



City of Rockport

REGULAR MEETING OF THE BUILDING AND STANDARDS COMMISSION AGENDA

MONDAY, AUGUST 25, 2025 - 5:30 PM
ROCKPORT CITY HALL
212 N LIVE OAK ST
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport will hold a Regular Meeting of the Building and Standards Commission on Monday, August 25, 2025, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The Building and Standards Committee welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Building and Standards Committee to receive your handouts for the meeting, please provide 10 copies; if not, the Building and Standards Committee will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Building and Standards Committee may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Building and Standards Committee may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER AND ROLL CALL

II. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the Building and Standards Commission.

1. Consider the approval of the Minutes for the June 18, 2025, Regular Meeting of the Building and Standards Commission. (Belinda Garcia, Administrative Coordinator)

III. PUBLIC HEARINGS AND ACTION ITEMS

2. The Chairperson will administer the oath to any and all persons providing testimony on Agenda items. (Belinda Garcia, Administrative Coordinator)
3. Presentation, Public Hearing, Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1601 Mathis Street, also known as Sphinx Blk 1 Lot 1, Rockport, Aransas County, Texas Buildings 1 - 10: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471:
 - i. Staff Report
 - ii. Public Hearing for 1601 Mathis Street Building # 1
 - iii. Deliberate and act on recommendation for 1601 Mathis Street Building #1
 - iv. Public Hearing for 1601 Mathis Street Building #2
 - v. Deliberate and act on recommendation for 1601 Mathis Street Building #2
 - vi. Public Hearing for 1601 Mathis Street Building #3
 - vii. Deliberate and act on recommendation for 1601 Mathis Street Building #3
 - vii. Public Hearing for 1601 Mathis Street Building #4
 - ix. Deliberate and act on recommendation for 1601 Mathis Street Building #4
 - x. Public Hearing for 1601 Mathis Street Building #5
 - xi. Deliberate and act on recommendation for 1601 Mathis Street Building #5
 - xii. Public Hearing for 1601 Mathis Street Building #6
 - xiii. Deliberate and act on recommendation for 1601 Mathis Street Building #6
 - xiv. Public Hearing for 1601 Mathis Street Building #7
 - xv. Deliberate and act on recommendation for 1601 Mathis Street Building #7
 - xvi. Public Hearing for 1601 Mathis Street Building #8
 - xvii. Deliberate and act on recommendation for 1601 Mathis Street Building #8.
 - xviii. Public Hearing for 1601 Mathis Street Building #9
 - xix. Deliberate and act on recommendation for 1601 Mathis Street Building #9
 - xx. Public Hearing for 1601 Mathis Street Building #10
 - xxi. Deliberate and act on recommendation for 1601 Mathis Street Building #10 (Judy Emerson)

IV. ADJOURN

CERTIFICATION

This is to certify that I, Belinda Garcia, posted this Agenda at 11:00 A.M. on August 22, 2025, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382.

Belinda Garcia

Belinda Garcia
Building and Development Department
Administrative Coordinator

BUILDING & STANDARDS COMMISSION MINUTES

On this Thursday, the 18th Day of June 2025, 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

Warren Hassinger
Patricia Bemrose
Rocky Gudim
Pam Dixon Frost
Brandi Picton
Janetta Davis

Members Absent

Staff Members Present

Carey Dietrich, Director Building and Development
Stacy Cantu, Building & Dev. Planning Technique
Belinda Garcia- Administrative Coordinator

Judy Emerson – Code Enforcement
Larry Sinclair - Code Enforcement
Robert Argetsinger - IT

Guest(s) Present

Seven (7)

Open Agenda

1. Meeting called to order at 5:31 p.m.
2. Introduction of new Code Enforcement Staff.

Public Hearing Open 5:33 pm Closed 5:44 pm

3. Call to Order – Building and Standards Commission at 5:31pm.
4. Administer oath to any and/or 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 803 Moline Street, also known as Block B, Lot 7 & 8, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Valdermar Roque & Marnina R Elizondo.
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 1301 Jim's Smokehouse Road, also known as Space 12, Label #NTA196367, Serial #CLW049755TX, Shady Oaks RV Park Subdivision, Rockport, Aransas County, Texas; currently owned by Sampatti LLC, DBA Shady Oaks RV Park, manufactured homes currently owned by Alfredo Ramirez Jr & Grace Campos Ramirez.
7. Conduct a Public Hearing to consider recommendations from the Code Official that the

Building and Standards Commission order building(s) demolished on property located at 111 Lazy Road, also known as Lot 29 and 30, Lazy Acres Subdivision, Rockport, Aransas County, Texas, currently owned by Lewis M and Arnold Jr.

8. 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 618 Moline Street, also known as Block 1, Lot 9 & 10, W-40' of Each, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Kenneth McKinney.
9. 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 822 Gagon Street, also known as Block 56, Lot 9 & 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Wallace W Tinnin II & Erica K Tinnin.
10. 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 513 North Ann Street, also known as Block 35, Lot 6 & 7, Smith and Wood Subdivision, Rockport, Aransas County, Texas: currently owned by Edward B Arroyos.
11. 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 111 Timber Lane Loop, also known as Block 1, Lot 11, Sylvan Heights Subdivision, Rockport, Aransas County, Texas: currently owned by Tria Sigma Investments LLC.

Regular Agenda Open 5:44 pm

12. Deliberate and act on approval of the regular meeting minutes of July 18, 2024.

MOTION: Member Pam Dixon Frost made a motion to approve minutes as they are. Member Rocky Gudim seconded the motion. Motion passed unanimously.

13. Discussion, Consideration, and Action regarding the Demolition Order issued by the Building & Standards Commission on June 26, 2023, for property located at 602 East Cornwall Street, also known as Lots 14 - 16, Block 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Annette Garza, Sergio Garza and Joe H Garza, Jr.

Danielle Gonzales, Joe Henery Garza, Sergio Garza, Judy Emerson Spoke

MOTION: Member Pam Dixon Frost made a motion to postpone the demolition.

Member Rocky Guidum seconded the motion.

Chair Warren Hassinger motion to extend the permit for 180 days to obtain C of O, no extension but on the 181 day the demolition is re-instated. Member Rocky Guidum seconded the motion. Roll Call Rocky Guidum Yes

Brandi Picton Recused Herself

Warren Hassinger Yes

Pam Bemrose No

Jennetta Davis Yes

Patti Dixon Frost Yes

14. Discussion, Consideration, and Action regarding the Demolition Order issued by the Building & Standards Commission on June 26, 2023, for property located at 1122 N Ann, also known as Lots 11 & 12, Block 243, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Rex Ledbetter.

Rex Ledbetter, Luis De La Garza spoke.

MOTION: Member Rocky Guidum made a motion to approve a 90 days extension to complete the project. Member Pat Dixon Frost seconded the motion. Motion passed unanimously.

15. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 803 Moline Street, also known as Block B, Lot 7 & 8, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Valdermar Roque & Marnina R. Elizondo.

Judy Emerson, Code Enforcement spoke.

Motion: Chair Warren Hassinger motioned to demolish 803 Moline Street. Member Brandi Picton seconded the motion. Motion passed unanimously.

16. 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 1301 Jim's Smokehouse Road, also known as Space 12, Label #NTA196367, Serial #CLW049755TX, Shady Oaks RV Park Subdivision, Rockport, Aransas County, Texas; currently owned by Sampatti LLC, DBA Shady Oaks RV Park, manufactured homes currently owned by Alfredo Ramirez Jr & Grace Campos Ramirez.

Judy Emerson Code Enforcement spoke.

MOTION: Member Brandi Picton made a motion to demolish. Member Pat Dixon Frost seconded the motion. Motion passed unanimously.

17. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 111 Lazy Road, also known as Lot 29 and 30, Lazy Acres Subdivision, Rockport, Aransas County, Texas, currently owned by Lewis M and Arnold Jr.

Code Enforcement in Training Larry Sinclair spoke. Owner demolished building.

18. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order buildings(s) demolished on property located at 618 Moline Street, also known as Block 1, Lot 9 & 10, W-40' of Each, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Kenneth McKinney.

Code Enforcement in Training Larry Sinclair spoke.

MOTION: Member Pam Dixon Frost motioned to demolish. Member Brandi Picton seconded the motion. Motion passed unanimously.

19. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order buildings(s) demolished on property located at 822 Gagon

Street, also known as Block 56, Lots 9 & 10, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Wallace W Tinnin & Erica K Tinnin

Code Enforcement in Training Larry Sinclair spoke. Demo permit was pulled 6/18/2025.

MOTION: Member Brandi Picton motioned to issue to demolish and clear property. Member Rocky Guidum seconded the motion. Motion passed unanimously.

20. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order buildings(s) demolished on property located at 513 North Ann Street, also known as Block 35, Lot 6 & 7, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Edward B Arroyos.

Code Enforcement Judy Emerson spoke.

MOTION: Member Rocky Guidum motioned to issue to demolish. Member Brandi Picton seconded the motion. Motion passed unanimously.

21. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order buildings(s) demolished on property located at 111 Timber Lane Loop, also known as Block 1, Lot 11, Sylvan Heights Subdivision, Rockport, Aransas County, Texas: currently owned by Tria Sigma Investments LLC.

Code Enforcement Judy Emerson spoke.

MOTION: Member Pam Dixon Frost motioned to issue to demolish and clear property. Member Patt Bemrose seconded the motion. Motion passed unanimously.

There being no further business, Chairman Hassinger adjourned the meeting at approximately 6:54 pm. **Member Brandi Picton made a motion to adjourn. Member Rocky Guidum Frost seconded. Motion passed unanimously.**

Prepared by: _____
Belinda Garcia, Administrative Coordinator

Approved by: _____
Warren Hassinger, Chairman



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: August 25, 2025

CATEGORY: Action Item

CAPTION:

The Chairperson will administer the oath to any and all persons providing testimony on Agenda items.

SUMMARY:

The Chairperson will administer the oath to any and all persons providing testimony on the Agenda items: Do you solemnly swear to tell the truth, the whole truth, and nothing but the truth?

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Anyone speaking at this meeting is required to be sworn in.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

None

APPROVAL/REVIEW:

Kimberly Henry, Assistant to the City Manager

Date: August 22, 2025



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Judy Emerson

MEETING DATE: August 25, 2025

CATEGORY: Action Item

CAPTION:

Presentation, Public Hearing, Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1601 Mathis Street, also known as Sphinx Blk 1 Lot 1, Rockport, Aransas County, Texas Buildings 1 - 10: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471:

- i. Staff Report
 - ii. Public Hearing for 1601 Mathis Street Building # 1
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 - vii. Public Hearing for 1601 Mathis Street Building #4
 - ix. Deliberate and act on recommendation for 1601 Mathis Street Building #4
 - x. Public Hearing for 1601 Mathis Street Building #5
 - xi. Deliberate and act on recommendation for 1601 Mathis Street Building #5
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 - xvii. Deliberate and act on recommendation for 1601 Mathis Street Building #8.
 - xviii. Public Hearing for 1601 Mathis Street Building #9
 - xix. Deliberate and act on recommendation for 1601 Mathis Street Building #9
 - xx. Public Hearing for 1601 Mathis Street Building #10
 - xxi. Deliberate and act on recommendation for 1601 Mathis Street Building #10
-

SUMMARY:

Code Enforcement Officer Judy Emerson is requesting that all ten (10) structures that sit on this property be demolished along with all debris, junk, trash, vehicles (that because of their condition, are considered junk and trash) and two shipping containers that are not secured, be removed, and the property returned to its natural state.

BACKGROUND:

This project was started in 2022 by another Developer. The original plan was to build twenty (20) structures/duplexes on this property. There were twenty (20) building permits issued between October 5, 2021, and March 30, 2022. The infrastructure for this project was never installed. This project was never completed and only ten (10) structures were built by the original Developer and have been sitting in their current state for over three (3) years. Two (2) of the structures #1 & #6 are built in the utility setback. The electrical line must be buried at the Developers' expense. One (1) of the back structures #10 was built on the T Hammerhead (cul-de-sac).

The new Developer, Lovely Villas, bought this property on October 18, 2024. The Building & Development staff have had four (4) Pre-Development Meetings (PDM). The first PDM was held on August 27, 2024, to discuss what the new Developer would need to do to bring these structures up to code. This includes that the infrastructure must be put in, a full set of plans showing all setbacks, easements, site plan, electrical, plumbing & mechanical details. These plans are also required to show how the structures will be constructed to meet the windstorm code. The Developer and his contractor were told that because these structures were constructed with Structural Insulated Panels (SIP) they would need to have all the structures inspected by a qualified SIP inspector and a report given to the Building & Development Department before this project could move forward. There was a PDM meeting held on March 19, 2025, with engineers from a local Engineering Firm and the project contractor. It was discussed at this meeting that the Engineering Firm had inspected the ten (10) structures and determined that all but two of these structures were structurally sound, but the structures were not SIP certified. The next PDM was held with only the contractor, and it was once again discussed what was needed to bring these structures up to code. The last PDM was on July 2, 2025, with the Developer and his new contractor. All the City's requirements were discussed again, and they were given until August 1, 2025, to submit all documentation, which they have not done.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends demolition of all 10 structures.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. BUILDING #1
2. BUILDING #2
3. BUILDING #3
4. BUILDING #4
5. BUILDING #5

6. BUILDING #6
7. BUILDING #7
8. BUILDING #8
9. BUILDING #9
10. BUILDING #10

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 22, 2025

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 2751 SH 35 Bypass, Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #1 be demolished along with the foundation and all debris, junk & trash be removed and the property returned to its natural state.

Building #1

The roof of this structure is partially completed with shingles, but is missing the ridge cap, because of the roof not being completed with shingles or having a ridge cap there are spaces in the roof that have allowed the elements to affect the entire structure. The overhangs and the roof covering show signs of deterioration. There are areas inside the structure that have deterioration of the ceiling rafters, ceiling joist, and the OSB sub-flooring and walls. The windows and garage doors have also been open, and the structure has been open to vagrants until just recently. There is a hole on the second floor, floor that appears to be from the elements. No sheetrock has been installed. This structure has been unsecured until this month, and it is partially secured. Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
	2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, 2025, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

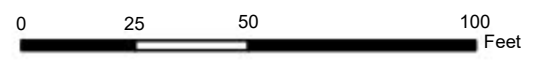
Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$786,510 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantee to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of.
We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at dgroen@rockporttx.gov with corrections.
City of Rockport
Public Works Department
2751 5th St
Rockport, TX 78382
361-725-2211 Ext 219
361-205-7382 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #1-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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


SIGNATURE


DATE

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Total Postage and Fees

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25-00306
Abely Villas LLC
Street and Apt. No., or PO Box No.
1301 Mystic River Ln
City, State, ZIP+4®
Rosenberg Tx 77471

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POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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- ☐ Adult Signature Restricted Delivery \$ _____

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City, State, ZIP+4[®]

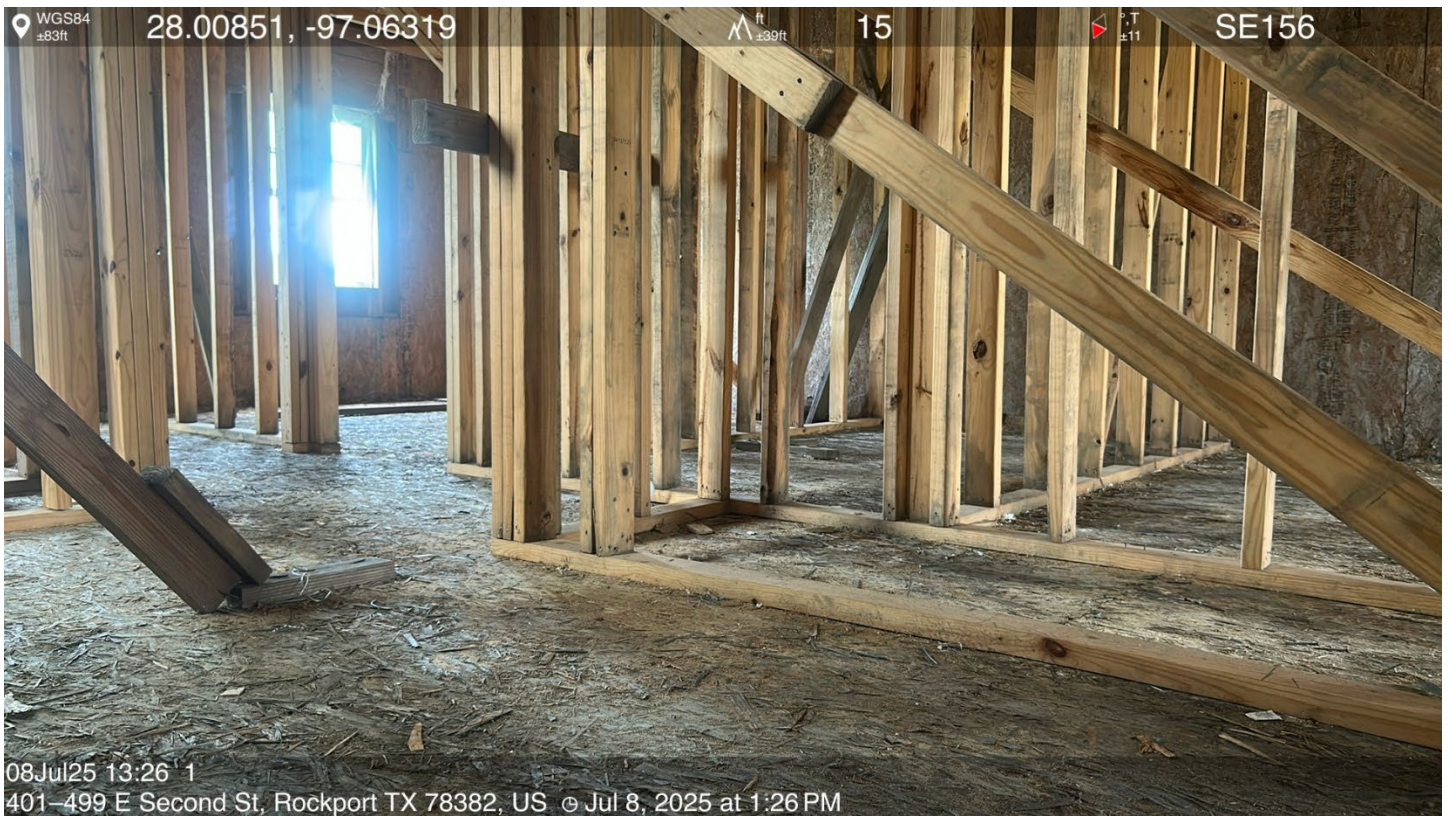
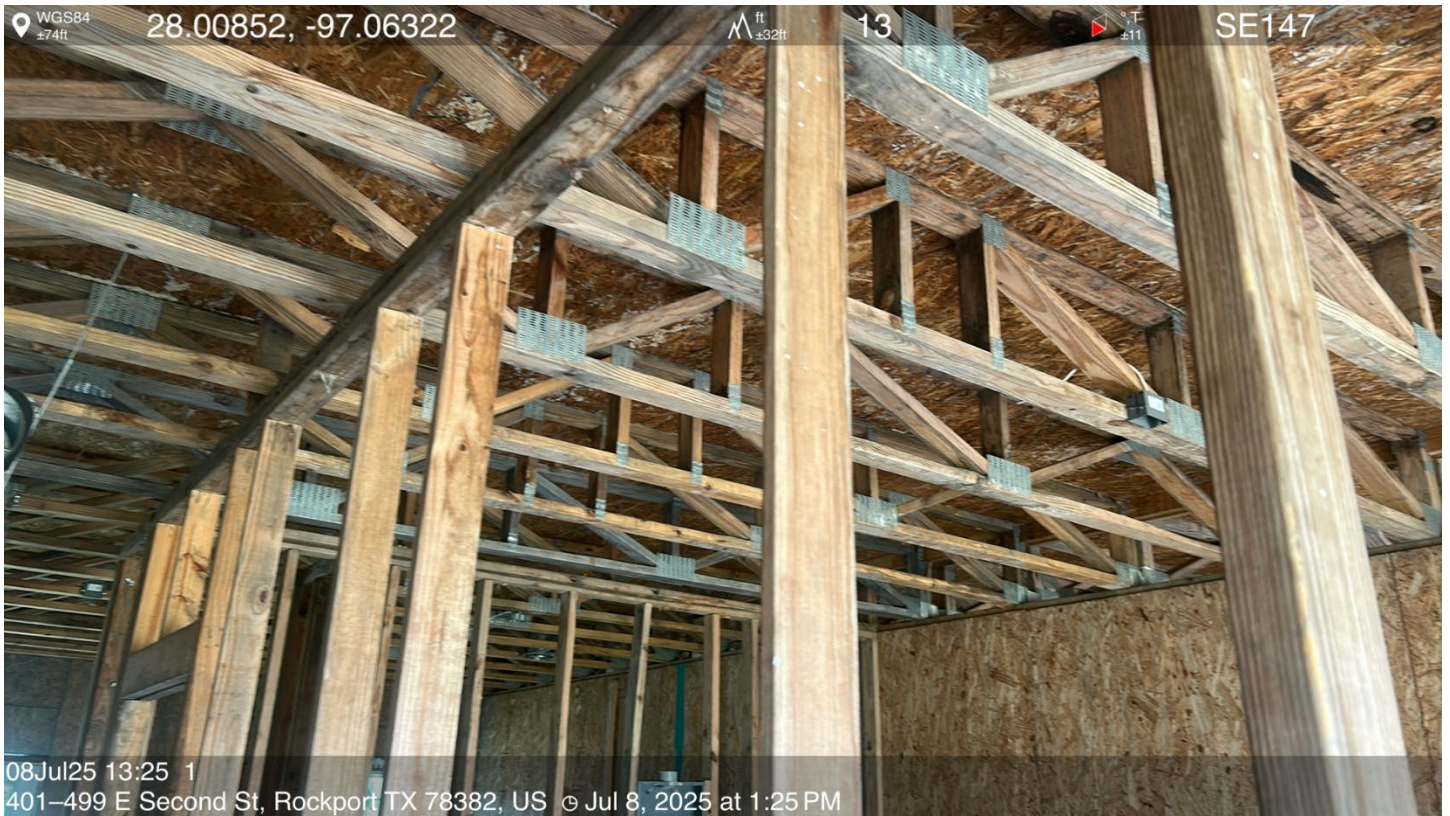
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Page 25 of 225

BUILDING #1

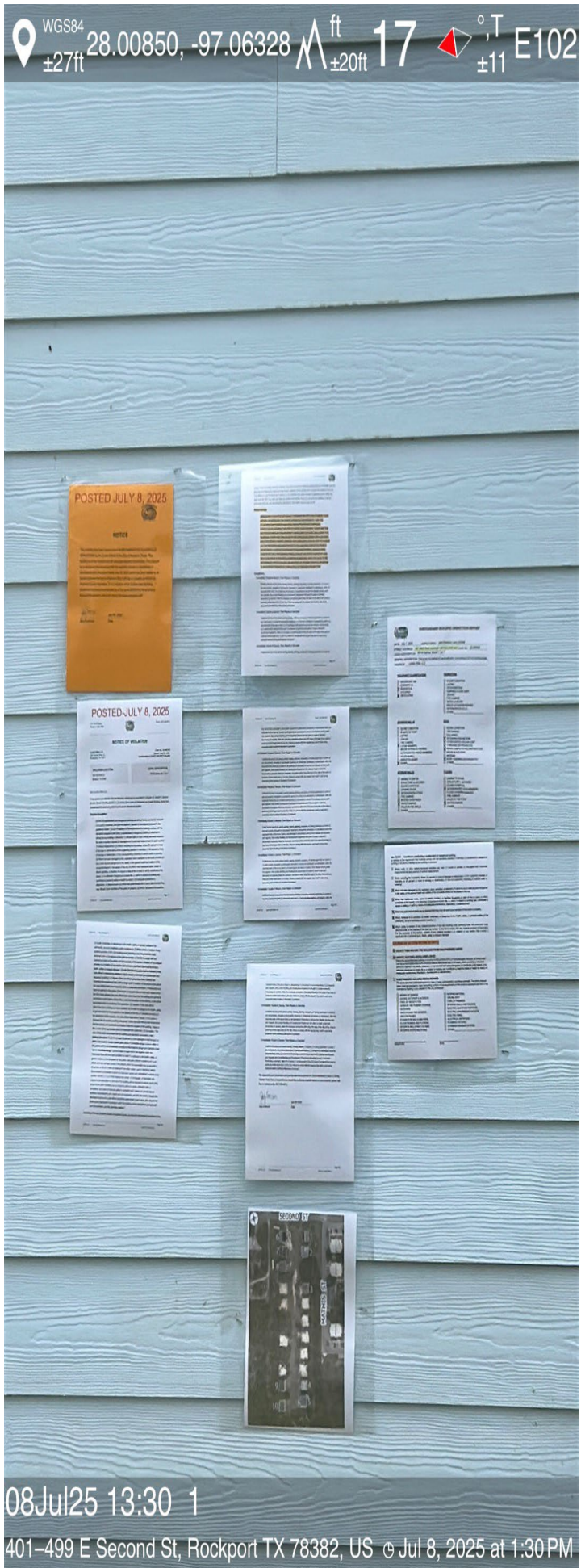




SECOND FLOOR









STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 2751 SH 35 Bypass, Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #2 be demolished along with the foundation and all debris, junk & trash be removed and the property returned to its natural state.

Building #2

The roof of this structure is partially completed with shingles, but is missing the ridge cap, because of the roof not being completed with shingles or having a ridge cap there are spaces in the roof that have allowed the elements to affect the entire structure. The overhangs and the roof covering show signs of deterioration. There are areas inside the structure that have deterioration of the ceiling rafters, ceiling joist, and the OSB sub-flooring and walls.

No sheetrock has been installed.

This structure has been unsecured until this month, and it is only now partially secured

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

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

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

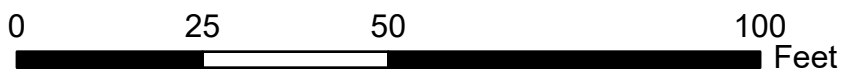
Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at eloren@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361-720-2213 Ext 219
361-205-7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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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.

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

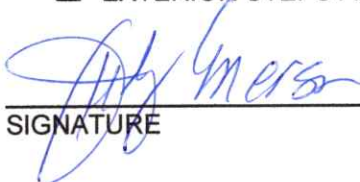
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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25-00306
Sueley Villas LLC
Street and Apt. No., or PO Box No.
1301 Mystic River Ln
City, State, ZIP+4®
Rosenberg Tx 77471

Postmark
Here

JUL 08 2025
1:08P

Page 43 of 225

9589 0710 5225 0120 6856 49 1414 1271

Tracking Number:

9589071052702171414164



Copy



Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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City, State, ZIP+4[®]

Postmark
Here

AUG 13 2025
12:56P

Page 46 of 225

BUILDING #2





Ceiling 2nd Floor



Spaces in Roof



Structural Insulated Panels



Water damage to 2nd floor









STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #3 be demolished along with the foundation and all debris, junk and trash, be removed and the property returned to its natural state.

Building #3

This structure does not have a roof, and the siding was never completed on the backside of this structure. The ceiling rafters and the ceiling joist along with the OSB sub-flooring and walls show significant deterioration as they have been open to the elements.

No sheetrock has been installed.

This structure has been unsecured until this month, and it is only now partially secured

Please see attached the Sub-Standard Building Inspection Report.



EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

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

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

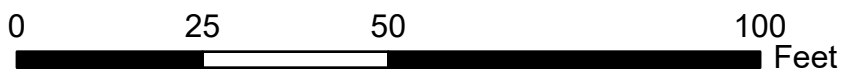
Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at elcorm@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

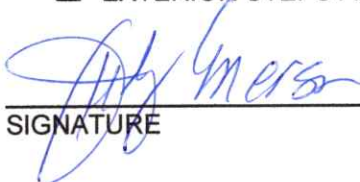
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

25-00306
Avelly Villas LLC
Street and Apt. No., or PO Box No.
1301 Mystic River Ln
City, State, ZIP+4®
Rosenberg Tx 77471

Postmark
Here

JUL 08 2025
1:08P

Page 65 of 225

9589 0710 5225 0120 6856 49 1414 1212

Tracking Number:

9589071052702171414164



Copy



Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

\$

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

City, State, ZIP+4[®]

Postmark
Here

AUG 13 2025
12:56P

Page 68 of 225

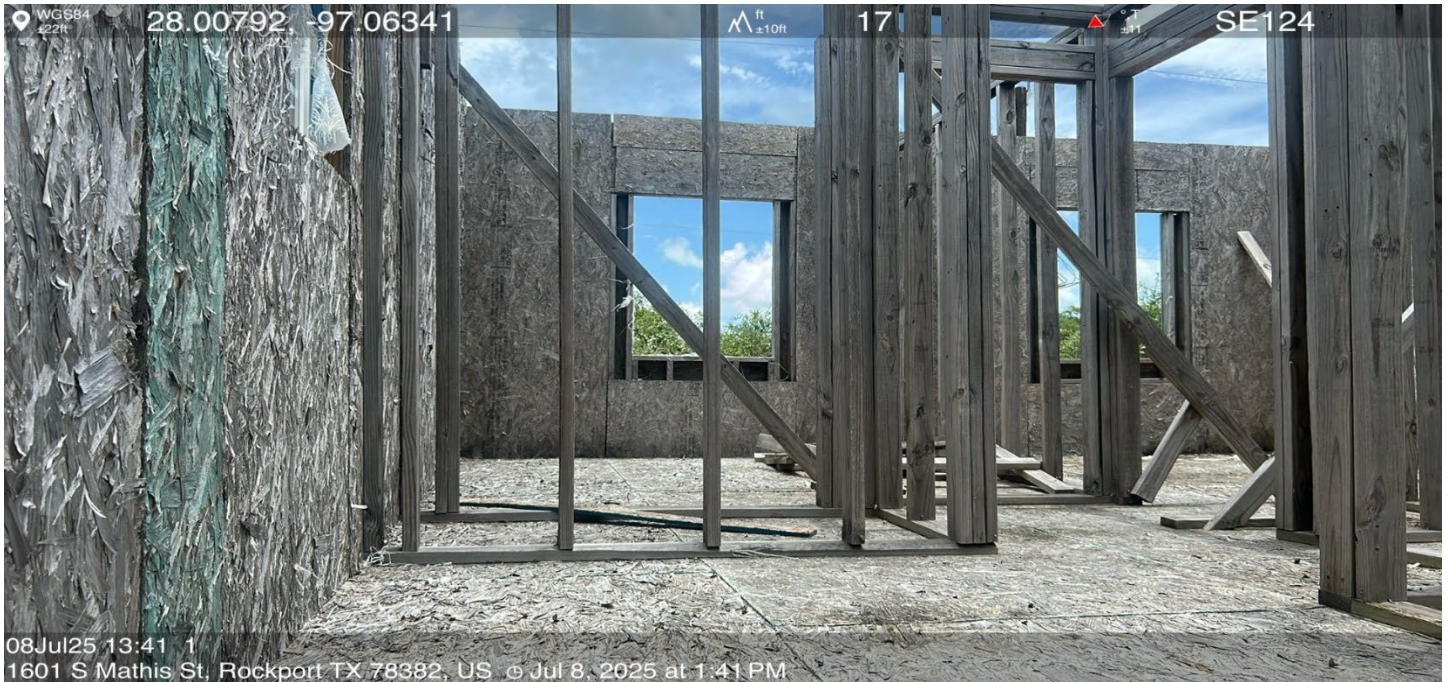
BUILDING #3



Backside of building, the siding has not been completed



Interior first floor ceiling & rafters



Second floor



WGS84 28.00798, -97.06358 Δ ft 11 Δ °, T SE114
±12ft ±13ft ±11



08Jul25 13:43 1
1601 S Mathis St, Rockport TX 78382, US © Jul 8, 2025 at 1:43 PM

WGS84 28.00796, -97.06353 Δ ft 28 Δ °, T SE117
±11ft ±10ft ±11



13Aug25 13:58 Ad-hoc
1601 S Mathis St, Rockport TX 78382, US © 13-Aug-25 13:58:08



STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #4 be demolished along with the foundation and all debris, junk & trash, be removed and the property returned to its natural state.

Building #4

This structure is a shell of only the first floor and does not have a roof, siding or windows installed.

There is no sheetrock installed in this structure.

This structure is unsecured.

Please see attached the Sub-Standard Building Inspection Report.



EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

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

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

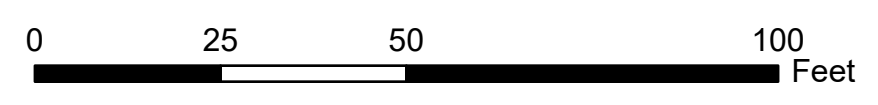
Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at elcorm@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

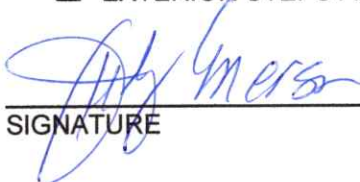
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

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Sent To

25-00306
Avelly Villas LLC
Street and Apt. No., or PO Box No.
1301 Mystic River Ln
City, State, ZIP+4®
Rosenberg Tx 77471

Postmark
Here

JUL 08 2025
1:08P

Page 85 of 225

9589 0710 5225 0120 6856 49 1414 1212 0225 0120 6856

Tracking Number:

9589071052702171414164



Copy



Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4[®]

Postmark
Here

AUG 13 2025
12:56P

Page 88 of 225

BUILDING #4





WGS84 28.00694, -97.06385 18 ft ±10ft 18 SE115

POSTED-AUGUST 13, 2025

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CITY OF ROCKPORT, TEXAS

Cary Dietrich
Cary Dietrich, Director Building & Development

13Aug25 14:01 Ad-hoc

1601 S Mathis St, Rockport TX 78382, US © 13-Aug-25 14:01:39



STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 2751 SH 35 Bypass, Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #5 be demolished along with the foundation, all debris, junk, trash be removed and the property returned to its natural state.

Building #5

This structure does have a complete roof and most of the siding is affixed. The OSB used for the sub-flooring needs to be replaced. There is a vagrant that has used the SIP to close in one of the garages on the South side of the structure and who is living in this side of this structure. There are parts of the structure that, because it is not secured and has been open to the elements show signs of deterioration.

Some sheetrock has been installed in this structure and has been damaged by the elements.

This structure is not secured and has been open to the elements

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

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

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

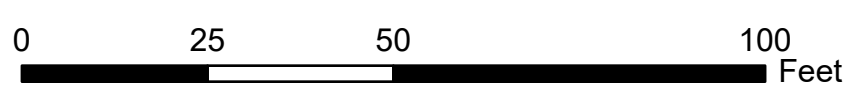
Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at eloren@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

Immediately Vacate & Secure, Then Repair or Demolish

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

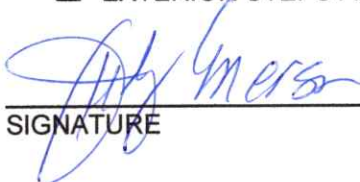
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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Total Postage and Fees

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25-00306
Abely Villas LLC
Street and Apt. No., or PO Box No.
1301 Mystic River Ln
City, State, ZIP+4®
Rosenberg Tx 77471

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JUL 08 2025
1:08P

Page 103 of 225

9589 0710 5225 0120 6856 49 1414 1271

Tracking Number:

9589071052702171414164



Copy



Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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Total Postage and Fees

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AUG 13 2025
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Page 106 of 225

BUILDING #5



VAGRANTS LIVING IN THIS ONE















STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 2751 SH 35 Bypass, Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #6 be demolished along with the foundation, all debris, junk & trash be removed and the property returned to its natural state.

Building #6

The roof of this structure is partially completed with shingles, but is missing the ridge cap, because of the roof not being completed with shingles or having a ridge cap there are spaces in the roof that have allowed the elements to affect the entire structure. The overhangs and the roof covering show signs of deterioration. There are areas inside the structure that have deterioration of the ceiling rafters, ceiling joist, and the OSB sub-flooring and walls. There is a hole on the second floor, floor that appears to be from the elements.

No sheetrock has been installed.

This structure has been unsecured until this month, and it is only now partially secured

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

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

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport

0 25 50 100 Feet



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at elcorm@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

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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.

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

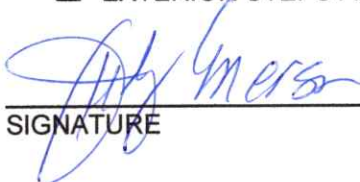
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

25-00306
Avelly Villas LLC
Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

1301 Mystic River Ln
Rosenberg Tx 77471

Postmark
Here

JUL 08 2025
1:08P

Page 125 of 225

9589 0710 5225 0120 6856 49 1414 1272

Tracking Number:

9589071052702171414164



Copy



Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

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City, State, ZIP+4®

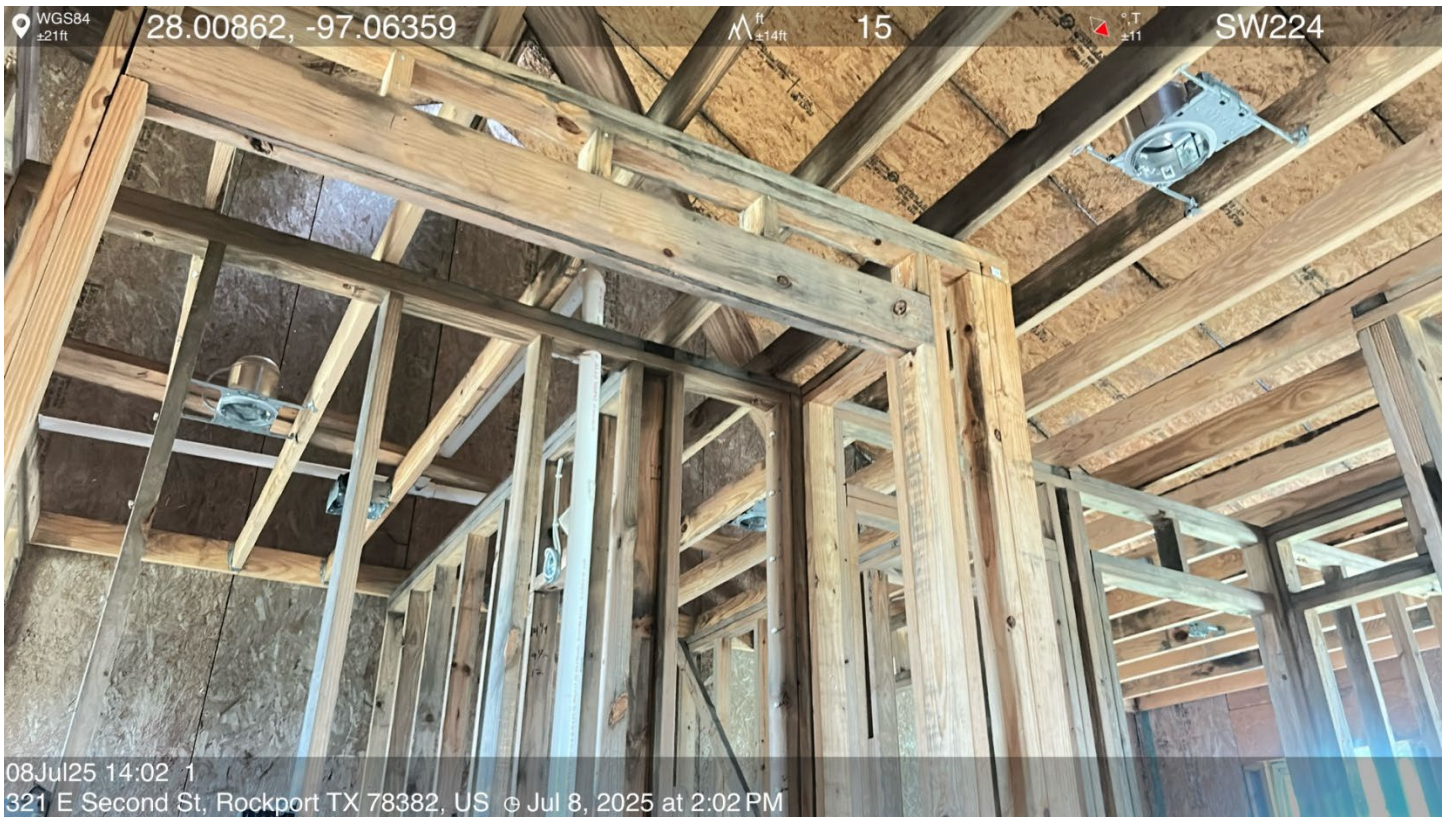
Postmark
Here

AUG 13 2025
12:56P

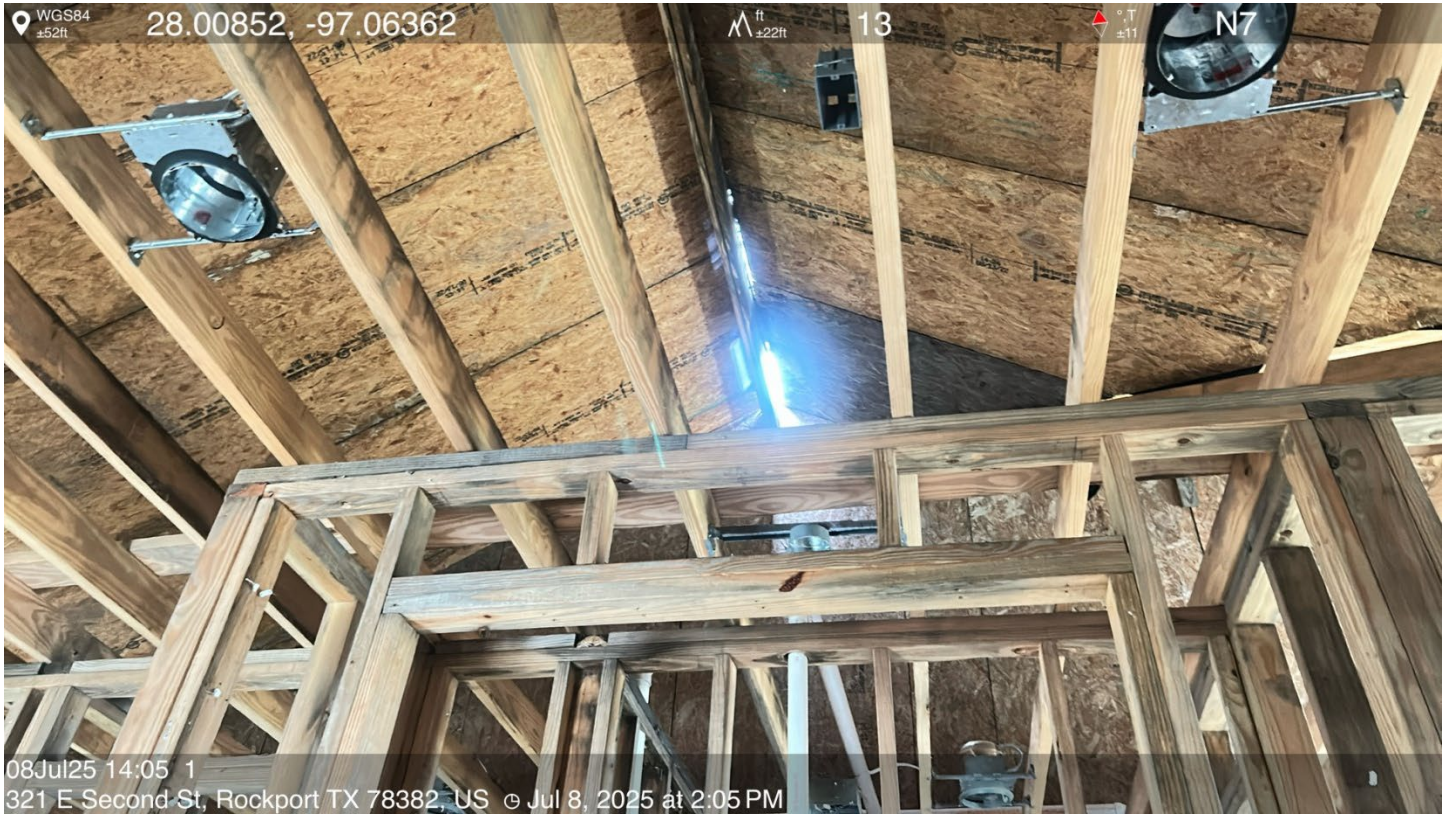
Page 128 of 225

BUILDING #6

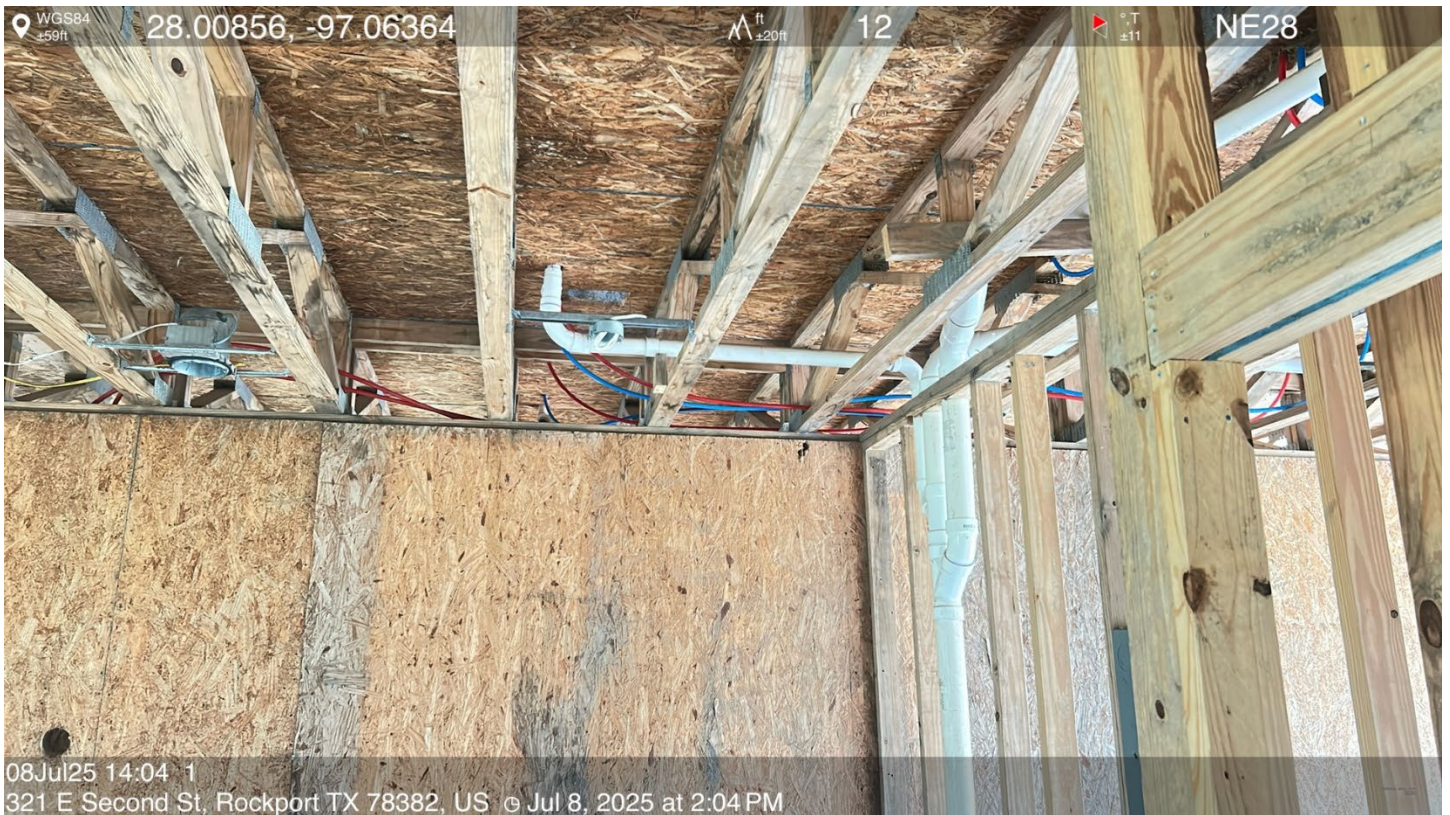
















WGS84

±25ft

28.00854, -97.06351



ft
±20ft

15



°T
±11

NW287



08Jul25 14:06 1

321 E Second St, Rockport TX 78382, US © Jul 8, 2025 at 2:06 PM



ft
±13ft

18

 ± 10

S194

321 E Second St, Rockport TX 78382, US ☎ Aug 13, 2025 at 1:53 PM

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #7 be demolished along with the foundation, and all debris, junk & trash be removed and the property returned to its natural state.

Building #7

The roof of this structure is partially completed with shingles, but is missing the ridge cap, because of the roof not being completed with shingles or having a ridge cap there are spaces in the roof that have allowed the elements to affect the entire structure. The overhangs and the roof covering show signs of deterioration. There are areas inside the structure that have deterioration of the ceiling rafters, ceiling joist, and the OSB sub-flooring and walls.

No sheetrock has been installed.

This structure has been unsecured until this month, and it is now partially secured.

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH**SEE ATTACHED SUPPORTING DOCUMENTS**

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

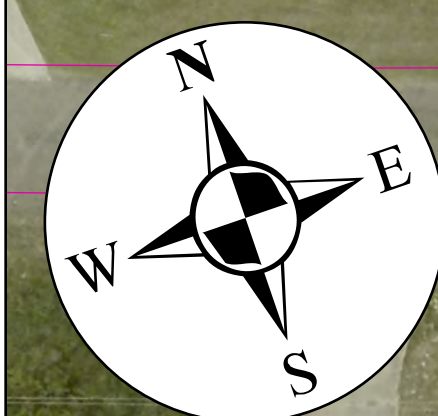
Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



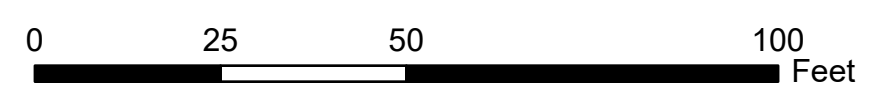
SECOND ST

MATHIS ST



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at elcorm@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361-725-2213 Ext 219
361-205-7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

Immediately Vacate & Secure, Then Repair or Demolish

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

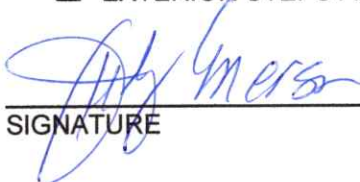
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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Page 149 of 225

Tracking Number:

9589071052702171414164

 Copy  Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471
July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471
July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471
July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471
July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER
July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER
July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER
July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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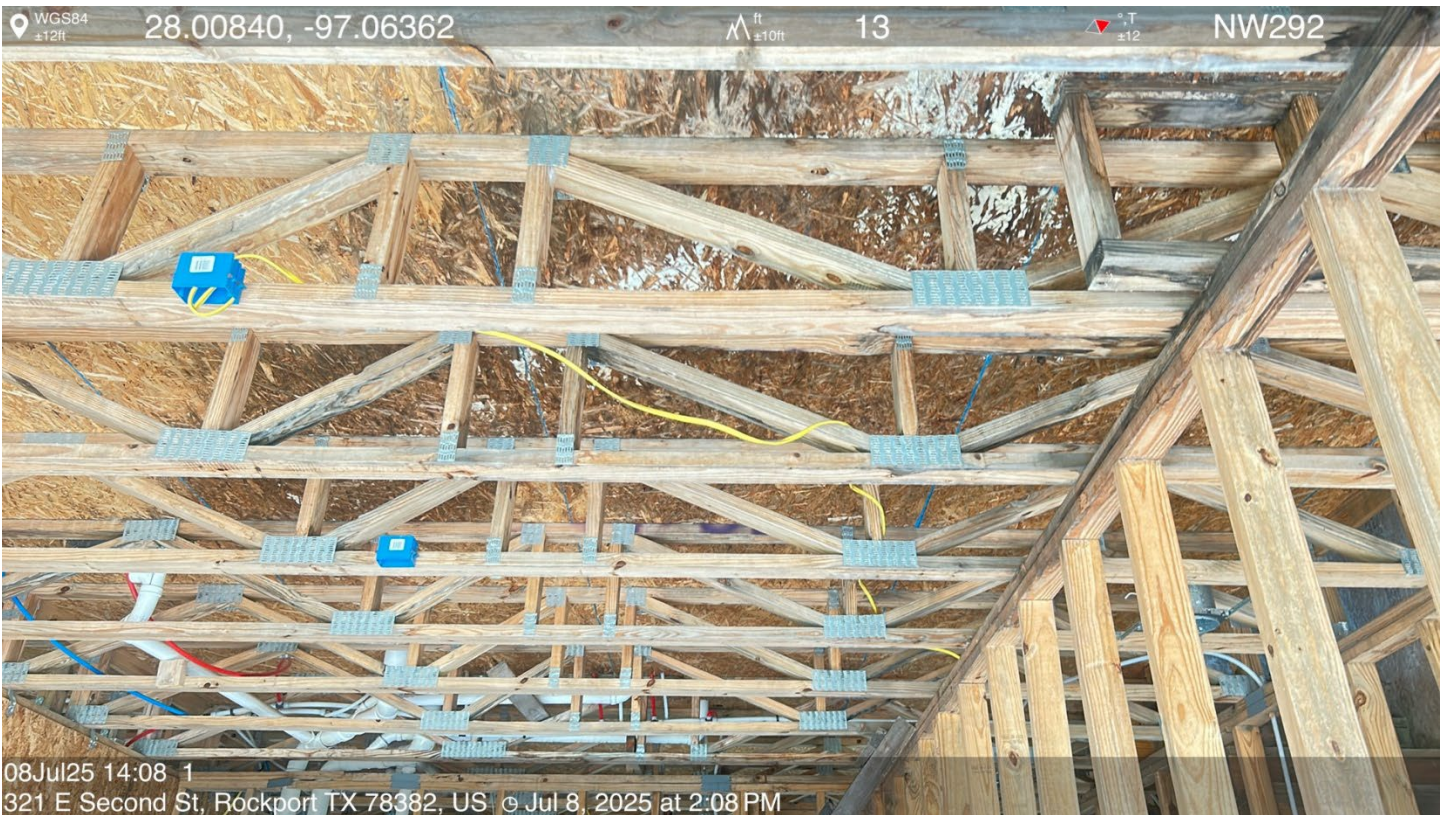
AUG 13 2025
12:56P

Page 152 of 225

BUILDING #7











STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #8 be demolished along with the foundation, and all debris, junk & trash be removed and the property returned to its natural state.

Building #8

There is no roof on this structure. The structure does have partial siding. Because of not having a roof the ceiling rafters, ceiling joist and the OSB sub-flooring and walls show significant deterioration. One of the upper side walls has fallen off.

No sheetrock has been installed.

This structure is not secured.

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH**SEE ATTACHED SUPPORTING DOCUMENTS**

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

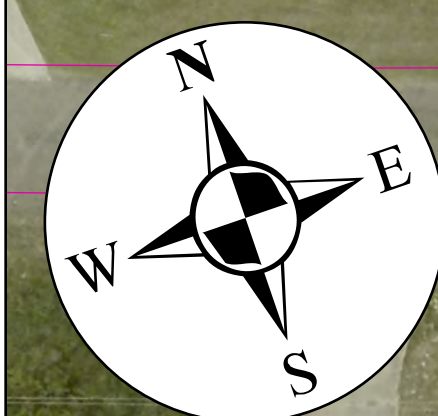
Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



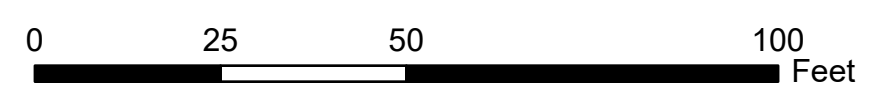
SECOND ST

MATHIS ST



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at elcorm@rockporttx.gov with corrections.
City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

Immediately Vacate & Secure, Then Repair or Demolish

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

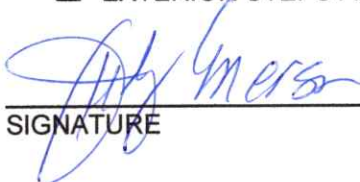
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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25-00306
Abely Villas LLC
Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

1301 Mystic River Ln
Rosenberg Tx 77471

Postmark
Here

JUL 08 2025
1:08P

Page 170 of 225

69 1414 1212 0225 0120 6956

Tracking Number:

9589071052702171414164



Copy



Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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Postage

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Total Postage and Fees

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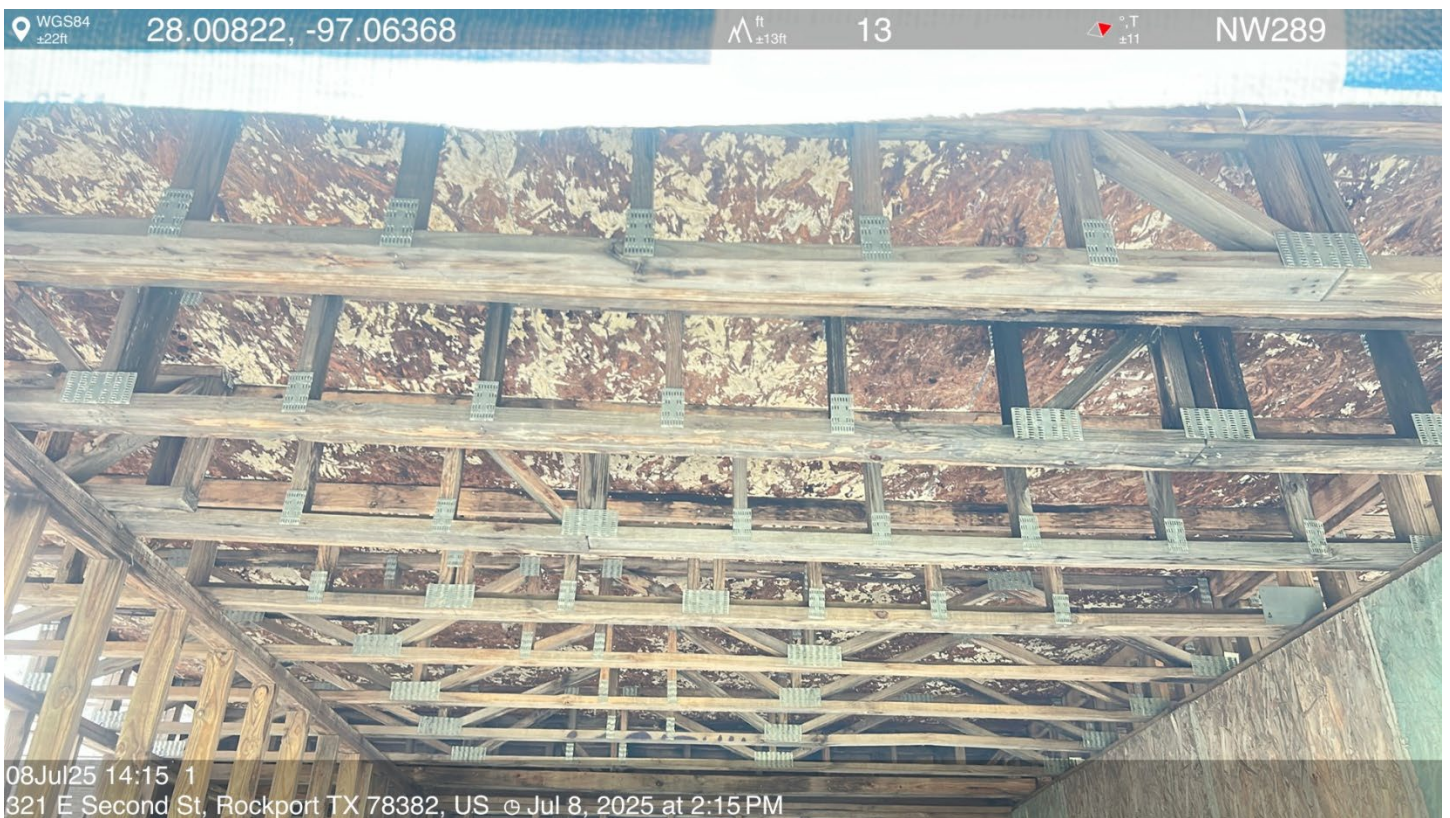
AUG 13 2025
12:56P

Page 173 of 225

BUILDING #8















STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #9 be demolished along with the foundation, and all debris, junk & trash be removed and the property returned to its natural state.

Building #9

There is no roof on this structure. The structure does have partial siding. Because of not having a roof the ceiling rafters, ceiling joist and the OSB sub-flooring and walls show significant deterioration.

No sheetrock has been installed.

This structure is not secured.

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH**SEE ATTACHED SUPPORTING DOCUMENTS**

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

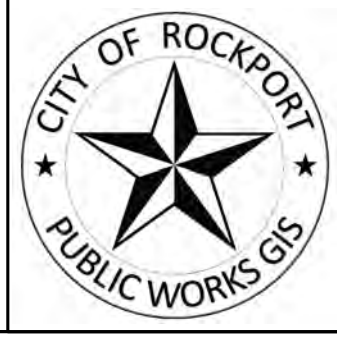
Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

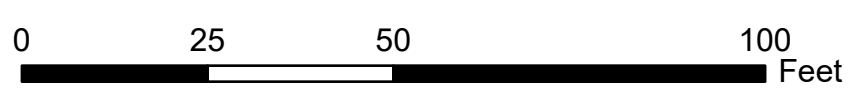
Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at eloren@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

Immediately Vacate & Secure, Then Repair or Demolish

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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

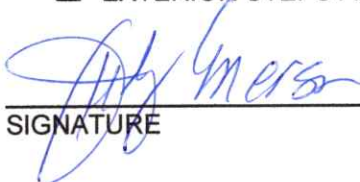
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


SIGNATURE


DATE

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Page 192 of 225

Tracking Number:

9589071052702171414164



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Add to Informed Delivery

Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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- ☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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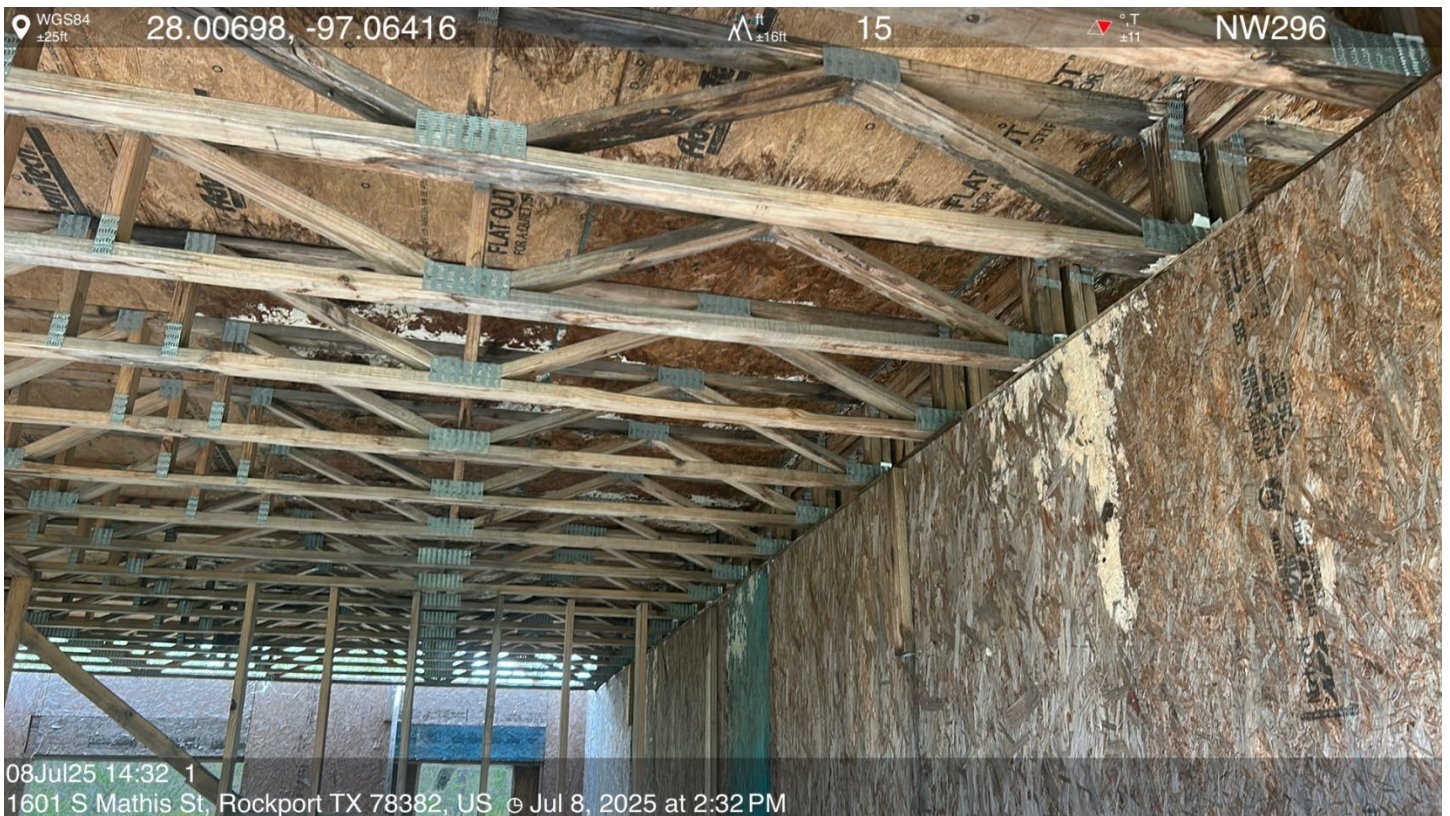
AUG 13 2025
12:56P

Page 195 of 225

BUILDING #9









STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Monday 25, 2025****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that Building #10 be demolished along with the foundation, and all debris, junk & trash be removed and the property returned to its natural state.

Building #10

This structure does have a complete roof and most of the siding is affixed. The OSB used for the sub-flooring needs to be replaced.

Some sheetrock has been installed in this structure and has been damaged by the elements.

This structure is not secured and has been open to the elements

Please see attached the Sub-Standard Building Inspection Report.



MAP SOURCE

EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
2nd Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870sqft each structure has two units	5.97 Acres

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

Property History:

This project has been abandoned for three (3) years and has been on Code Enforcement's watch list for sub-standard structures. Due to budget restraints Code Enforcement has not been able to ask for demolition of this structure.

July 8, 2025, a Notice of Violation was sent certified mail, return receipt requested to the owner of the property which is also the new developer. The Notice of Violation was also posted on the structure along with the substandard checklist and a map of the property indicating how the structures were numbered.

August 13, a Public Hearing notice was sent certified mail, return receipt requested to the owner of the property. The Public Hearing notice was also posted on the structure.

SEE ATTACHED SUPPORTING DOCUMENTS

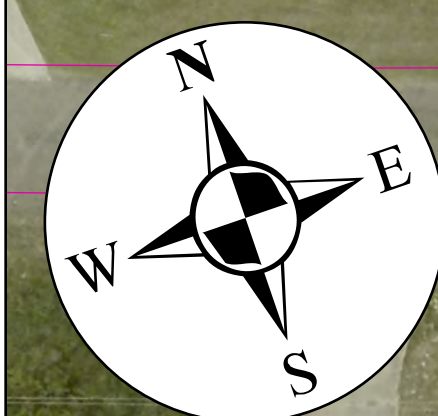
Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:		
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



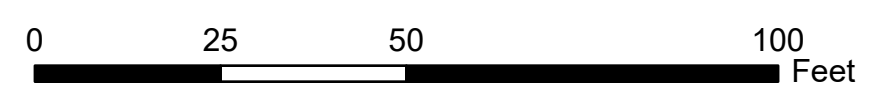
SECOND ST

MATHIS ST



Date: 7/7/2025
Spatial Reference
PCS: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of. We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at eloren@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 5th St
Rockport TX 78382
361.725.2213 Ext 219
361.205.7882 Cell



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 25-000306
Issued: July 08, 2025
Certified Mail #: 9589071052702171414164

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

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, OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR EACH STRUCTURE(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THERE ARE TEN (10) STRUCTURES ON THIS PROPERTY WHICH ARE 2,870 SQFT INCLUDING TWO GARAGES. THERE ARE TWO (2) UNITS PER STRUCTURE WHICH ARE 1,435 SQFT EACH INCLUDING A SINGLE GARAGE. YOU HAVE UNTIL JULY 24, 2025, TO SUBMIT ALL THE REQUIRED DOCUMENTATION TO THE BUILDING AND DEVELOPMENT DEPARTMENT. A DEMOLITION PERMIT IS REQUIRED FOR ALL DEMOLITIONS. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH YOU WILL BE NOTIFIED OF. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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.

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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.

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



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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) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

Judy Emerson

July 08, 2025

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: July 7, 2025 INSPECTOR(S): Judy Emerson, Larry Sinclair
STREET ADDRESS: 1601 Mathis Street, Building #2-SEE ENCLOSED MAP CASE NO: 25-000306
LEGAL DESCRIPTION: S5735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are ten (10) buildings with two (2) units each . Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas. LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ 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 _____

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 Part of roof has shingles

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**

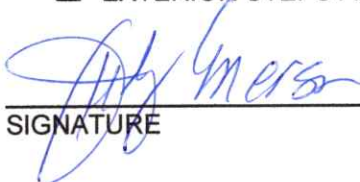
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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


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9589 0710 5225 0120 6856 49 1414 1212

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Latest Update

Your item could not be delivered on July 29, 2025 at 11:59 am in ROSENBERG, TX 77471. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

ROSENBERG, TX 77471

July 29, 2025, 11:59 am

Reminder to Schedule Redelivery of your item

July 19, 2025

Notice Left (No Authorized Recipient Available)

ROSENBERG, TX 77471

July 14, 2025, 2:46 pm

Out for Delivery

ROSENBERG, TX 77471

July 14, 2025, 7:59 am

Arrived at Post Office

ROSENBERG, TX 77471

July 14, 2025, 7:48 am

In Transit to Next Facility

July 13, 2025

Departed USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 8:08 pm

Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

July 12, 2025, 9:17 am

Arrived at USPS Regional Facility

SOUTH HOUSTON PROCESSING CENTER

July 10, 2025, 1:14 pm

POSTED-AUGUST 13, 2025

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Monday, August 25, 2025, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, 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:

1601 Mathis Street, also known as Sphinx, Blk 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Ln., Rosenberg, Tx 77471

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

1601 Mathis Street Building #7

1601 Mathis Street Building #8

1601 Mathis Street Building #9

1601 Mathis Street Building #10

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 Building & Standards Commission 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) 556-5272.

POSTED: the 14th day of August 2025 by 5:00 pm. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass and 212 N Live Oak Street, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, August 14, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS



Carey Dietrich, Director Building & Development

65 4659 6622 0225 0120 6856

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BUILDING #10











BUILDING #10











