



4428 LEOPARD ST. – COMMERCIAL STRUCTURE

- Substandard case started 7/30/2025.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior structure is not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure is not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure is unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of commercial structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Leopard St.)

According to NCAD, the owner McKinzie William Jr Family LTD Partnership took possession of property 11/4/2010

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 10

Owner Compliance: 4

City Abatements: 1

Citations issued: 0



4428 LEOPARD ST. – COMMERCIAL STRUCTURE

Date	Case Type	Violation(s)	Status
8/1/2012	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
9/5/2013	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
9/30/2014	Vacant Building	Section 23-70 TALL WEEDS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
9/30/2014	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
6/14/2021	Vacant Building	Section 23-70 TALL WEEDS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
9/20/2021	Substandard Structure		Compliant
2/8/2023	Vacant Building	Section 22-6 LITTER	Compliant
8/4/2023	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER	Closed
8/22/2024	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER	Expired
7/30/2025	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4428 Leopard St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 5/31/2013	\$60.00	Vacant Building

Total: \$60.00



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CCPD calls to property:

Nature of Call	4428 Leopard St.
Broadcast Info Law Enforcement Only	4
Burglary	4
Damaged Property	1
Destruction Or Criminal Mischief	1
Dumping	1
Forensic Services Request	1
Not-Classified	3
On View Investigation	7
On View Traffic Stop	1
Physical Attack/ Attempted Bodily Injury	1
Quality Of Life	2
Trespassing Violation	10
Suspicious Or Unusual	1
Theft By Threat Of Violence	2
Grand Total	39

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7-30-25	GEORGE EDWARDS	7-30-25 @ 3PM, CODE COMPLIANCE OFFICER GRANT CALLED GEORGE EDWARDS AT (361) 438-2152. THERE WAS NO ANSWER, GRANT LEFT HIM A VOICEMAIL TO RETURN THE CALL.
7-30-25	GEORGE EDWARDS	7-30-25 @ 4PM, MR. EDWARDS CALLED BACK CODE COMPLIANCE OFFICER GRANT AND STATED THAT HE IS OUT OF TOWN UNTIL MONDAY. AND ALSO STATED THAT HE WILL CALL BACK ONCE HE IS BACK TO SET UP A MEETING WITH CODE COMPLIANCE LEAD MIKE G.
8-18-25	GEORGE EDWARDS	8-18-25 @ 8:50AM, I CALLED MR. EDWARDS (361-438-2152). HE DID NOT ANSWER, SO I LEFT A MESSAGE FOR HIM TO CALL ME BACK.



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8-18-25	GEORGE EDWARDS	8-18-25 @ 9:02AM, I RECEIVED A CALL BACK FROM MR. EDWARDS. HE STATED THAT HE IS 74 YEARS OLD AND IS TRYING HIS BEST TO MAINTAIN THE PROPERTY. HE ALSO STATED THAT HE HAS KEPT THE STRUCTURE. HE ALSO STATED THAT ALTHOUGH THE ROOF HAS SOMEWHAT DETERIORATED, THE SECOND LEVEL FLOOR IS SOLID CONCRETE, THE WALLS ARE CONCRETE. THE STRUCTURE IS NOT GONNA FALL DOWN. HE ALSO STATED THAT THERE IS NO WAY TO GET TO THE SECOND FLOOR UNLESS YOU TAKE THE SIDE STAIRS. HE WILL CALL ME TO MEET ON THE PROPERTY THIS WEEK.
9-22-25	GEORGE EDWARDS	9-22-25 @ 9:45AM, I SPOKE WITH MR. EDWARDS, HE STATED THAT HE INTENDS TO FIX UP THE STRUCTURE AND REOPEN THE MOTORCYCLE SHOP.
10/27/25	GEORGE EDWARDS	10/27/2025 @ 10:50AM, GEORGE EDWARDS (361-438-2152) CALLED AND STATED THAT HE WAS SICK FOR ABOUT A WEEK, BUT THAT HE WILL BE OUT TO THE PROPERTY EITHER TODAY OR TOMORROW CLEAN UP.
04/29/26	GEORGE EDWARDS	4-29-26 @ 9:53AM, MR. EDWARDS (361-438-2152) RETURNED MY CALL AND STATED THAT HE JUST CLEANED UP THE PROPERTY. HE WENT ON TO SAY THAT THE STRUCTURE IS NOT SUBSTANDARD. HE BELIEVES THAT SOMEONE WANTS THE BUILDING DEMOLISHED SO THAT THE LAND WILL BE CHEAPER. HE ALSO STATED THAT THE STRUCTURE HAS SURVIVED ALL NATURAL DISASTERS IN THE PAST, THE STRUCTURE IS NOT GOING ANYWHERE. MR. EDWARDS SAID THAT IT WILL BE A LONG LEGAL PROCESS FOR OWNERSHIP OF ALL MR. MCKENZIE'S PROPERTIES ONCE HE PASSES.
5/6/26	WILLIAM WHITAKER	CALLER STATED THAT THEY ARE WAITING ON ASBESTOS SURVEY FOR POTENTIAL DEMOLITION OF THE STRUCTURE. 361.779.8521

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V263207-073025

Property Owner: MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP

Address (Residential Commercial): 4428 LEOPARD ST

Staff Recommendation(s): **Demolition**

Residential Structure

Accessory Structure(s)

Commercial Structure only

Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the commercial structure within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: No Yes If deceased verification by: Obituary Death Certificate
2. Structure Entered by: Search Warrant Consent Given by: Owner Unsecure
3. Taxes due: Current Past due -Amount owed: \$0
4. Utilities: Active Inactive-Last active date: 2/1/2022
5. Year Structure Built: 1948
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Monday April 27, 2026

Building Standards Board
City of Corpus Christi
2406 Leopard St.
Corpus Christi, Texas 78408

RE: 4428 LEOPARD ST (Commercial Building)

Case # V263207-073025

**OWNER: MCKINZIE WILLIAM E JR
FAMILY LTD PARTNERSHIP**

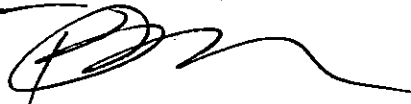
**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **August 20, 2025**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.



Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, John Solberg, Merced V. Pena, William B. Ewing Jr,
Chic G. Henderson, Lynne Hurlburt, Lindsay Clark

CASE TIMELINE FOR 4428 LEOPARD ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/30/2025	n/a	n/a
Initial Inspection Completed	7/30/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	8/20/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	3/13/2026 & 3/16/2026	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	4/17/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	8/27/2025	Return mail rec'vd 8/27/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/23/24/26-3/27/26 & 3/30/26-4/3/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	9/21/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	4/17/2026	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	4/27/2026	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	4/28/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/27/2026 & 4/28/2026	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	4/27/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	5/11/26-5/15/26 & 5/18/26-5/22/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/22/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/28/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

ALLEY LEOPARD CORNELIA ALY

WESTCHESTER DR

**SUBJECT
PROPERTY**

4428 LEOPARD ST

Aerial View

 Subject Property

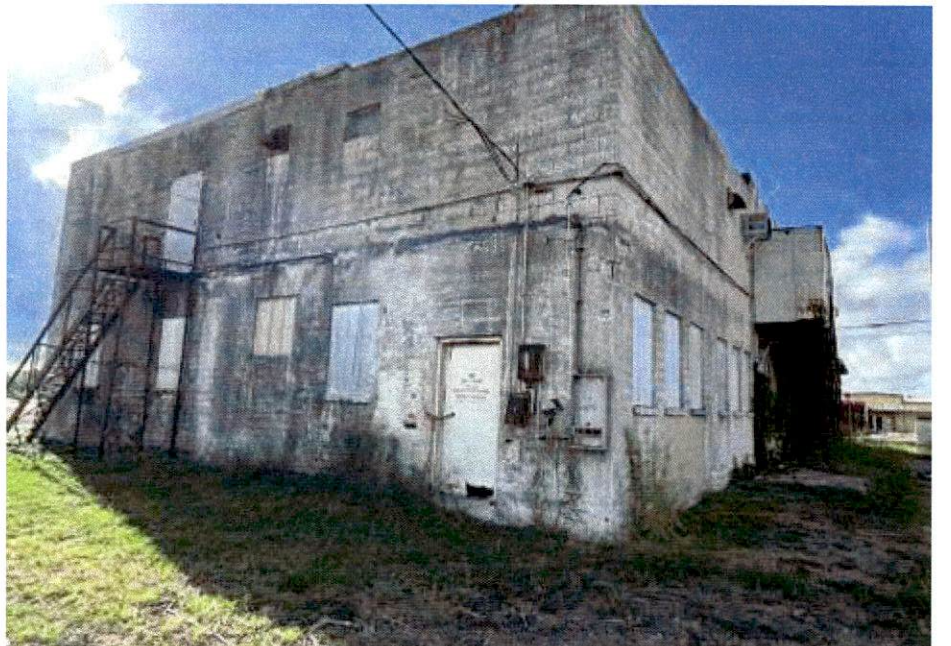
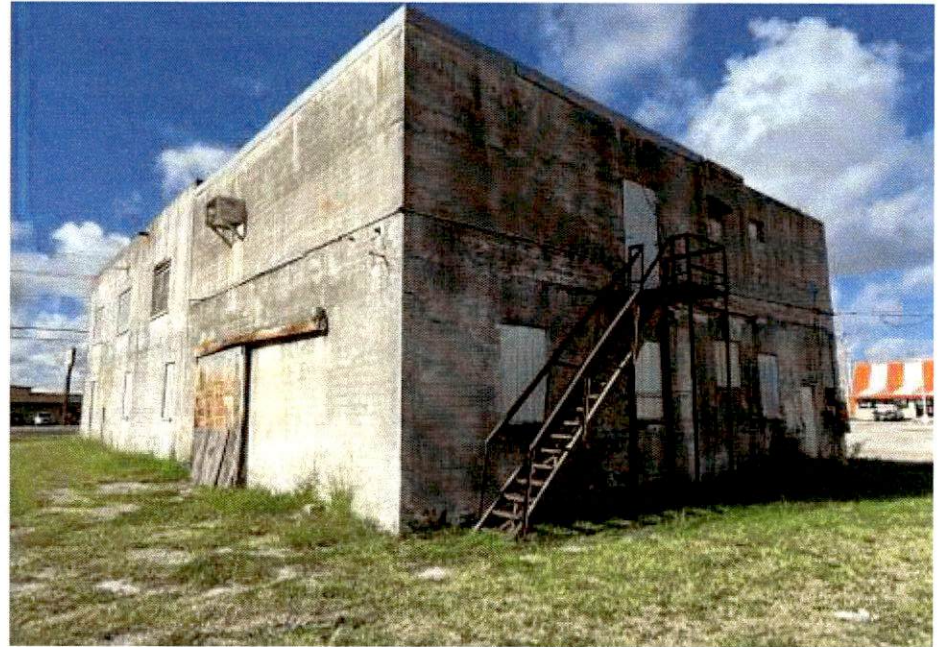


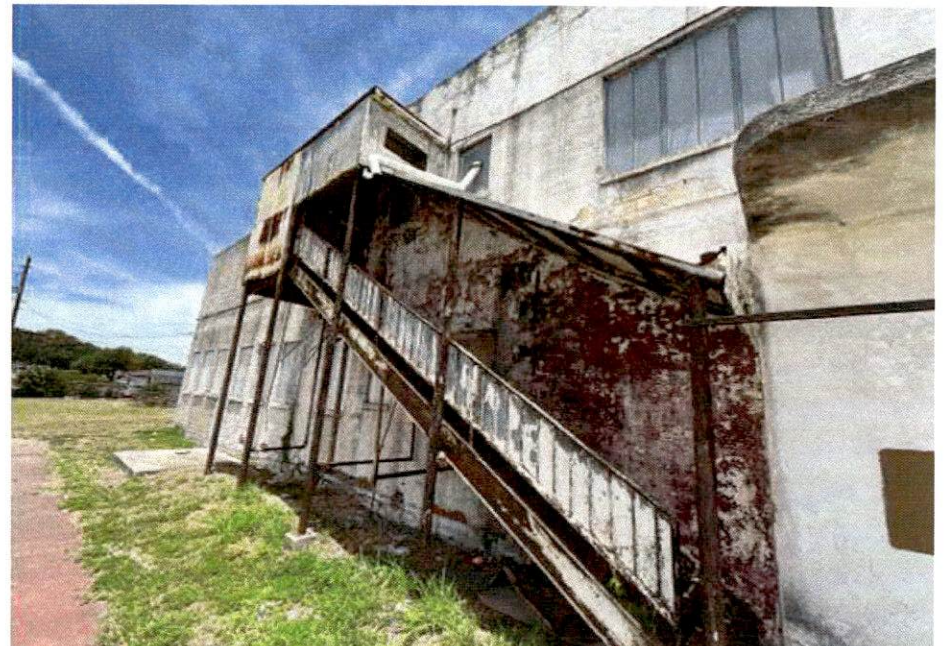
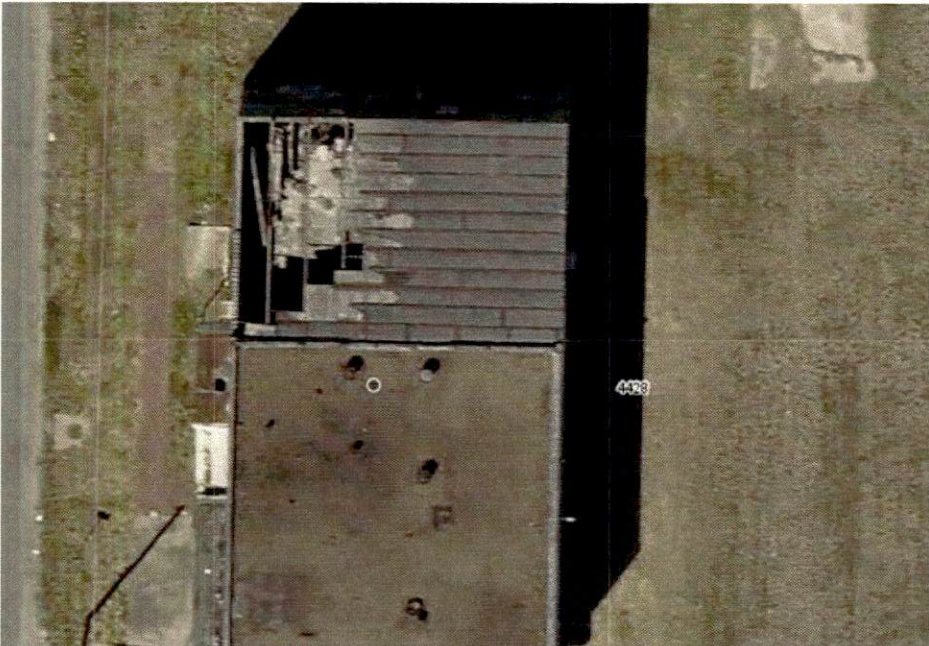
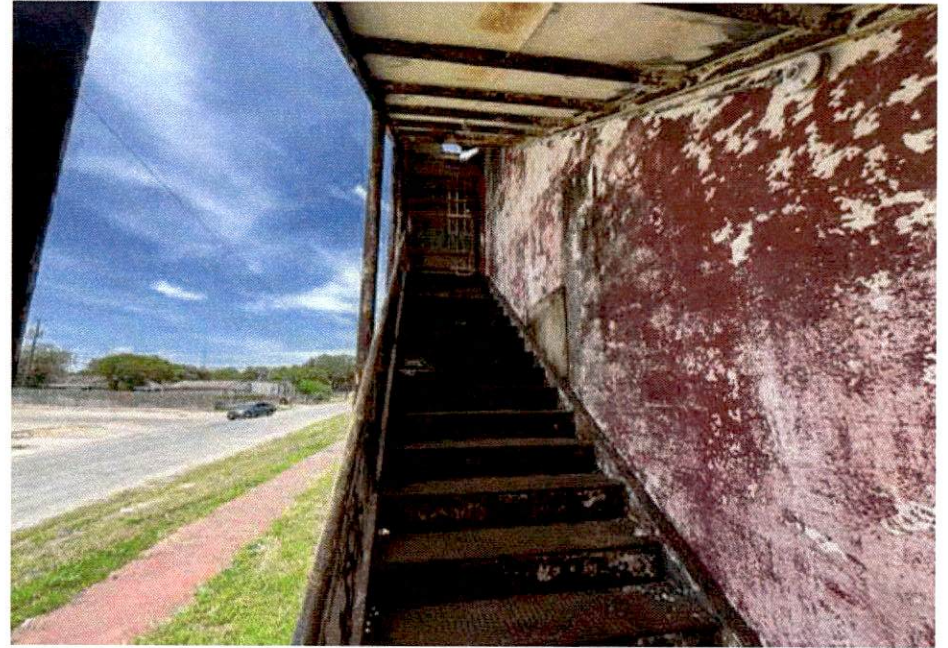
4428 LEOPARD ST, CC, 7E X



Show search results for 4428 L...











City of Corpus Christi – BUILDING SURVEY

Account Number: 9420-0001-0090

Inspection Date: 7/30/2025

Zoning Use: CG-2

Revised Date: 08/19/2025

Officer: Michael Gutierrez

Property Address: 4428 LEOPARD ST

Legal Description: WESTCHESTER PL LTS 9, 10 & 11 BK 1

Owner: MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP

Mail to: 10118 UP RIVER RD

City, State, Zip: Corpus Christi, TX 78410-2019

<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<u>30,000</u> Sq. Ft.	<u>2</u> Story
<input type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<u>1</u> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 8/19/2025

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

Building Plumbing Electrical Mechanical
 Fire Health Other:

Smoke Alarms:

Missing Inoperative Improperly Located Additional Alarms Required

OUTSIDE WALL:
 (304.1, 304.2 304.4 & 304.6)
 Type:
 Charred Wood
 Rotten Wood
 Rotten Corner Boards
 Missing Boards
 Badly in Need of Paint
 Siding Broken / Missing
 Holes
 Cracks
 Buckled
 Leans
 Missing Brick
 Loose Brick
 Damaged Exterior Trim
 Other:

ROOF:
 (304.1 & 304.7)
 Type:
 Charred Wood
 Rotten Eaves
 Rotten Rafter Tails
 Rotten Decking
 Missing Shingles
 Deteriorated Shingles
 Leaks
 Sags
 Buckled
 Collapsed
 Worn
 Torn
 Holes
 Other:

FOUNDATION:
 (304.1, 304.4 & 304.5)
 Type:
 Inadequate Support
 Rotten Wood
 Piers Lean
 Piers Missing
 Cracks/Perimeter Wall
 Cracks/Slab
 Pads Missing/Cracked
 Missing Skirting
 Missing Access Cover
 Exposed Sills
 Rotten Sills
 Damaged Floor Joist
 Sagging Floor Joist
 Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

- Charred Wood
- Broken Glass
- Missing Screens
- Torn Screens
- Missing / Broken Sash
- Do Not Open
- Rotten Sills
- Rotten / Broken Frames
- Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

- Charred Wood
- Missing / Broken Boards
- Loose
- Rotten Wood
- Inadequate Support
- Support Post Missing
- Support Post Loose
- Faulty Weather Protection
- Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

- Charred Wood
- Missing
- Damaged
- Poor Fit
- Damaged / Missing Screen(s)
- Off Hinges
- Blocked Exit
- Rotten
- Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Missing Handrails
- Faulty Weather Protection
- Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

- Missing
- Faucets Loose / Broken / Missing
- No Anti-Siphon Faucets
- Missing Overflow Plate
- Missing Tap
- Missing Shower Head
- Not Vented
- Disconnected
- Stopped Up
- Damaged Shower Stall
- Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Ballcock
- Stopped Up
- Poorly Anchored
- Seeps Around Bowl
- Water Supply Line Leaks
- Flush Ell Leaks
- Runs Constantly
- Tank Broken / Cracked
- Bowl Broken / Cracked
- Disconnected
- Missing Flush Handle
- Missing Flapper
- Urinal; No Back-Flow Preventive
- No Elongated Bowl / Open-end Seat
- Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

- Gas
- Electric
- Missing
- Disconnected
- Temperature Pressure Release Valve Missing
- Temperature Pressure Release Valve Broken
- Drain Line Missing
- Not Approved Pipe
- Not Extended Outside
- Elbowed Down
- Vent Missing / Loose
- No Double Wall Pipe / Attic
- Nonconforming Vent
- Inadequate Combustion Air
- Thermostat Missing / Damaged
- No Gas Cut Off
- Missing Firebox Door
- Gas Supply Line Not Approved Pipe
- Gas Fired – Located in Bathroom
- Gas Fired – Located in Bedroom
- Fire Damaged
- Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3
502.4, 504.1, 504.2, 504.3, 505.1.1,
506.1 & 506.2)

- Missing
- No Anti-Siphon Faucets
- Faucets Leak / Broken / Missing
- "P" Trap Leaks / Missing
- Defective Trap
- Stopped Up
- Water Supply Line Leak
- Loose from Wall
- Nonconforming Waste Line
- Disconnected
- Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- Defective Trap
- Faucets Loose / Broken
- Faucets Missing
- "P" Trap Rubber Hose
- Trap Leaks / Missing
- Stopped Up
- Disconnected
- Damaged Counter Top
- Damaged Back Splash
- Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- Service Panel Burned
- Service Missing
- Service Appears Below Code
- Two-Wire Service
- Inadequate
- Defective
- Disconnected
- Service Not Grounded
- Missing Breakers / Fuses
- Missing Interior / Exterior Panel Cover
- Exposed Wiring
- Nonconforming Wiring in Panel
- Drops Too Low
- Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- Gas Pressure Test Required
- Gas Leak
- Line Appears to Enter Building Below Grade Level
- Gas Supply Not Approved Pipe
- Rubber Hose to Space Heaters
- Non-Rigid Pipe Run Through Partition Wall
- Other:

PLUMBING MISCELLANEOUS:

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- Open Clean Out / Water Leak; Yard / Under House
- Vent Stack Missing / Broken
- Vent Stack Not Extended Through Roof
- Rain Guard Damaged / Missing
- Exposed Exterior PVC Pipe
- PVC Water Supply Lines
- Washer No "P" Trap / Not Vented / Not Cut Offs
- Sewer Line Stopped Up
- Sewer Running Out on Ground
- Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- Charred Wood
- Paint Deteriorated
- X Cracks
- X Holes
- Torn Wallpaper
- Damaged Paneling
- Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- Sheetrock Mildewed / Buckled
- X Ceiling Damaged / Missing
- Water Damaged / Smoke Damaged
- Impervious Material Around Tub
- Enclosure Damaged / Missing
- Walls Around Tub Not Water Resistant
- Inadequate Ceiling Height
- Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Burned Wiring / Plugs / Switches
- Burned Fixtures
- Less Than 1 Duplex Recept. /20 liner ft-
Bedroom/Living Rm/Dining Rm/Den/Kitchen
- No Small Appliance Circuits Over Kitchen
- Counter Space with GFCI
- Only One Small Appliance Circuit Over Kitchen
- Counter Space with NO GFCI
- Kitchen Appliance Circuits – No GFCI
- Plugs Missing / Loose / Broken
- Switches Missing / Loose / Broken
- Fixtures Missing / Loose / Broken
- Missing Switch Cover / Plug Covers
- Extension Cords in Place of Permanent Wiring
- Bathroom Circuit NO GFCI
- Conduit Broken / Loose / Missing
- No Separate Circuit For
- No Disconnect for Air Conditioner
- Exterior Lights Missing; Front / Back / Side
- Porch Lights Broken / Missing / Loose
- Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- Rotten Wood
- Missing Boards
- Holes
- Cracks
- Not Level
- Buckled
- Torn
- Damaged
- Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- Vented Wall Heater Damaged / Missing
- Floor Furnace Damaged / Missing
- Nonconforming Gas Line to Space Heater
- Wall Heater with No Vent in Bathroom
- Thermostat Damaged / Missing
- Gas-Fired Heating Appliance within 2' of
Tub / Shower / Water Closet
- Condensing Unit Damaged / Missing
- No Vent Fan or Window in Bathroom
- Vent Fan Missing / Not Operable
- Heat with No Vent in Commercial Building
- Fire Damage
- Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: NONE
- Roof Type:
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type:
- Rotten
- Leaning
- Buckled
- Missing
- Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- No Hot and Cold Water Supply
- Insect, Roach, Rodent Infestation
- Lacks Adequate Garbage Containers
- Other:

- Foundation Type:
- Sunken
- Rotten Sills
- Other:

VIOLATION(S): 4428 LEOPARD ST

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.
12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.



CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING
[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]

Case No: B1 Letters, V263207-073025

ADDRESS: 4428 LEOAPRD ST

Tax Account No: 9420-0001-0090

LAST UPDATED ON: Thursday, April 09, 2026

Owner(s): MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP

LETTERS MAILED from 7/30/2025-4/9/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP 10118 UP-RIVER RD CORPUS CHRISTI, TX 78410-2019	Owner	Consent Letter Mailed on 7/30/2025 SIGNED GREEN CARD BY IDA MCKINZIE DATE OF DELIVERY 8/2/2025 REC'VD 8/5/2025
MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP 10118 UP-RIVER RD CORPUS CHRISTI, TX 78410-2019	Owner	B1 Letter Mailed on 8/20/2025 RETURN MAIL REC'VD 9/9/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP 4428 LEOPARD ST CORPUS CHRISTI TX 78408	Owner	B1 Letter Mailed on 8/20/2025
HMA: WILLIAM E. MCKINZIE JR. MANAGEMENT, LLC 10118 UP-RIVER RD. CORPUS CHRISTI, TX 78410	Registered Agent	B1 Letter Mailed on 8/20/2025 RETURN MAIL REC'VD 9/9/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RA: WILLIAM E MCKINZIE JR 10118 UP-RIVER ROAD CORPUS CHRISTI, TX 78410	Registered Agent	B1 Letter Mailed on 8/20/2025 RETURN MAIL REC'VD 9/9/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GEORGE T EDWARDS 4043 RIDGE TRAIL ROBSTOWN, TX 78380	Heir	B1 Letter Mailed on 9/23/2025
WILLIAM E. MCKINZIE, JR 10117 UPRIVER RD	Heir	B1 Letter Mailed on 10/27/2025 RETURN MAIL REC'VD 11/18/25

CORPUS CHRISTI, TX 78410		RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
WILLIAM WHITEAKER 4417 CHOCORIO RD ALVIN, TX 77511	Attorney	B1 Letter Mailed on 12/24/2025 RETURN MAIL REC'VD 1/20/26 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
WILLIAM E. McKINZIE, JR 4428 LEOPARD ST CORPUS CHRISTI TX 78408	Heir	B1 Letter Mailed on 4/3/2026 RETURN MAIL REC'VD 4/9/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
WILLIAM WHITEAKER 4428 LEOPARD ST CORPUS CHRISTI TX 78408	Attorney	B1 Letter Mailed on 4/3/2026 RETURN MAIL REC'VD 4/9/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD