

Minutes
Building Standards Board
Council Chambers, City Hall
May 26th , 2022 @ 1:30p.m.

I. CALL TO ORDER

The meeting was called to order by Catherine Giffin at 1:33pm in the Council Chambers on the first floor of City Hall.

II. ROLL CALL

Board Members Present

Coretta Graham – present (late)
Catherine Giffin – present
Monica Pareso – present
John Solberg – present
Johanna Ortiz – present
Merced Pena (alternate)-present

Staff Present

Bobbie-Rae Maldonado, Interim Code Compliance Program Manager
Michael Gutierrez, Code Compliance Supervisor
Diana T Garza, Code Compliance Officer/Liaison
Jonathan Vining, Code Compliance Official
Jessica Martinez, Administrative Support II
Maria Garcia, Management Assistant
Adeltia Cavada, Assistant City Attorney

III. PUBLIC COMMENT

A motion was made by Catherine Giffin to open the floor for public comment. As there was no response, Catherine Giffin closed the public comment.

IV. MINUTES

A motion was made by Catherine Giffin and seconded by Johanna Ortiz to amend the minutes of the Regular Meeting of April 28, 2022. A roll call vote was taken, and the motion passed unanimously.

V. NOMINATION FOR CHAIRPERSON

A motion was made by Monica Pareso and seconded by Johanna Ortiz to appoint Catherine Giffin to Chairperson of Building Substandard Board. A roll call vote was taken, and the motion passed unanimously.

VI. ABSENCES

No action taken since all board members were present for the April 28th , 2022, hearing.

VII. **STAFF REPORT**

1. The Staff Report was presented to the Board for discussion and information regarding cases from January 28, 2021, to present. A motion was made by Coretta Graham seconded by Monica Pareso to approve the staff report. A roll call vote was taken, and the motion passed unanimously.
2. Update on Proposed PMC Amendments-no discussion or comments for board.
3. Emergency demolition updates provided for 4706 Everhart, 4443 Hart, 3042 Horne, and 424 Cheyenne.

VIII. **CASES TABLED/PULLED**

1. **3010 Westgard Ln.,(DELLWOOD BLK 1 LOT 47)**- Per code enforcement, case to be presented at the July 2022 board meeting. Proper notification to be given to lienholder/mortgage company and rental management company.
2. **5025 Bonner Dr.,(GARDENDALE NW66 OF LT 4 BLK 4)**-Per code enforcement, accessory structures demolished by property owner.

IX. **OLD BUSINESS**

1. **4025 Santa Elena St., Demolition Residence (SANTA ELENA BLK 4 LOT 22)**
Property owner was ordered to appear at hearing to provide a timeline for repair plans to the Board. Owner failed to appear and no contact was made with Code department.

Motion:

A motion was made by Catherine Giffin and seconded by Coretta Graham for Code Liaison to provide recommendations at next scheduled meeting. A roll call vote was taken and passed unanimously.

X. **NEW BUSINESS**

1. **625 Atlantic St., Demolition Residence and Accessory Structure (DEL MAR LT 16 BK 4O)**

Staff Recommendation:	To require demolition due to the extent of deterioration
Appearing in Favor:	No one
Appearing in Opposition:	Michael De Los Santos, Armando De Los Santos, Melinda De Los Santos

Motion:

A motion was made by John Solberg and seconded by Coretta Graham to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **625 Atlantic St., Demolition Residence and Accessory Structure (DEL MAR LT 16 BK 4O)** If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

2. **422 Linnet Ct., Demolition Residence (FLOUR BLUFF ESTATES LT 24A BK G)**

Staff Recommendation:	To require demolition due to the extent of deterioration
Appearing in Favor:	No one
Appearing in Opposition:	Daniel Bires, Clarissa Rodriguez.

Motion:

A motion was made by John Solberg and seconded by Coretta Graham to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1)

(c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **422 Linnet Ct., Demolition Residence (FLOUR BLUFF ESTATES LT 24A BK G)** If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed with a four to one vote.

3. 110 Josephine St., Demolition Residence (MUSSETT BLK 3 LOT 1).

Staff Recommendation:	To require demolition due to the extent of deterioration
Appearing in Favor:	No one.
Appearing in Opposition:	Attorney Jeffrey Kane (in appearance for Attorney David Klein)

Motion:

A motion was made by John Solberg and seconded by Coretta Graham to oppose the staff recommendation and require the property owner to secure structures and provide a timeline for renovation or demo within 30 days for the structure(s) located at **110 Josephine St., Demolition Residence (MUSSETT BLK 3 LOT 1).** A roll call vote was taken and passed with a four to one vote.

4. 110 Josephine St. aka 102 Josephine St, Demolition Residence (MUSSETT BLK 3 LOT 1).

Staff Recommendation:	To require demolition due to the extent of deterioration.
Appearing in Favor:	No one.
Appearing in Opposition:	Attorney Jeffrey Kane (in appearance for Attorney David Klein)

Motion:

A motion was made by Monica Pareso and seconded by Coretta Graham to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **110 Josephine St. aka 102 Josephine St, Demolition Residence (MUSSETT BLK 3 LOT 1).** If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

5. 110 Josephine St. aka 106 Josephine St, Demolition Residence (MUSSETT BLK 3 LOT 1).

Staff Recommendation:	To require demolition due to the fire damage.
Appearing in Favor:	No one.
Appearing in Opposition:	Attorney Jeffrey Kane (in appearance for Attorney David Klein)

Motion:

A motion was made by Monica Pareso and seconded by Catherine Giffin to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **110 Josephine St. aka 106 Josephine St, Demolition Residence (MUSSETT BLK 3 LOT 1).** If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

6. **2849 Tuscarora Dr. Demolition Residence and Accessory structure (OVERLAND MEADOWS #2 BLK 14 LOT 27)**

Staff Recommendation: To require repair due to the extent of deterioration.
Appearing in Favor: Chris Dean, Johnny Dean.
Appearing in Opposition: No one.

Motion:

A motion was made by Monica Pareso and seconded by Coretta Graham to accept the staff recommendation and require repair of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the repair of the structure(s) located at **2849 Tuscarora Dr. Demolition Residence and Accessory structure (OVERLAND MEADOWS #2 BLK 14 LOT 27)**. If the repair is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

7. **2128 Peabody., Demolition Residence and Accessory Structure (HILLCREST LTS 14 & 15 BLK 31)**

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: Marche Kennedy

Motion:

A motion was made by Monica Pareso and seconded by Coretta Graham to oppose the staff recommendation and require owner to provide a timeline for repair or demolition within 90 days for the structure(s) located at **2128 Peabody., Demolition Residence and Accessory Structure (HILLCREST LTS 14 & 15 BLK 31)**. A roll call vote was taken and passed unanimously.

8. **809 S. Alameda St., Demolition Residence (EXTENSION TO SOUTH END BLK 14 LOT 1)**

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by Catherine Giffin and seconded by Monica Pareso to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **809 S. Alameda St., Demolition Residence (EXTENSION TO SOUTH END BLK 14 LOT 1)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

9. 813 S. Alameda St. Bldg 1, 4 Units, Demolition Residence (BAY TERRACE N4 OF LT 9 & ALL OF LTS 10 THRU 13 BLK)

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by Catherine Giffin and seconded by Monica Pareso to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **813 S. Alameda St. Bldg 1, 4 Units, Demolition Residence (BAY TERRACE N4 OF LT 9 & ALL OF LTS 10 THRU 13 BLK)**

If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

10. 813 S. Alameda St. aka 817 S. Alameda Bldg 2, 4 Units, Demolition Residence (BAY TERRACE N4 OF LT 9 & ALL OF LTS 10 THRU 13 BLK)

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by Monica Pareso and seconded by Coretta Graham to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **813 S. Alameda St. aka 817 S. Alameda Bldg 2, 4 Units, Demolition Residence (BAY TERRACE N4 OF LT 9 & ALL OF LTS 10 THRU 13 BLK)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

11. 437 Military Dr., Demolition Residence and Accessory Structure (NAVAL CENTER LTS 12 & 13 BK 13)

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by Monica Pareso and seconded by Coretta Graham to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **437 Military Dr., Demolition Residence and Accessory Structure (NAVAL CENTER LTS 12 & 13 BK 13)**. If the demolition is not started and

completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

12. 11321 Leopard St., Demolition of Awning (SABLATURA 6 AC OUT OF W PT OF LT 6 BK 1)

Staff Recommendation: To require demolition of awning due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by John Solberg and seconded by Johanna Ortiz to accept the staff recommendation and require demolition of the awning according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the awning located at **11321 Leopard St., Demolition of Awning (SABLATURA 6 AC OUT OF W PT OF LT 6 BK 1)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

13. 1363 Normandy Dr, Demolition Residence and Accessory Structure (ARCADIA BLK 17 LOT 17)

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by Johanna Ortiz and seconded by Monica Pareso to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **1363 Normandy Dr, Demolition Residence and Accessory Structure (ARCADIA BLK 17 LOT 17)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

14. 2522 Bolivar., Demolition Residence (CASA BLANCA LT 16 BK 7)

Staff Recommendation: To require demolition due to the extent of deterioration.
Appearing in Favor: No one.
Appearing in Opposition: No one.

Motion:

A motion was made by Monica Pareso and seconded by John Solberg to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **2522 Bolivar., Demolition Residence (CASA BLANCA LT 16**

BK 7). If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

XI. IDENTIFYING ITEMS FOR FUTURE AGENDA

Upcoming nominations for new Vice-Chair.

XII. ADJOURNMENT

Meeting adjourned by Catherine Giffin at 4:08 PM. on May 26, 2022.

Bobbie-Rae Maldonado
Interim Code Enforcement Program Manager

Note: For detailed information on testimony, refer to the recording retained on file in the Code Enforcement Division of the City of Corpus Christi Neighborhood Services Department.