



AGENDA MEMORANDUM

Action Item for the City Council Meeting December 12, 2023

DATE: December 12, 2023
TO: Peter Zaroni, City Manager
FROM: Al Raymond, Director of Development Service
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Building Standards Board Hearing Appeal for 1214 ½ -1220 North Staples Street

CAPTION:

Resolution upholding the Building Standards Board's order to demolish the dilapidated/ substandard structure located at 1214 ½ -1220 North Staples Street and owned by Priscilla Tryon Cambric.

SUMMARY:

Priscilla Tryon Cambric has requested the City Council to hear and consider an appeal of a decision of the Building Standards Board regarding property located at 1214 ½ -1220 North Staples Street.

BACKGROUND AND FINDINGS:

The property at 1214 ½ -1220 North Staples Street is owned by Priscilla Tryon Cambric. The structure at 1214 ½ -1220 North Staples Street is a dilapidated substandard structure.

Due to the substandard and dilapidated condition of the structure at 1214 ½ -1220 North Staples Street, On September 28, 2023, the Building Standards Board ordered the structure at 1214 ½ -1220 North Staples Street to be removed or demolished by the owner, lienholder, or mortgagee within 30 days. If demolition is not started and completed as required, then the City be authorized to demolish.

Per section 13-24 of the Code, an owner or occupant may appeal a decision of the Board to the City Council. The City Charter, Article VI, Section 2, states that appeals shall be perfected by filing a sworn notice of appeal with the City Secretary within thirty (30) days from the date of the decision. Priscilla Tryon Cambric submitted a notice of appeal in writing on October 23, 2023, within the 30 days of the decision.

During an appeal, the City Council acts in a quasi-judicial capacity to determine the facts and to determine whether the structure requires demolition. After hearing presentations from staff and from the appellant, the Council can decide to uphold the Building Standards Board order or to

reverse the Board's order in whole or in part. Under Section 13-24(b), the Council may vary the application of any provision of Chapter 13 of the City Code when the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this Code, the Corpus Christi Property Maintenance Code or public interest or when, in its opinion, the decision of the board should be modified or reversed. A decision of the City Council to vary the application of any provision of the Code or the Corpus Christi Property Maintenance Code, or to modify an order of the board in whole or in part shall specify in what manner such modification is made, the conditions upon which it is made and the reasons, therefore. The decision of the City Council shall be final unless the aggrieved party appeals by instituting a suit for that purpose in any court having jurisdiction.

ALTERNATIVES:

1. Motion to modify or reverse the Board's order in whole or in part.

FISCAL IMPACT:

Non-applicable

Funding Detail:

Fund: **Non-Applicable**

Organization/Activity:

Mission Element:

Project # **(CIP Only):**

Account:

RECOMMENDATION:

Uphold Building Standards Board order to demolish the property located at 1214 ½ -1220 North Staples Street.

LIST OF SUPPORTING DOCUMENTS:

- Resolution – Upholding Building Standards Board order to demolish the property located at 1214 ½ -1220 North Staples Street within 30 days.
- Final Order of Building Standard Board Case No. V184239-07122
- Minutes of Building Standards Board Meeting September 28, 2023
- Case Timeline for 1214 ½ -1220 North Staples Street
- Location Map & 1214 ½ -1220 North Staples Street Aerial photo
- Photos presented to the Building Standards Board September 28, 2023
- Notice of Appeal by Priscilla Tryon Cambric
- Notice of Building Standards Board Hearing Appeal sent to Pricilla Tyron Cambric and legal representative Matt Manning