



302 LOUISE DR-ACCESSORY STRUCTURE

- Substandard case started 5/22/24

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the Corpus Christi Property Maintenance Code.
- Exterior of the 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 the accessory structure (Building Survey attached)

Property located in a residential area.

According to NCAD, the owner Scott Annette Carla took possession of property 1/16/2015

Case, Abatement, and Citation History

Total number of Code complaints: 9

Total number of cases: 11

Owner Compliance: 9

City Abatements: 1

Citations issued: 0



302 LOUISE DR-ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
05/22/24	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress
03/22/24	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
12/02/23	Unsecured Vacant Building	Unsecured Openings	Closed-Compliant
12/03/23	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
10/13/21	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
04/03/17	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
06/15/16	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
05/27/14	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
06/06/13	Unsecured Vacant Building	Unsecured Openings	Closed-Compliant
06/06/13	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
02/06/12	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-

Abatement history for 302 Louise Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/22/2024	\$550/\$412	Unsecured Vacant Building

Total: \$962.00



302 LOUISE DR-ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	302 Louise Dr.
Law Enforcement Investigation Field Event	1
Property or Item Found Lost Property	1
Grand Total	2

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
01/07/2025	ANNETTE SCOTT	Spoke with Annette Scott, she requested some time to demolish the structure herself and was provided a list of our contractors, as requested by her.

1/2/2025

Code Compliance Supervisor: Roland Maldonado

Case# V232991-052224

Property Owner: Annette Carla Scott

Address (Residential Commercial): 302 Louise Dr.

Staff Recommendation(s): **Demolition**

Residential Structure only

Accessory Structure

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 structure(s) 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: Unsecure
3. Taxes due: Current Past due -Amount owed: \$9,091.50
4. Utilities: Active Inactive-Last active date: 3/18/2019
5. Year Structure Built: 1940
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Thursday, January 2nd, 2025

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

RE: 302 Louise Dr. (Accessory only)

Case # V232991-05224

OWNER: Annette Carla Scott

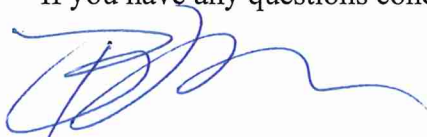
**Code Compliance Supervisor
Roland Maldonado**

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 **May 22, 2024**, 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.

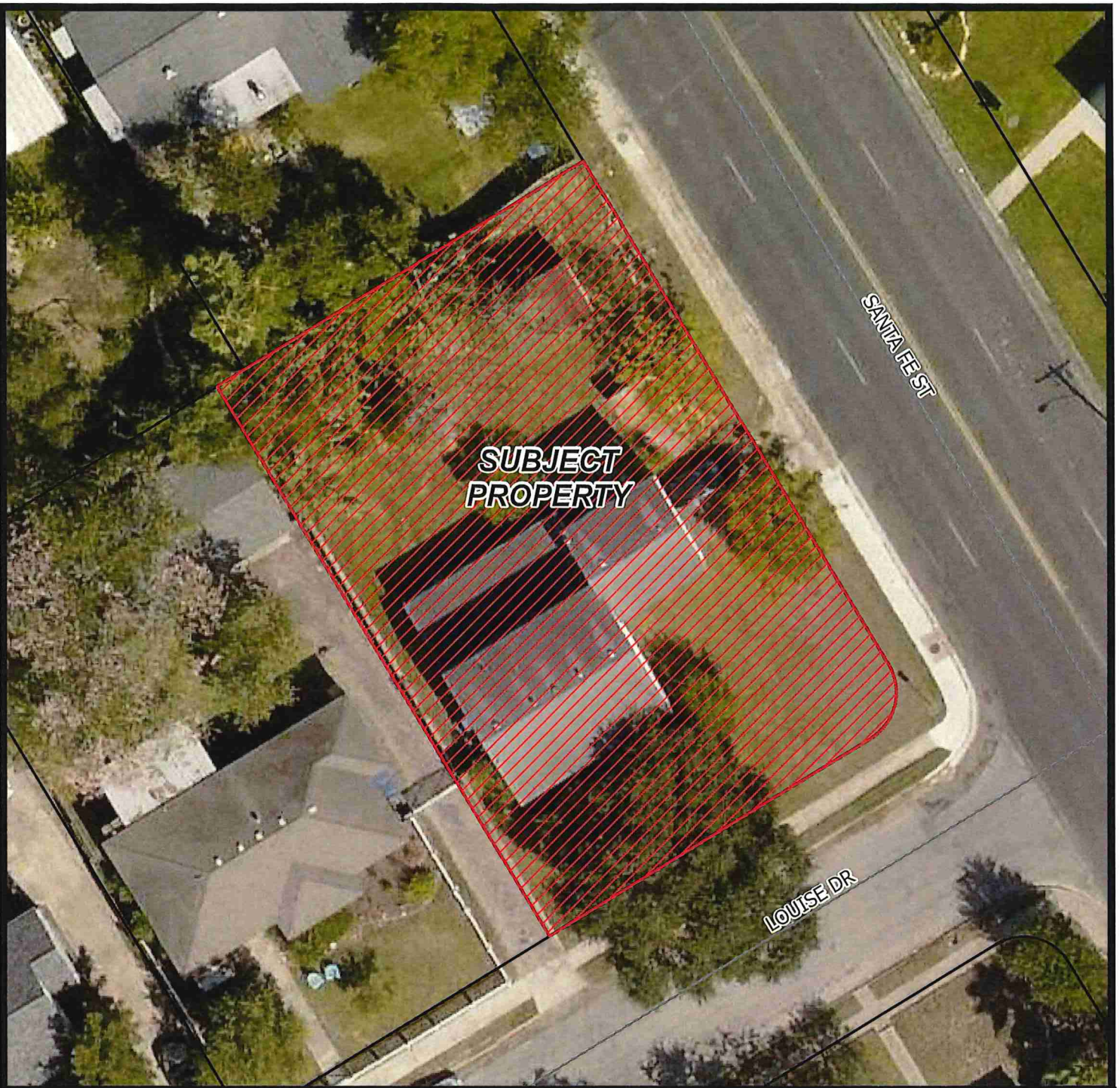


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena,
William Ewing, Chic Henderson

CASE TIMELINE FOR 302 LOUISE DR. (ACCESSORY STRUCTURE)

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	5/22/2024	n/a	n/a
Initial Inspection Completed	5/22/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/24/2024	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	11/15/2024 & 11/18/2024	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	12/20/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	6/25/2024	Returned mail rec'd-Returnt to sender, unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/25/24-11/29/24 & 12/2/24-12/6/24	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	6/26/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	7/11/2024	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	1/2/2025	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	1/3/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/30/2024 & 12/31/2024	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	1/2/2025	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	1/13/25-1/17/25 & 1/20/25-1/22/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/17/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/23/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

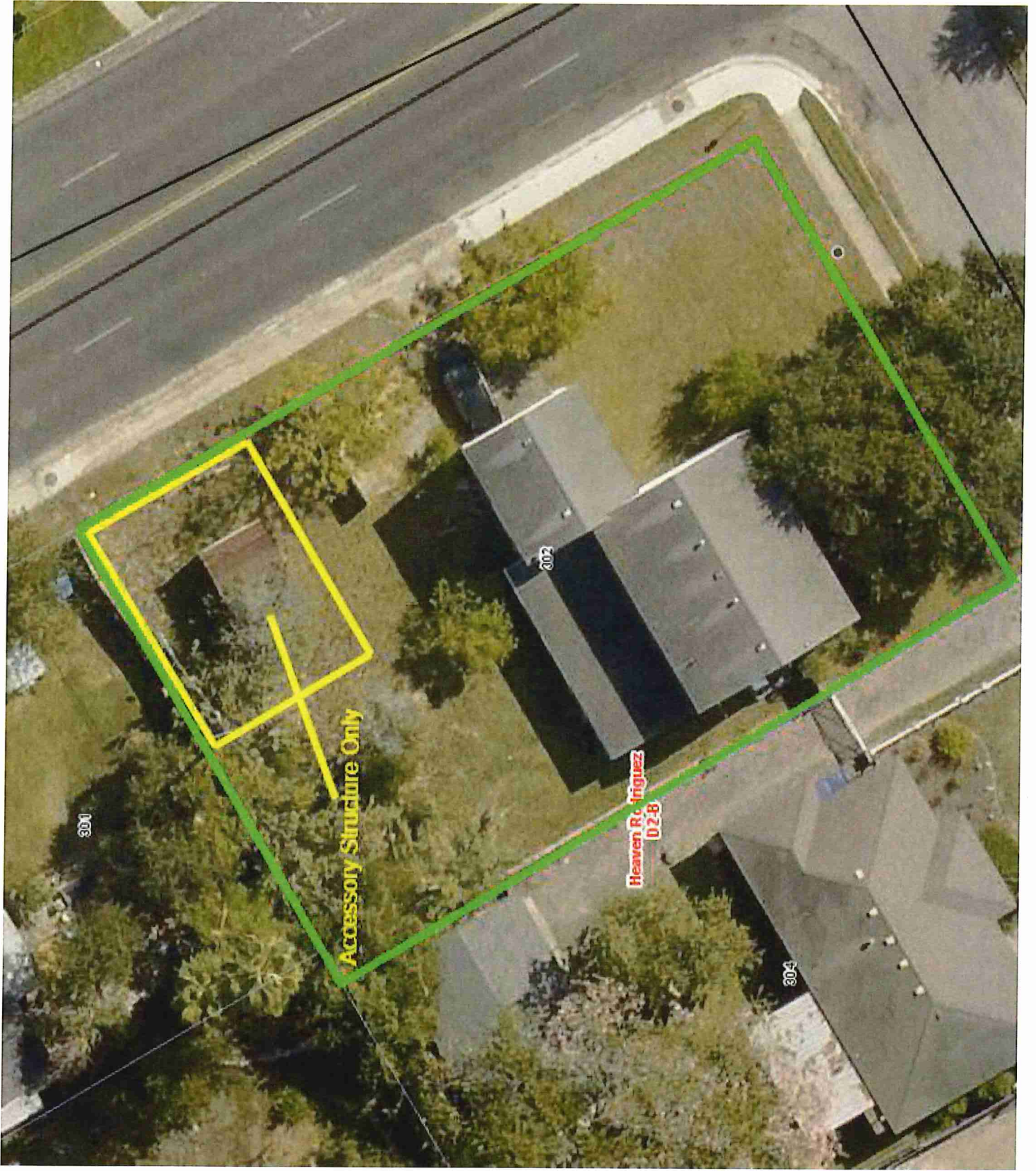


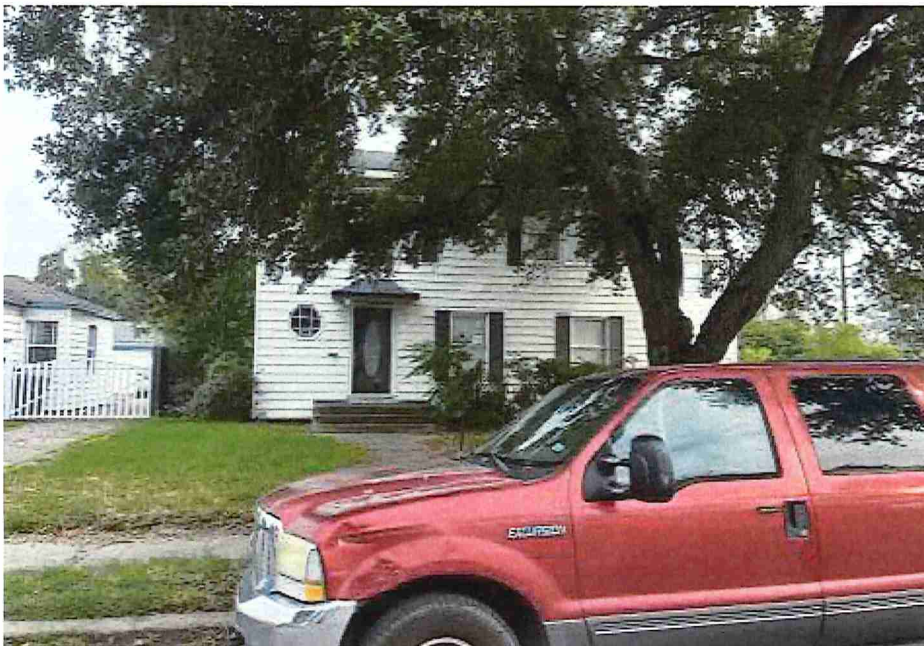
302 LOUISE

Aerial View

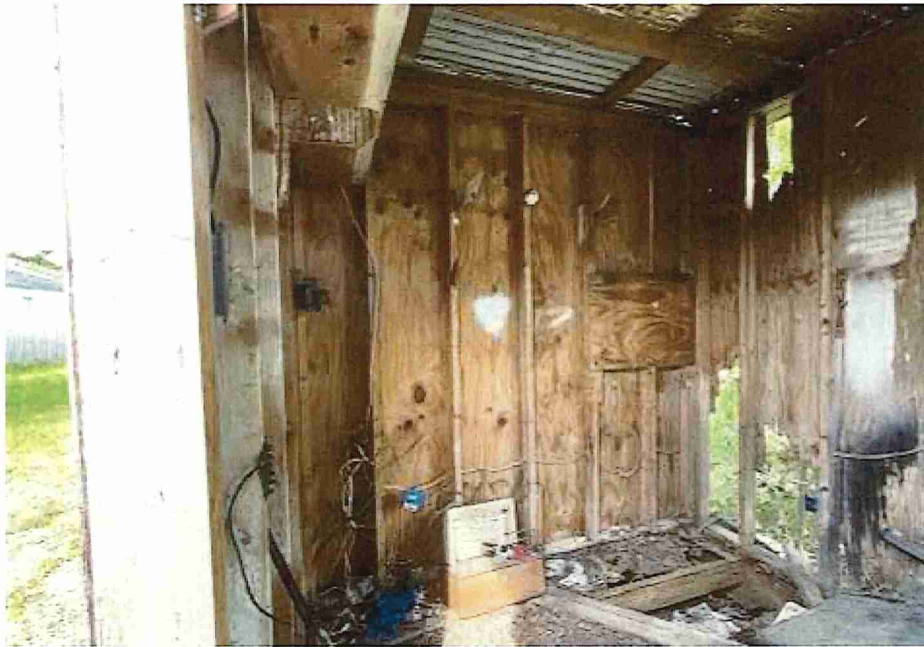
 Subject Property

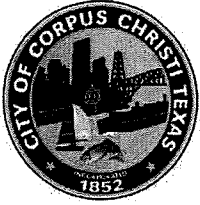






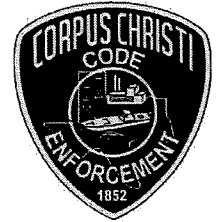






CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 302 LOUISE DR
 Legal Description: MORNINGSIDE LT 1 & E13' LT 2 BK 4
 Tax Account No: 539000040010
 Property Owner: SCOTT ANNETTE CARLA
 Mailing Address: 232 BAYCLIFF DR
 City, State, Zip: CORPUS CHRISTI, TX 78412-2602

Inspection Date: 5/22/2024
 Zoning District:
 Compliance Officer: Thomas Chapa III
 Placard Date: 5/22/2024
 Case No: V232991-052224

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 Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

- Rotten
- Loose
- Torn
- Holes
- Missing
- Other:

Wall Type:

- Rotten
- Leaning
- Buckled
- Missing
- Other:

Foundation Type:

- Sunken
- Cracked
- Rotten
- Other:

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16				
Roof Cover	17				
Wall Framing	18				
Siding	15				
Foundation	24				
Doors/Windows	10				
Total %	100				

VIOLATION(S): 302 LOUISE DR. (ACCESSORY ONLY)

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

304.15 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.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.



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

Case No: B1 Letters, V232991-052224

ADDRESS: 302 LOUISE DR.

Tax Account No: 5390-0004-0010

Owner(s): ANNETTE CARLA SCOTT

LAST UPDATED ON: Monday, December 02, 2024

LETTERS MAILED from 5/24/2024-5/24/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
SCOTT ANNETTE CARLA 232 BAYCLIFF DR CORPUS CHRISTI, TX. 78412-2602	OWNER	B1 Letter Mailed on 5/24/2024 RETURNED MAIL REC'D 6/25/2024- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ANNETTE CARLA SCOTT 302 LOUISE DR. CORPUS CHRISTI, TX. 78404	OWNER	B1 Letter Mailed on 5/24/2024 RETURNED MAIL REC'D 5/29/2024- RETURN TO SENDER MOVED LEFT NO ADDRESS UNABLE TO FORWARD