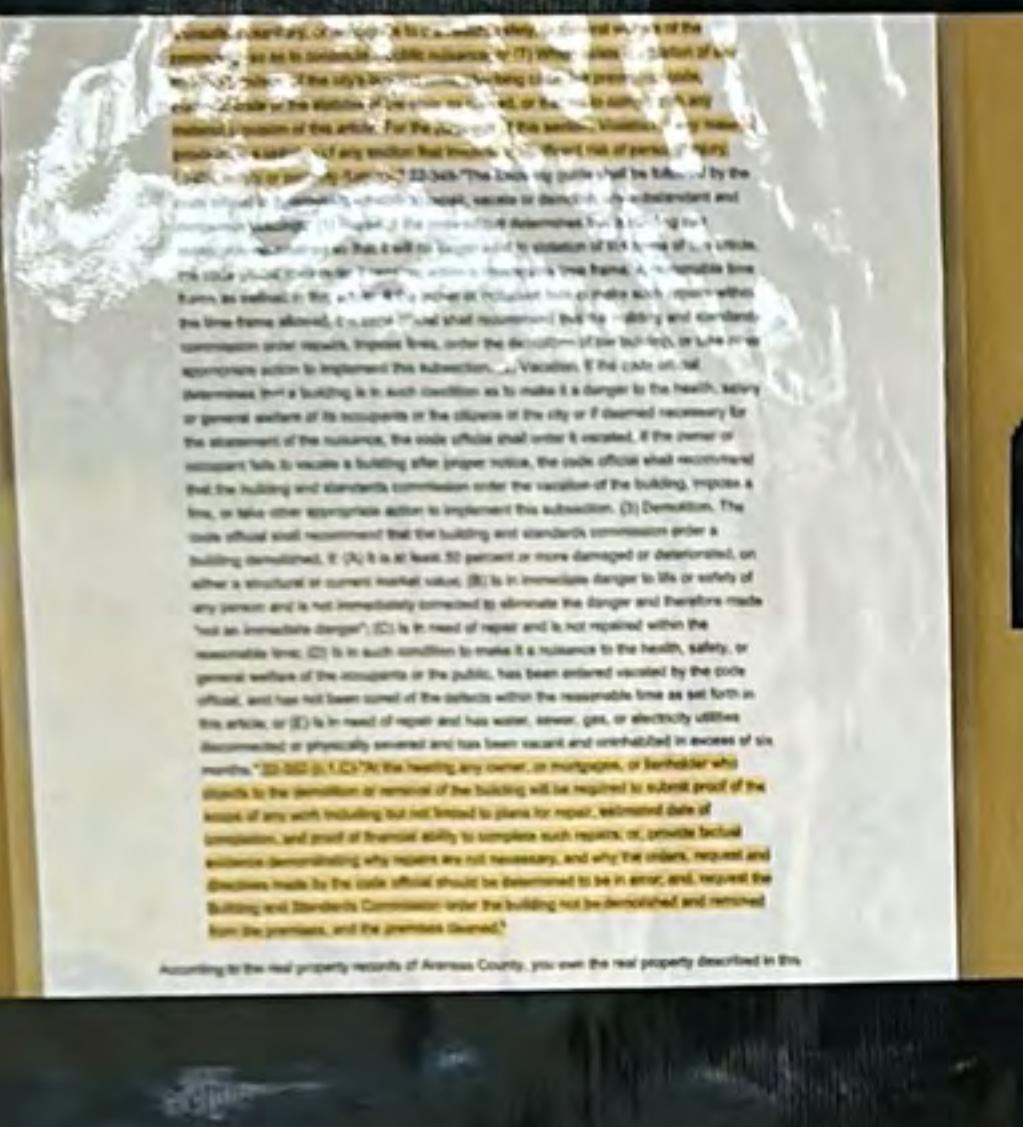
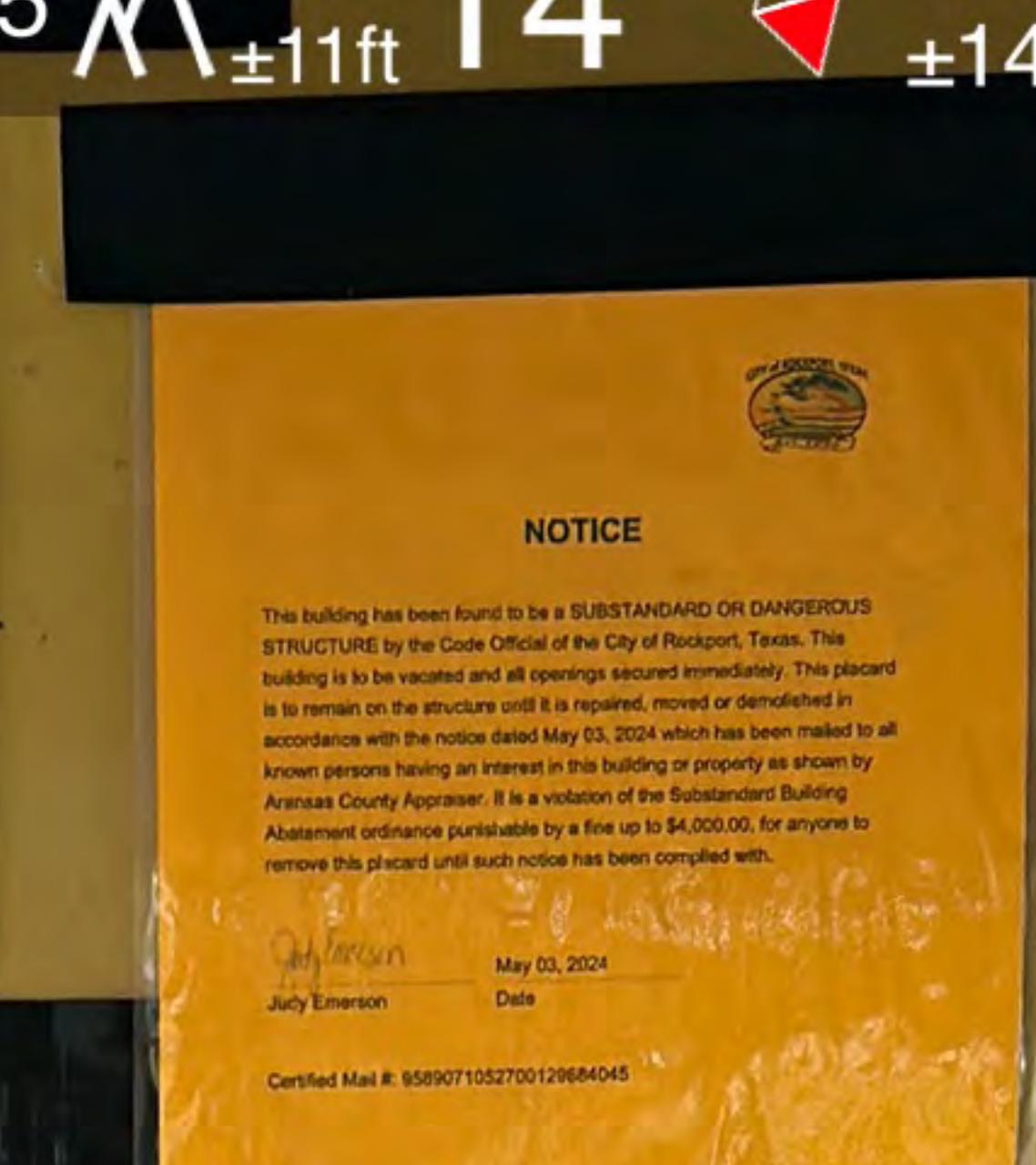
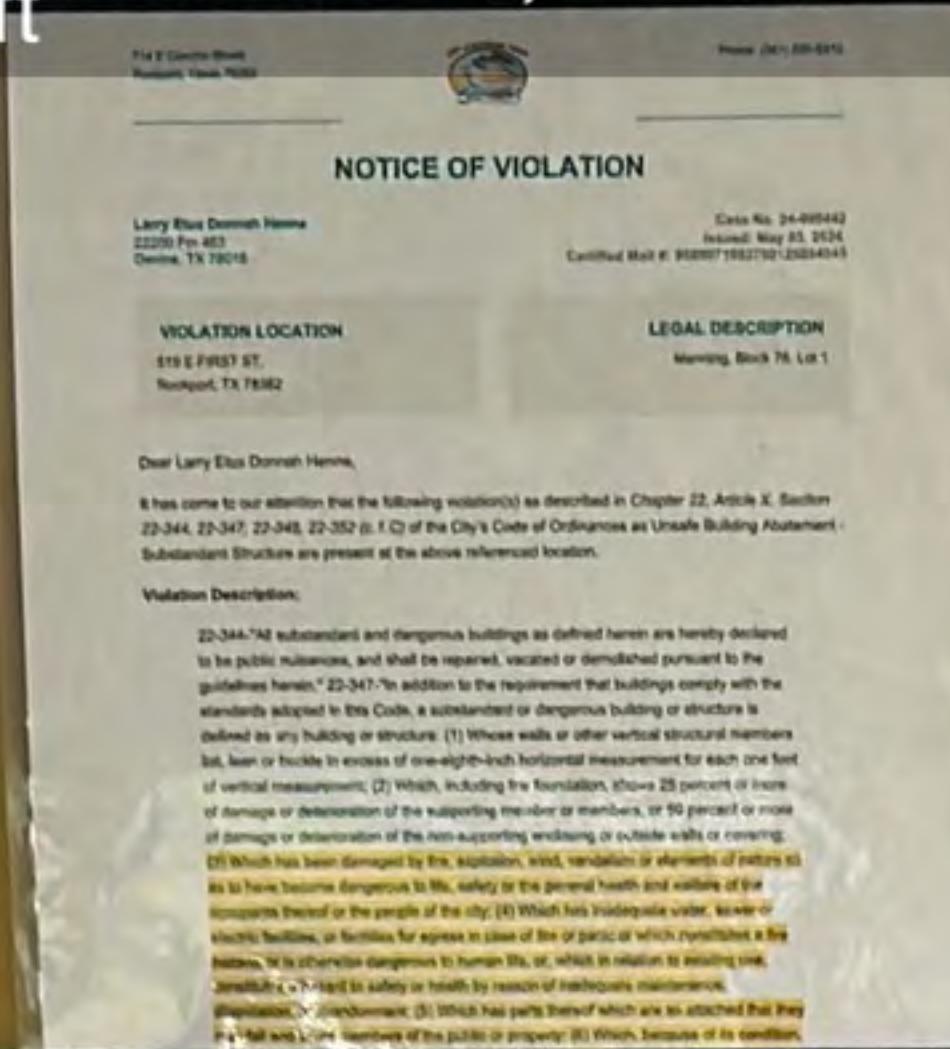
rp.jemerson

WGS84  
±16ft

28.00954, -97.06175

ft  
±11ft 14

°, T  
±14 SW197



WGS84  
±16ft

28.00964 -97.06173

M ft  
±17ft

19

±10

S192

WGS84  
±16ft

28.00964, -97.06173

ft  
±11ft

18

°T  
±10

SW196



31Jan24 10:35 Ad-hoc

519 E First St, Rockport TX 78382, US © 31-Jan-24 10:35:34

WGS84  
±16ft

28.00934, -97.06172

ft  
±11ft

14

°T  
±14

NW338



31Jan24 10:39 Ad-hoc

519 E First St, Rockport TX 78382, US © 31-Jan-24 10:39:50





WGS84  
±16ft

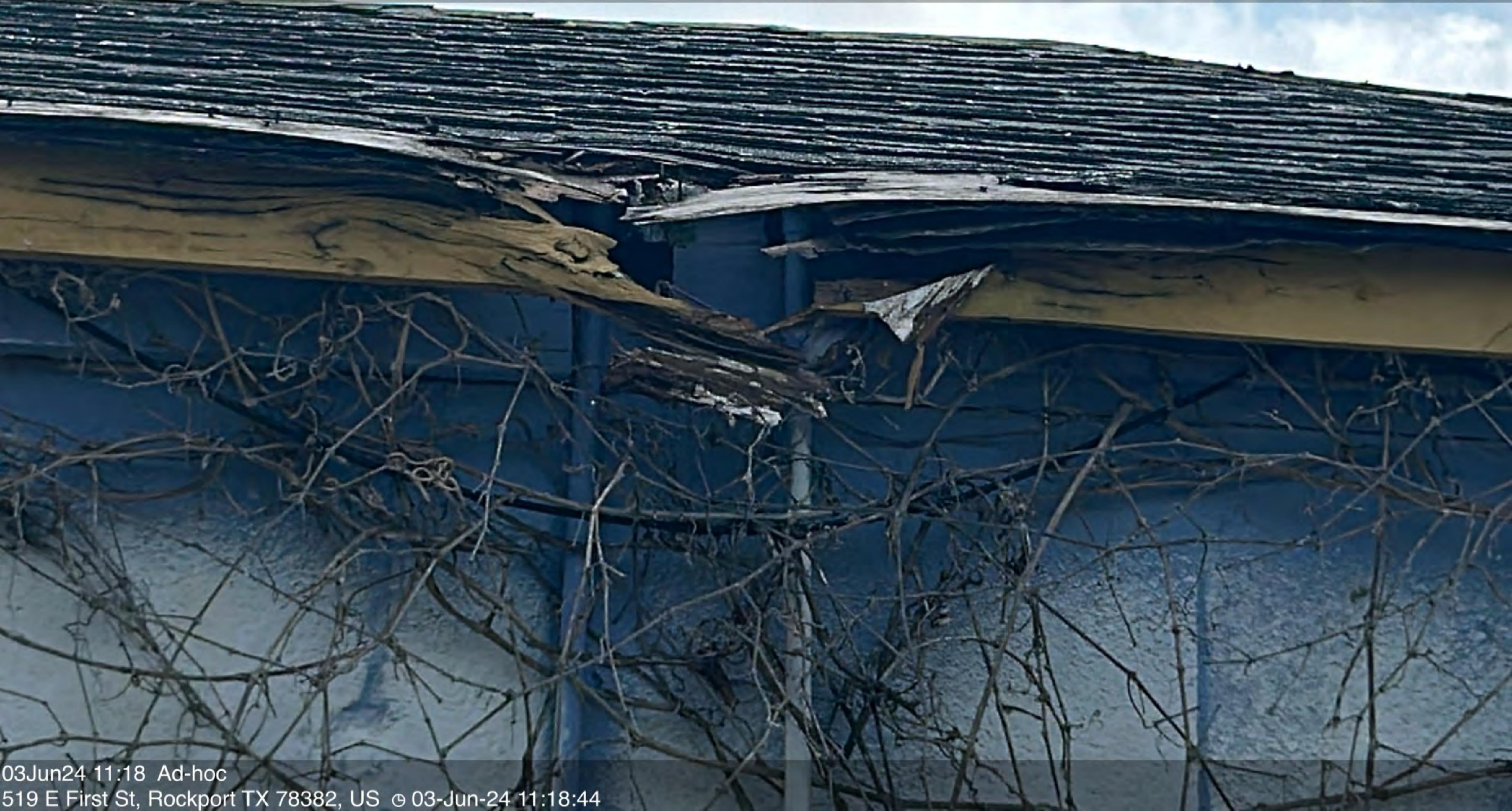
28.00950, -97.06183

ft  
±11ft

14

°, T  
±10

SE148



03Jun24 11:18 Ad-hoc

519 E First St, Rockport TX 78382, US © 03-Jun-24 11:18:44

WGS84  
±16ft

28.00953, -97.06173

ft  
±11ft

16

°, T  
±12

SW212



03Jun24 11:20 Ad-hoc

519 E First St, Rockport TX 78382, US 03-Jun-24 11:20:42





WGS84  
±16ft

28.00952, -97.06184

ft  
±11ft

11

°,T  
±12

E96



03Jun24 11:23 Ad-hoc

519 E First St, Rockport TX 78382, US © 03-Jun-24 11:23:10

WGS84  
±16ft

28.00956, -97.06181

ft  
±11ft

20

°,T  
±10

NW317

**STAFF REPORT**

Code Enforcement Department Robert Ramos CE OIT  
2751 SH 35 Bypass, Rockport, TX 78382  
Phone: (361) 556-5310, ext. 2384 | Email:raramos@cityofrockport.com



**PROPERTY ADDRESS/LOCATION**  
**220 LAZY RD, ROCKPORT, TX**  
**78382**

**APPLICANT/PROPERTY OWNER**  
**JERRY W MESSER/ JERRI MESSER**

**LEGAL DESCRIPTION**

**PUBLIC HEARING/HEARING DATE(S)**  
**1<sup>ST</sup> Hearing-Wednesday, June 19, 2024**

**LAZY ACRES, LOT 8-9****BRIEF SUMMARY OF REQUEST**

OIT Ramos is requesting that the structure be demolished, and the property cleaned, cleared and returned to its natural state. The request is due to the substantial deterioration of the framing of the mobile home along with wood rot of the flooring as well as the roof of the structure need complete replacement.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential	R-1 Residential	1,014 SQFT, including an addition and a porch. Single Family mobile home	50 X 135 6,764 SQFT

**STAFF RECOMMENDATION****REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

5/2/24-OIT Ramos, CE Officer Emerson & CE Officer Elrod inspected the location and found the structure to have several defects (see attached Substandard Structure Checklist). After emailing AEP and checking the city utility records, It was determined that the structure has not had electrical service since March 2022 and does not have city water.

5/3/24-OIT Ramos prepared and mailed the Notice of Violation and posted the structure with the NOV and a warning notice of a Substandard Structure

6/3/24-OIT Ramos received phone call from Jerri Messer. She was inquiring about the posting of the property for the sub-standard building. She was wondering why she did not receive any certified mail for the property. Explained to her that the address in the Appraisal District website was still showing 220 Lazy Rd. as the mailing address for that property. Then she asked if they could fix up the home. OIT Ramos explained to her that since it was a mobile home they would not be able to get any permits. Also advised that the pictures show heavy deterioration of the framing of the mobile home along with wood rot of the floors. She said that she probably does agree with our assessment that the structure needs to be taken down. We explained that it would still need to go before the Building and Standards Commission before we can move forward with any demolition and it to be quicker and possibly cheaper for them to demolish the building themselves. They asked if they could still enter the building to remove some personal items from it. OIT Ramos advised her that was allowed. Officer Emerson also explained the process of appealing any ruling that may be given by the Building and Standard Commission meeting that will take place 06/19/2024

6/6/24-OIT Ramos researched on the USPS website why the notice has not been returned to the CE Office. He discovered that the notice was being returned to the CE Office.

6/6/24-The Public Hearing notice was posted on the structure and also mailed to the property owner.





## Map

---

## Property Details

<b>Account</b>		
<b>Property ID:</b>	69806	<b>Geographic ID:</b> 3450-000-008-000
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	220 LAZY RD ROCKPORT, TX 78382	
<b>Map ID:</b>	A-9	<b>Mapsco:</b>
<b>Legal Description:</b>	Lazy Acres, Lot 8 - 9	
<b>Abstract/Subdivision:</b>	S3450 - Lazy Acres	
<b>Neighborhood:</b>	LAZY-LN	
<b>Owner</b>		
<b>Owner ID:</b>	99287	
<b>Name:</b>	MESSER JERRY W & JERRI L	
<b>Agent:</b>		
<b>Mailing Address:</b>	220 LAZY RD ROCKPORT, TX 78382-7013	
<b>% Ownership:</b>	100.0%	



# SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos  
STREET ADDRESS: 220 LAZY RD CASE NO: 24-000441  
LEGAL DESCRIPTION: Lazy Acres, Lot 8 - 9  
GENERAL DESCRIPTION: 1963 MOBILE HOME OF 570 SQFT WITH AN ADDITION OF 408 SQFT PLUS A 36 SQFT PORCH  
OWNER(S): MESSER JERRY W & JERRI L

## OCCUPANCY CLASSIFICATION:

- ACCESSORY USE
- COMMERCIAL
- RESIDENTIAL
- OCCUPIED
- UNOCCUPIED

## FOUNDATION:

- SOUND CONDITION
- LISTING
- DETERIORATION
- DAMAGED FLOOR JOIST
- CRACKS
- FIRE DAMAGE
- NEEDS LEVELING
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED SILLS
- OTHER

## EXTERIOR WALLS:

- SOUND CONDITION
- IN NEED OF PAINT
- LISTING
- CRACKS
- FIRE DAMAGE
- LOOSE MEMBERS
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED WOOD MEMBERS
- HOLES IN WALL
- ASBESTOS SIDING
- OTHER MISSING TIE DOWNS ON NORTH END OF MOBILE HOME

## ROOF:

- SOUND CONDITION
- FIRE DAMAGE
- COLLAPSED
- DETERIORATED RAFTERS
- DETERIORATED CEILING JOIST
- OVERHANG DETERIORATED
- NEEDS COMPLETE RECONSTRUCTION
- HOLES IN THE ROOF
- SAGGING
- ROOF COVERING DETERIORATED
- OTHER

## INTERIOR WALLS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- LEANING STUDS
- DETERIORATED STUDS
- FIRE DAMAGE
- BROKEN SHEETROCK
- WATER DAMAGE
- HOLES IN THE WALLS
- OTHER

## FLOORS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- DETERIORATED WOOD MEMBERS
- FLOOR COVERING DAMAGED
- FIRE DAMAGE
- HOLES IN THE FLOOR
- WATER DAMAGE
- OTHER

**Sec. 22-347. Conditions constituting a substandard or dangerous building.**

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

**COURSE OF ACTION WITHIN 30 DAYS:**

- VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY

**UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

**SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

<input type="checkbox"/> MEANS OF EGRESS	<input type="checkbox"/> ROOFING MATERIAL
<input type="checkbox"/> DOORS, EXTERIOR & INTERIOR	<input type="checkbox"/> CEILING JOIST
<input type="checkbox"/> FREE OF INFESTATION	<input type="checkbox"/> CARE OF PREMISES
<input type="checkbox"/> GARBAGE AND RUBBISH STORAGE	<input type="checkbox"/> INTERIOR WALLS AND CEILINGS
<input type="checkbox"/> HARDWARE	<input type="checkbox"/> ELECTRIC LIGHTS AND SWITCHES
<input type="checkbox"/> WINDOW SASH AND SCREENS	<input type="checkbox"/> ELECTRIC CONVENIENCE OUTLETS
<input type="checkbox"/> WINDOW FRAMES	<input type="checkbox"/> ELECTRIC PANEL
<input type="checkbox"/> FOUNDATION WALLS AND PIERS	<input type="checkbox"/> ELECTRICAL METER BOX
<input type="checkbox"/> FLOOR FRAMING AND FLOORING	<input type="checkbox"/> PLUMBING FIXTURES
<input type="checkbox"/> EXTERIOR WALLS AND COLUMNS	<input type="checkbox"/> PLUMBING DRAINAGE SYSTEM
<input type="checkbox"/> EXTERIOR STEPS AND STAIRS	<input type="checkbox"/> OTHER _____

Roberto Ramos  
SIGNATURE

05/03/2024  
DATE



## NOTICE OF VIOLATION

**Jerry W & Jerri L Messer**  
220 Lazy Rd  
Rockport, 78382

Case No. 24-000441  
Issued: May 03, 2024  
Certified Mail #: 9589071052700129884038

### VIOLATION LOCATION

220 LAZY RD,  
Rockport, TX 78382

### LEGAL DESCRIPTION

Lazy Acres, Lot 8 - 9

Dear Jerry W & Jerri L Messer,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

#### Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

**Please Correct:**

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A WHITE 1963 MOBILE HOME(S) WITH 570 TOTAL SQUARE FEET INCLUDING AN ADDITION OF A 408 TOTAL SQUARE FEET. PLUS 36 SQUARE FEET OF COVERED PORCH. FOR A TOTAL SQUARE FOOTAGE OF 1014 SQUARE FEET. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS

**Compliance:**

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

May 03, 2024

Robert Ramos

Date



## SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos  
STREET ADDRESS: 220 LAZY RD CASE NO: 24-000441  
LEGAL DESCRIPTION: Lazy Acres, Lot 8 - 9  
GENERAL DESCRIPTION: 1963 MOBILE HOME OF 570 SQFT WITH AN ADDITION OF 408 SQFT PLUS A 36 SQFT PORCH  
OWNER(S): MESSER JERRY W & JERRI L

### OCCUPANCY CLASSIFICATION:

- ACCESSORY USE
- COMMERCIAL
- RESIDENTIAL
- OCCUPIED
- UNOCCUPIED

### FOUNDATION:

- SOUND CONDITION
- LISTING
- DETERIORATION
- DAMAGED FLOOR JOIST
- CRACKS
- FIRE DAMAGE
- NEEDS LEVELING
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED SILLS
- OTHER

### EXTERIOR WALLS:

- SOUND CONDITION
- IN NEED OF PAINT
- LISTING
- CRACKS
- FIRE DAMAGE
- LOOSE MEMBERS
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED WOOD MEMBERS
- HOLES IN WALL
- ASBESTOS SIDING
- OTHER MISSING TIE DOWNS ON NORTH END OF MOBILE HOME

### ROOF:

- SOUND CONDITION
- FIRE DAMAGE
- COLLAPSED
- DETERIORATED RAFTERS
- DETERIORATED CEILING JOIST
- OVERHANG DETERIORATED
- NEEDS COMPLETE RECONSTRUCTION
- HOLES IN THE ROOF
- SAGGING
- ROOF COVERING DETERIORATED
- OTHER

### INTERIOR WALLS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- LEANING STUDS
- DETERIORATED STUDS
- FIRE DAMAGE
- BROKEN SHEETROCK
- WATER DAMAGE
- HOLES IN THE WALLS
- OTHER

### FLOORS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- DETERIORATED WOOD MEMBERS
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**Sec. 22-347. Conditions constituting a substandard or dangerous building.**

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

**COURSE OF ACTION WITHIN 30 DAYS:**

**VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

**UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

**SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- MEANS OF EGRESS
- DOORS, EXTERIOR & INTERIOR
- FREE OF INFESTATION
- GARBAGE AND RUBBISH STORAGE
- HARDWARE
- WINDOW SASH AND SCREENS
- WINDOW FRAMES
- FOUNDATION WALLS AND PIERS
- FLOOR FRAMING AND FLOORING
- EXTERIOR WALLS AND COLUMNS
- EXTERIOR STEPS AND STAIRS

- ROOFING MATERIAL
- CEILING JOIST
- CARE OF PREMISES
- INTERIOR WALLS AND CEILINGS
- ELECTRIC LIGHTS AND SWITCHES
- ELECTRIC CONVENIENCE OUTLETS
- ELECTRIC PANEL
- ELECTRICAL METER BOX
- PLUMBING FIXTURES
- PLUMBING DRAINAGE SYSTEM
- OTHER \_\_\_\_\_

Roberto Ramos

SIGNATURE

05/03/2024

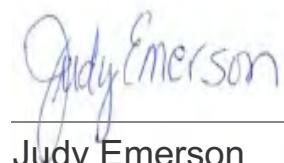
DATE



## NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 03, 2024 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

---



Judy Emerson

May 03, 2024

Date

Certified Mail #: 9589071052700129884038

U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

## Certified Mail Fee

\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

## Postage

\$

240004/41

## Total Postage and Fees

\$

## Sent To

Perry W. &amp; Jessica L. Messer

Street and Apt. No., or PO Box No.

1220 9839 Rd.

City, State, ZIP+4®

Kosciusko, NC 278387

Postmark  
HereMay 03 2022  
9:45A

Tracking Number:

**9589071052700129884038**

[Copy](#)  [Add to Informed Delivery](#)

## Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

### Get More Out of USPS Tracking:

 [USPS Tracking Plus®](#)

## Moving Through Network

### In Transit to Next Facility

June 5, 2024

### Arrived at USPS Regional Facility

CORPUS CHRISTI TX DISTRIBUTION CENTER

June 1, 2024, 3:00 pm

### Arrived at USPS Regional Facility

SAN ANTONIO TX DISTRIBUTION CENTER

May 30, 2024, 8:39 am

### Return to Sender

ROCKPORT, TX 78382

May 4, 2024, 12:26 pm

### Notice Left (No Authorized Recipient Available)

ROCKPORT, TX 78382

May 4, 2024, 12:08 pm

### Arrived at USPS Regional Facility

CORPUS CHRISTI TX DISTRIBUTION CENTER

May 3, 2024, 9:48 pm

[Hide Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

## Judy Emerson

---

**From:** Permit-Faxes <permit-faxes@aep.com>  
**Sent:** Thursday, May 2, 2024 8:07 AM  
**To:** Judy Emerson  
**Subject:** RE: Information

**WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to [itstaff@cityofrockport.com](mailto:itstaff@cityofrockport.com) for assistance.**

Good morning,

**From:** Judy Emerson <jemerson@cityofrockport.com>  
**Sent:** Thursday, May 2, 2024 7:58 AM  
**To:** Permit-Faxes <permit-faxes@aep.com>  
**Cc:** Cory Elrod <celrod@rockporttx.gov>; Roberto Ramos <raramos@cityofrockport.com>  
**Subject:** [EXTERNAL] Information

Good morning,

Can you please tell me if the following address have electric service?

519 E. First St. \*\*\*\*no meter and service since January 2022

220 Lazy Rd. \*\*\*\*meter has been disconnected since July 2021

1115 S. Live Oak St. \*\*\*\*Unable to find the address in our records

Thank you,

*Judy Emerson*

City of Rockport  
Code Enforcement Officer-TDLR #7296  
714 E Concho St.  
Rockport, TX 78382  
361-556-5310-Office  
361-542-6192-Cell  
[jemerson@cityofrockport.com](mailto:jemerson@cityofrockport.com)

*Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.*

**ATTENTION PUBLIC OFFICIALS!**

*A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.*

**AEP CONFIDENTIAL**

Account Number  Address    Zone  Name  
[General](#) [Metered](#) [Non-Metered](#) [Financial](#) [Information](#) [Comments](#) [History](#) [Consumption History](#) [Service Orders](#) [Devices](#) [Notifications](#)

## Mailing Address

Attention Address   
ROCKPORT, TX  
78382-7013, H002"/> 

## Profile

Statement Bill Statement Group  Class    E-Mail   Exceptions  CONTACT #  DL  BROCHURE  

## Account Details

Status  Start Date  Bill Thru Date Last Bill Date  Balance Pending Activity  Credit History  Deposits  Cutoff  Contracts  Draft   Edit This Record

Clear

33





384  
280

28.02681, -97.08432

ft  
±11ft

31

°T  
±13

SE138



WGS84  
±16ft

28.02679, -97.08429

ft  
±11ft

32

°, T  
±13

SE149



02May24 09:38 Ad-hoc  
220 Lazy Rd, Rockport TX 78382, US © 02-May-24 09:38:02

WGS84  
-16ft

28.02676, -97.08417

ft  
±11ft

28

ft  
-13

SW242



WGS84  
±16ft

28.02680, -97.08412

X 11ft

32

✓ ±12

SE137



02May24 09:39 Ad-hoc

220 Lazy Rd, Rockport TX 78382, US © 02-May-24 09:39:42

WGS84  
±16ft

28.02679, -97.08406

34

13

SW2

WGS84  
±16ft

28.02676, -97.08409

M<sup>ft</sup>  
±11ft

30

°,T  
±13

NW311



02May24 09:40 Ad-hoc

220 Lazy Rd, Rockport, TX 78322, USA

WC  
±1

08407

ft  
±10ft

27

°,T  
±13

SW245

02-May-24  
Lazy

Ad-hoc  
Rockport TX 78382, US 02-May-24 09:40:51



WGS84  
±16ft

28°02'371, -97.08410

ft  
±11ft

31

°T  
±13

NW322



02May24 09:41 Ad-hoc

220 Lazy Rd, Rockport TX 78382, US © 02-May-24 09:41:08

28.0267

-97.08413

ft  
±11ft

35

°,T  
±13

NW335



02May24 09:41 Ad-hoc

220 Lazy Rd, Rockport TX 78382, US | 02-May-24 09:41:20

WGS84  
±16ft

28.02674, -97.08432

ft  
±11ft

34

°T  
±12

NE73

220



WGS84  
±12ft

28.02669, -97.08425

ft  
±10ft

32

NE70

02May24 09:43 Ad-hoc

222 Lazy Rd, Rockport TX 78382, US 02-May-24 09:43:33

WGS84  
±15ft

28.02678, -97.08426

ft  
±11ft

27

°T  
±13

S182

03May24 10:03

220 Lazy Rd, Rockport TX 78382, US © May 3, 2024 at 10:03AM

**STAFF REPORT**

Code Enforcement Department | Cory Elrod, Code Enforcement Officer  
 2751 SH 35 Bypass, Rockport, TX 78382  
 Phone: (361) 556-5310, ext. 2385 | Email: celrod@rockporttx.gov

**PROPERTY ADDRESS/LOCATION****1115 S. Live Oak Street****LEGAL DESCRIPTION****Lot 4, Block 40, Doughty & Mathis****APPLICANT/PROPERTY OWNER****Mark & Valerie Meandro****PUBLIC HEARING/HEARING DATE(S)****1<sup>st</sup> Hearing - Wednesday, June 19, 2024****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Elrod is requesting that the primary structure be demolished, all junk and trash will need to be disposed of, and the property to be returned to its natural state.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-6	Residential	B-1 & R-2	764 Sq. Ft. including one open deck.  Single-Family Home	50 x 100 5,000 sq. ft.

**STAFF RECOMMENDATION****REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****PROPERTY HISTORY**

**5-3-2024** - Code Enforcement Officer Elrod was on routine patrol while on patrol Code Officer Elrod observed a dilapidated structure located at 1115 S. Live Oak Street with significant damages and building code violations that were visible from the public roadway/easement. Code Officer Elrod started a new case for Substandard Structure.

**5-3-2024** – The structure has damage to the exterior and roof. No utilities are currently connected to this property, also, junk and trash was observed to be stored under the structure. Photos were collected of the structure and property as well as a certified letter was generated and posted on the structure.

**5-6-2024** – Mr. Meandro spoke with Code Officer Emerson regarding the posted notices on his structure. Mr. Meandro stated, “he was not surprised” and asked what his options would be. The officer explained in the first 30 days he could move, demolish, or produce plans for repairs including windstorm to the building official’s office. If he does not do any of these options within the first 30 days, he will need to submit plans to the B & S commission. Mr. Meandro stated he would not be in town on 6/19/24 as he will be on a cruise, however, he understood his options. Mr. Meandro stated he had property in the county which he may move the structure to.

**5-31-2024** – Code Officer Elrod conducted a re-inspection of 1115 S Live Oak. Upon arriving the officer observed work has been conducted to the structure (roof shingles have been removed and new Tyvek had been placed, as well as new Tyvek enclosing the lower portion of the structure. The decking on the exterior deck had been removed along with what appeared as one of the front windows had been covered with a sheet of plywood as if the contractor/owner was closing off the window permanently. Code Officer Elrod checked to see if the owner/contractor had pulled permits, none were located. Code Officer Elrod placed a stop work order and collected new photos of the repair / demo work that had been conducted.

Code Officer Elrod attempted to call Mr. Meandro as well but was unable to make contact.

6/6/24-The Public Hearing notice was posted on the structure and mailed to the property owner.

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**SEE ATTACHED SUPPORTING DOCUMENTS**

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# CONNECTEXPLORER™



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## Property Details

<b>Account</b>		
<b>Property ID:</b>	17974	<b>Geographic ID:</b> 1575-040-004-000
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	1115 S LIVE OAK ST ROCKPORT, TX 78382	
<b>Map ID:</b>	A-2	<b>Mapsco:</b>
<b>Legal Description:</b>	DOUGHTY & MATHIS, BLOCK 40, LOT 4	
<b>Abstract/Subdivision:</b>	S1575 - Doughty & Mathis	
<b>Neighborhood:</b>	SOUTHROCK	
<b>Owner</b>		
<b>Owner ID:</b>	146399	
<b>Name:</b>	MEANDRO MARK & VALERIE	
<b>Agent:</b>		
<b>Mailing Address:</b>	8111 NAIM DR AUSTIN, TX 78749	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	



# SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos

STREET ADDRESS: 1115 S. LIVE OAK STREET CASE NO: 24-000443

LEGAL DESCRIPTION: DOUGHTY & MATHIS, BLOCK 40, LOT 4

GENERAL DESCRIPTION: WOODEN SINGLE FAMILY RESIDENCE ON PIERS, WHITE IN COLOR

OWNER(S): MARK & VALERIE MEANDRO

## OCCUPANCY CLASSIFICATION:

- ACCESSORY USE
- COMMERCIAL
- RESIDENTIAL
- OCCUPIED
- UNOCCUPIED

## FOUNDATION:

- SOUND CONDITION
- LISTING
- DETERIORATION
- DAMAGED FLOOR JOIST
- CRACKS
- FIRE DAMAGE
- NEEDS LEVELING
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED SILLS
- OTHER

## EXTERIOR WALLS:

- SOUND CONDITION
- IN NEED OF PAINT
- LISTING
- CRACKS
- FIRE DAMAGE
- LOOSE MEMBERS
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED WOOD MEMBERS
- HOLES IN WALL
- ASBESTOS SIDING
- OTHER TERMITE DAMAGES

## ROOF:

- SOUND CONDITION
- FIRE DAMAGE
- COLLAPSED
- DETERIORATED RAFTERS
- DETERIORATED CEILING JOIST
- OVERHANG DETERIORATED
- NEEDS COMPLETE RECONSTRUCTION
- HOLES IN THE ROOF
- SAGGING
- ROOF COVERING DETERIORATED
- OTHER

## INTERIOR WALLS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- LEANING STUDS
- DETERIORATED STUDS
- FIRE DAMAGE
- BROKEN SHEETROCK
- WATER DAMAGE
- HOLES IN THE WALLS
- OTHER

## FLOORS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- DETERIORATED WOOD MEMBERS
- FLOOR COVERING DAMAGED
- FIRE DAMAGE
- HOLES IN THE FLOOR
- WATER DAMAGE
- OTHER

**Sec. 22-347. Conditions constituting a substandard or dangerous building.**

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

**COURSE OF ACTION WITHIN 30 DAYS:**

- VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY

**UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

**SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- MEANS OF EGRESS
- DOORS, EXTERIOR & INTERIOR
- FREE OF INFESTATION
- GARBAGE AND RUBBISH STORAGE
- HARDWARE
- WINDOW SASH AND SCREENS
- WINDOW FRAMES
- FOUNDATION WALLS AND PIERS
- FLOOR FRAMING AND FLOORING
- EXTERIOR WALLS AND COLUMNS
- EXTERIOR STEPS AND STAIRS

- ROOFING MATERIAL
- CEILING JOIST
- CARE OF PREMISES
- INTERIOR WALLS AND CEILINGS
- ELECTRIC LIGHTS AND SWITCHES
- ELECTRIC CONVENIENCE OUTLETS
- ELECTRIC PANEL
- ELECTRICAL METER BOX
- PLUMBING FIXTURES
- PLUMBING DRAINAGE SYSTEM
- OTHER \_\_\_\_\_

---

SIGNATURE

---

DATE



## NOTICE OF VIOLATION

**Mark & Valerie Meandro**  
8111 Naim Dr  
Austin, TX 78749

Case No. 24-000443  
Issued: May 14, 2024

### VIOLATION LOCATION

1115 S LIVE OAK ST,  
Rockport, TX 78382

### LEGAL DESCRIPTION

Doughty & Mathis, Block 40, Lot 4

Dear Mark & Valerie Meandro,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

#### Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

**Please Correct:**

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A WOODEN SINGLE FAMILY RESIDENCE ON ELEVATED PIERS THE SQUARE FOOTAGE ACCORDING TO THE APPRAISAL DISTRICT SHOWS THE MAIN AREA 558 SQ FT, OPEN DECK 176 SQ FT AND OPEN DECK 30 SQ FT, TOTAL SQUARE FOOTAGE IS 764 SQ FEET. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

**Compliance:**

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

A handwritten signature in blue ink, appearing to read "Cory Elrod".

Cory Elrod

May 14, 2024

Date



## SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 5-3-2024 INSPECTOR(S): C. Elrod, J. Emerson, & R. Ramos  
STREET ADDRESS: 1115 S. LIVE OAK STREET CASE NO: 24-000443  
LEGAL DESCRIPTION: DOUGHTY & MATHIS, BLOCK 40, LOT 4  
GENERAL DESCRIPTION: WOODEN SINGLE FAMILY RESIDENCE ON PIERS, WHITE IN COLOR  
OWNER(S): MARK & VALERIE MEANDRO

### OCCUPANCY CLASSIFICATION:

- ACCESSORY USE
- COMMERCIAL
- RESIDENTIAL
- OCCUPIED
- UNOCCUPIED

### FOUNDATION:

- SOUND CONDITION
- LISTING
- DETERIORATION
- DAMAGED FLOOR JOIST
- CRACKS
- FIRE DAMAGE
- NEEDS LEVELING
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED SILLS
- OTHER

### EXTERIOR WALLS:

- SOUND CONDITION
- IN NEED OF PAINT
- LISTING
- CRACKS
- FIRE DAMAGE
- LOOSE MEMBERS
- NEEDS EXTENSIVE REPAIRS
- DETERIORATED WOOD MEMBERS
- HOLES IN WALL
- ASBESTOS SIDING
- OTHER TERMITE DAMAGES

### ROOF:

- SOUND CONDITION
- FIRE DAMAGE
- COLLAPSED
- DETERIORATED RAFTERS
- DETERIORATED CEILING JOIST
- OVERHANG DETERIORATED
- NEEDS COMPLETE RECONSTRUCTION
- HOLES IN THE ROOF
- SAGGING
- ROOF COVERING DETERIORATED
- OTHER

### INTERIOR WALLS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- LEANING STUDS
- DETERIORATED STUDS
- FIRE DAMAGE
- BROKEN SHEETROCK
- WATER DAMAGE
- HOLES IN THE WALLS
- OTHER

### FLOORS:

- UNABLE TO ENTER
- STRUCTURE IS SECURED
- SOUND CONDITION
- DETERIORATED WOOD MEMBERS
- FLOOR COVERING DAMAGED
- FIRE DAMAGE
- HOLES IN THE FLOOR
- WATER DAMAGE
- OTHER

**Sec. 22-347. Conditions constituting a substandard or dangerous building.**

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

**COURSE OF ACTION WITHIN 30 DAYS:**

- VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY

**UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

**SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- MEANS OF EGRESS
- DOORS, EXTERIOR & INTERIOR
- FREE OF INFESTATION
- GARBAGE AND RUBBISH STORAGE
- HARDWARE
- WINDOW SASH AND SCREENS
- WINDOW FRAMES
- FOUNDATION WALLS AND PIERS
- FLOOR FRAMING AND FLOORING
- EXTERIOR WALLS AND COLUMNS
- EXTERIOR STEPS AND STAIRS

- ROOFING MATERIAL
- CEILING JOIST
- CARE OF PREMISES
- INTERIOR WALLS AND CEILINGS
- ELECTRIC LIGHTS AND SWITCHES
- ELECTRIC CONVENIENCE OUTLETS
- ELECTRIC PANEL
- ELECTRICAL METER BOX
- PLUMBING FIXTURES
- PLUMBING DRAINAGE SYSTEM
- OTHER \_\_\_\_\_

SIGNATURE

DATE



## NOTICE OF VIOLATION

**Mark & Valerie Meandro**  
8111 Naim Dr  
Austin, TX 78749

Case No. 24-000443  
Issued: May 14, 2024

### VIOLATION LOCATION

1115 S LIVE OAK ST,  
Rockport, TX 78382

### LEGAL DESCRIPTION

Doughty & Mathis, Block 40, Lot 4

Dear Mark & Valerie Meandro,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

#### Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."

According to the real property records of Aransas County, you own the real property described in this



notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

**Please Correct:**

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A WOODEN SINGLE FAMILY RESIDENCE ON ELEVATED PIERS THE SQUARE FOOTAGE ACCORDING TO THE APPRAISAL DISTRICT SHOWS THE MAIN AREA 558 SQ FT, OPEN DECK 176 SQ FT AND OPEN DECK 30 SQ FT, TOTAL SQUARE FOOTAGE IS 764 SQ FEET. CODE OFFICER WILL ASK FOR DEMOLITION AT OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING, WHICH YOU WILL RECEIVE NOTICE OF, TO ASK FOR A DEMOLITION ORDER FOR THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

**Compliance:**

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

May 14, 2024

Cory Elrod

Date



## NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 03, 2024 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

A handwritten signature in blue ink, appearing to read "Cory Elrod".

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Cory Elrod

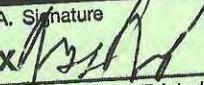
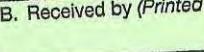
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May 03, 2024

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Date

Certified Mail #: 9589071052700129881396

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p><b>A. Signature</b>    <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee       </p> <p><b>B. Received by (Printed Name)</b> <b>C. Date of Delivery</b>   <b>05/09/29</b> </p> <p><b>D. Is delivery address different from item 1?</b> <input type="checkbox"/> Yes        If YES, enter delivery address below: <input type="checkbox"/> No  <b>24.000443</b></p>	
<p><b>1. Article Addressed to:</b>  <b>Mark &amp; Valerie Meandro</b>  <b>8111 Nain Drive</b>  <b>Austin, TX 78749</b></p> <p>  <b>9590 9402 8597 3244 3313 48</b></p>		<p><b>3. Service Type</b></p> <p> <input checked="" type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)       </p> <p> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery       </p>	
<p><b>2. Article Number (Transfer from service label)</b>  <b>9589 0710 5270 0129 8813 96</b></p> <p><b>PS Form 3811, July 2020 PSN 7530-02-000-9053</b></p>		<p><b>Domestic Return Receipt</b></p>	

## Judy Emerson

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**From:** Permit-Faxes <permit-faxes@aep.com>  
**Sent:** Thursday, May 2, 2024 8:07 AM  
**To:** Judy Emerson  
**Subject:** RE: Information

**WARNING:** This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to [itstaff@cityofrockport.com](mailto:itstaff@cityofrockport.com) for assistance.

Good morning,

**From:** Judy Emerson <jemerson@cityofrockport.com>  
**Sent:** Thursday, May 2, 2024 7:58 AM  
**To:** Permit-Faxes <permit-faxes@aep.com>  
**Cc:** Cory Elrod <celrod@rockporttx.gov>; Roberto Ramos <raramos@cityofrockport.com>  
**Subject:** [EXTERNAL] Information

Good morning,

Can you please tell me if the following address have electric service?

519 E. First St. \*\*\*\*no meter and service since January 2022

220 Lazy Rd. \*\*\*\*meter has been disconnected since July 2021

1115 S. Live Oak St. \*\*\*\*Unable to find the address in our records

Thank you,

*Judy Emerson*

City of Rockport  
Code Enforcement Officer-TDLR #7296  
714 E Concho St.  
Rockport, TX 78382  
361-556-5310-Office  
361-542-6192-Cell  
[jemerson@cityofrockport.com](mailto:jemerson@cityofrockport.com)

*Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.*

**ATTENTION PUBLIC OFFICIALS!**

*A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.*

**AEP CONFIDENTIAL**



Account Number	CU-1250-01	New Occupant	Address	1115	S LIVE OAK ST	<input type="button" value="G"/>
Zone	01	Notes **	Name	KISSLING, LINDA K.		

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

**Mailing Address**

Attention

Address

4111 SMOKEY BEND  
SAN ANTONIO, TX 78217

**Profile**

Statement Bill

Statement Group




Class

ICL

INSIDE CITY LIMITS

E-Mail

lkiss@satx.rr.com



Exceptions

Confidential

CONTACT #

51118

DL

06872919 TDL

BROCHURE

8/31/2016

**Account Details**

Status

Inactive 11/09/17

Start Date

8/19/2016

Bill Thru Date

11/15/2017

Last Bill Date

11/15/2017

Balance

0.00

Pending Activity

0.00

Credit History

Bill:15 Cut: 0 Pen: 0

Deposits

0.00

Cutoff

N/A

Contracts

0.00

Draft

N/A

Edit This Record

Clear





WGS84  
±16ft

28.01337, -97.05685

M<sup>ft</sup>  
±11ft

15

°,T  
±12

SW223



02May24 09:11 Ad-hoc

1115 S Live Oak St, Rockport TX 78382, US 02-May-24 09:11:58

WGS84  
±16ft

28.01337, -97.05682

ft  
±11ft

20

°,T  
±15

SW206



WGS84 28.01335, -97.05682 18 °, T SW221

±16ft ±11ft 18 ±20

02May24 09:11 Ad-hoc

1115 S Live Oak St, Rockport TX 78382, US 02-May-24 09:11:29





WGS84  
±12ft

28.01333, -97.05657

ft  
±10ft

4

°T  
±10

NE70



03Jun24 10:58 1

1111 S Live Oak St, Rockport TX 78382, US

Jun 3, 2024 at 10:58AM



WGS84  
±15ft

28.01337, -97.05680

ft  
±11ft

15

°,T  
±14

SW208

06Jun24 09:05 1

1115 S Live Oak St, Rockport TX 78382, US © Jun 6, 2024 at 9:05 AM

[www.mgbuildingmaterials.com](http://www.mgbuildingmaterials.com)

[www.mgbuildingmaterials.com](http://www.mgbuildingmaterials.com)