



## 4617 ELVIRA DR. - RESIDENTIAL & ACCESSORY STRUCTURE(S)

- Substandard case started 5/20/2025.

Structures deemed substandard based on the following findings:

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

City Recommendation: Demolition of residential and accessory structures #1 & #2 (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Elvira Dr)

According to NCAD, Palomares Loreto & Alba Rosa Gomez took possession of property 9/23/2015.

### **Case, Abatement, and Citation History**

Total number of Code complaints: 6 including a case created by a customer V072362-072016

Total number of cases: 6

Owner Compliance: 4

City Abatements: 0

Citations issued: 0



## 4617 ELVIRA DR. - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Date	Case Type	Violation(s)	Status
06/16/2025	Unsecured Vacant Building	Unsecured Openings	Compliant
05/23/2025	Substandard Structure	Main and accessory structures unfit for human occupancy	In progress
05/20/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
02/19/2020	Care of premises	Litter and solid waste	Expired
08/01/2017	Zoning	Travel trailer used as living quarters in residential area	Expired
12/28/2012	Junked Vehicle	Junked vehicle	Removed by owner

### Abatement history for 4617 Elvira Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. N/A	N/A	N/A

Total: N/A

CCPD calls to property:

<b>Nature of Call</b>	<b>4617 Elvira Dr.</b>
ANIMAL CONTROL EVENT LE NEEDED	1
ATTEMPT TO CONTACT	1
BURGLARY	1
DISTURBANCE	4
ON VIEW INVESTIGATION	4
NOISE ORDINANCE VIOLATION	1
EMS REQUESTED/MEDICAL EMERGENCY	1
MISSING PERSON	1
ON VIEW TTAFFIC STOP	1
TELEPHONE REPORTING UNIT	2
<b>Grand Total</b>	<b>17</b>



## 4617 ELVIRA DR. - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/23/2025	ALBA ROSA GOMEZ	Made contact with property owner Alba Rosa Gomez (361) 425-7433. She doesn't speak English but advised she's aware of the condition of the property and that she had applied with the city for the program for her house to be fixed or rebuilt about 3 years ago but haven't hear anything about it. she agreed to meet me on Thursday July 31 to give me access to the property. I asked her to bring that application with her so I can inquire with the City what the status of her application is. No further incident
08/19/2025	ALBA ROSA GOMEZ	Property owner alba rosa Gomez (361) 425-7433 answer my phone call today. She was very upset because she said the City denied assistance to fix her house because I told them the house was vacant. I told her one of the requirements for that program is to live in at property and when I was asked about it, I had to tell them the truth that the house was vacant. I asked her if she still is going to meet with me, she said I don't have any business going inside her house. I explained to her that I have to investigate all the cases that we have and that I'm trying to get her voluntary consent without getting a warrant. She agreed to meet me on 8/20/25 at 2:00 pm. If she doesn't show up, I will proceed with an admin warrant
08/20/2025	ALBA ROSA GOMEZ	I met with property owner Alba Rosa Gomez (361) 425-7433 who gave voluntary consent to inspect the property. Upon arrival I observed a substandard structure unfit for human occupancy and 2 accessory structures that were dilapidated. property owner was advised a case will be initiated and process was explained to her. she understood
12/19/2025	ALBA ROSA GOMEZ	Call property owner Alba Rosa Gomez (361) 425-7433. Call went to voicemail. I left a message referring to the property requesting a call back.
01/12/2026	ALBA ROSA GOMEZ	On this day at 11:26 AM I spoke over the phone with property owner Alba Rosa Gomez. I asked her if she has any updates on the property. She advised she doesn't have any updates and that she is hoping that the City reinstates her application to repair the house. She advised she was going to try to go to talk to them and plead her case as to why she had to move out of the property. I reminded her about the board meeting. She advised that she is going to attend and explain to the board members her situation. She asked if the house is ordered to be demolished if contractors leave the mailbox intact.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V257959-052325

Property Owner: PALOMARES LORETO & ALBA ROSA GOMEZ

Address (Residential Commercial): 4617 Elvira Dr

Staff Recommendation(s): **Demolition**

Residential Structure  Residential and 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 residential and accessory 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: Owner Unsecure
3. Taxes due:  Current Past due -Amount owed: \$
4. Utilities: Active Inactive-Last active date: 12/21/2023
5. Year Structure Built: 1954
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

## COMPLAINT

Friday January 2, 2026

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

**RE: 4617 ELVIRA DR (Residential w/ 2 Accessory Structures) Case # V257959-052325**

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**OWNER: PALOMARES LORETO &  
ALBA ROSA GOMEZ**

**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 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**.

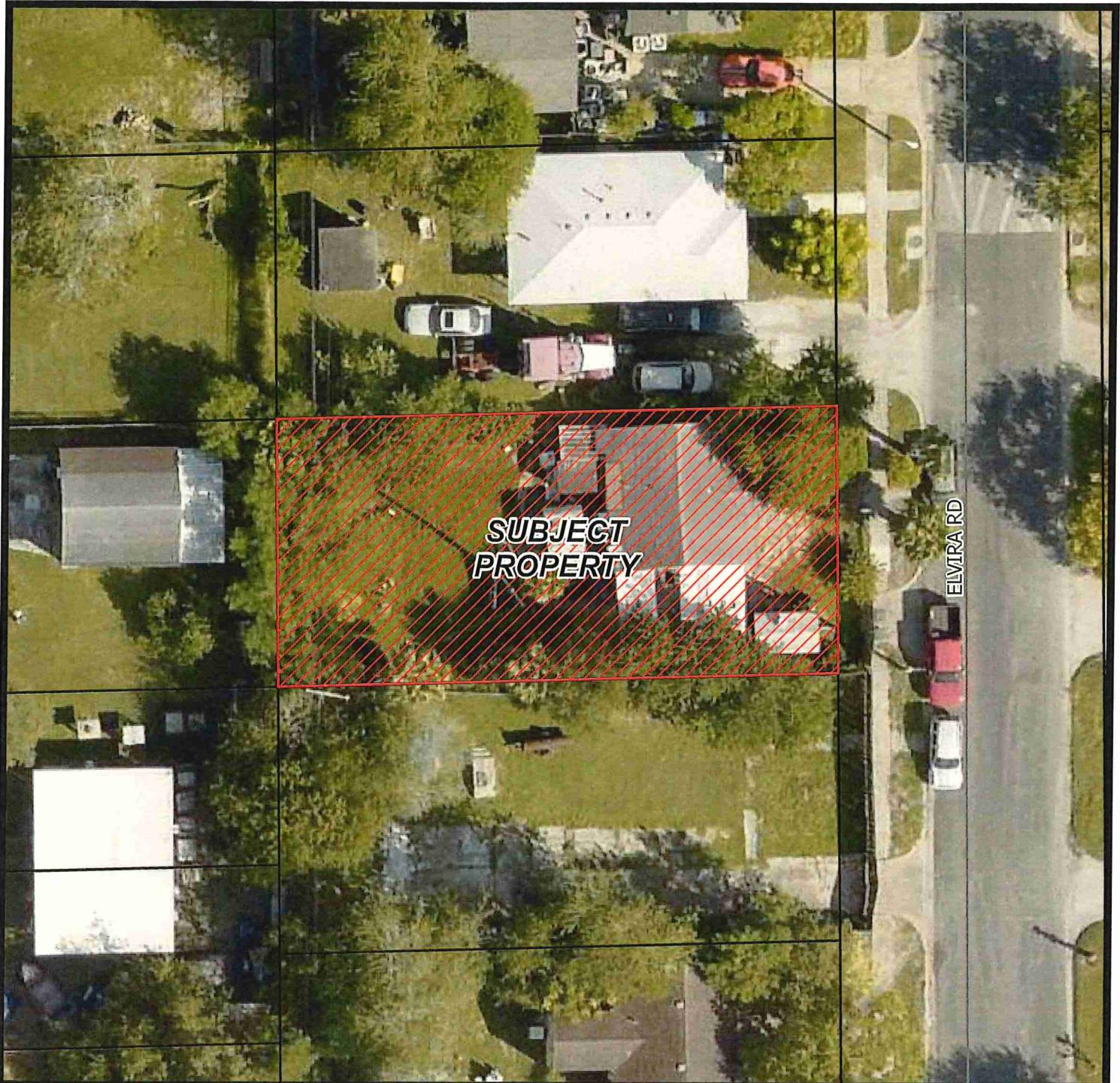
If you have any questions concerning the above, please call (361) 826-3046.

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

**CASE TIMELINE FOR 4617 ELVIRA DR**

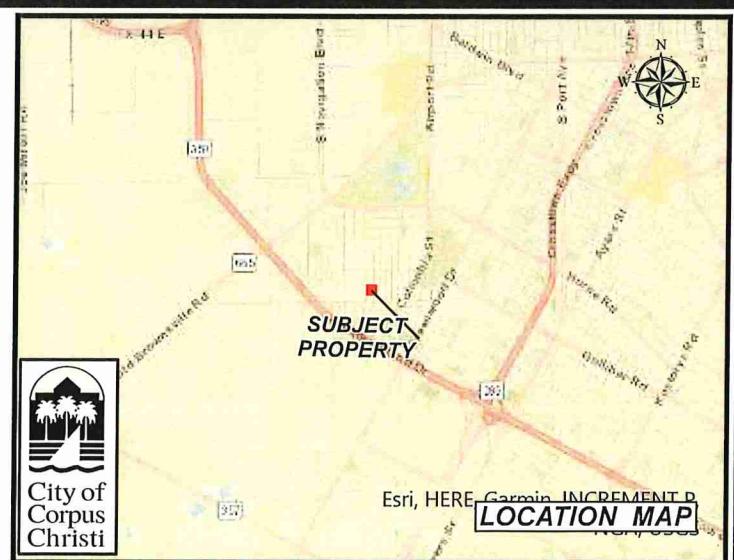
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/30/2025	n/a	n/a
Initial Inspection Completed	6/30/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/2/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/16/2025	Return mail rec'd 7/16/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	8/2/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	Not less than 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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



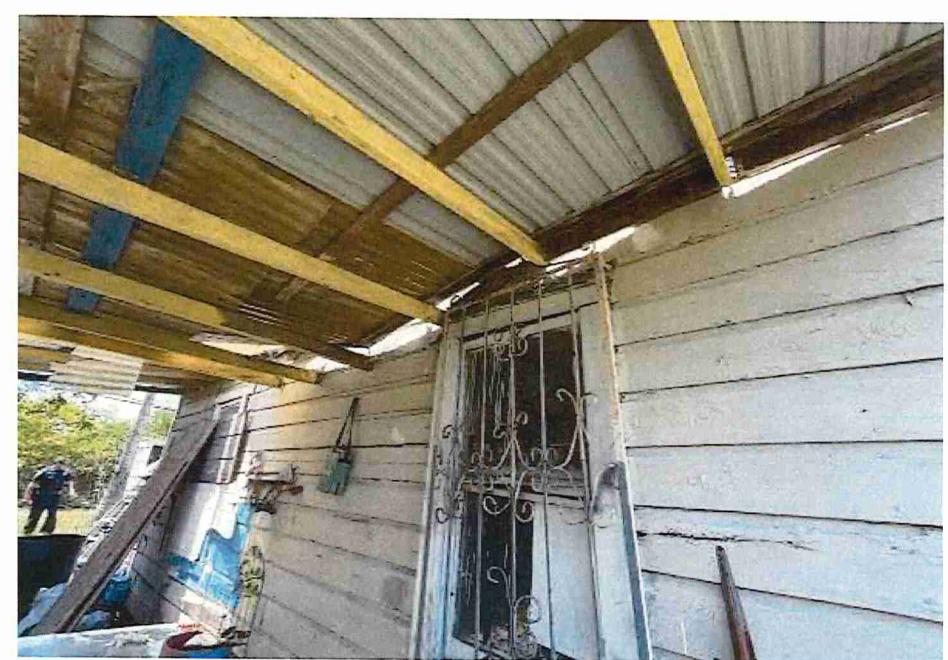
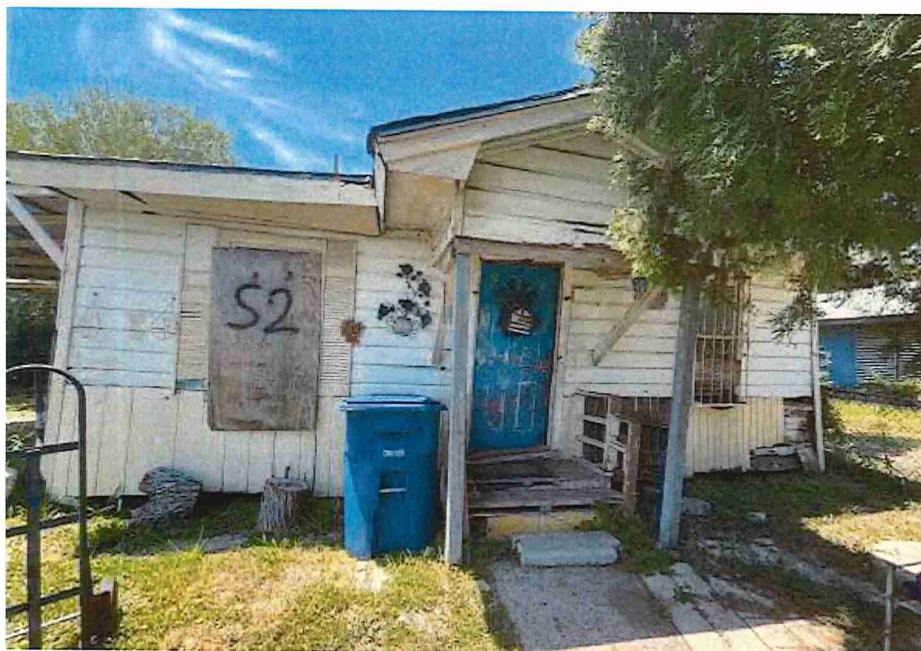
## 4617 ELVIRA

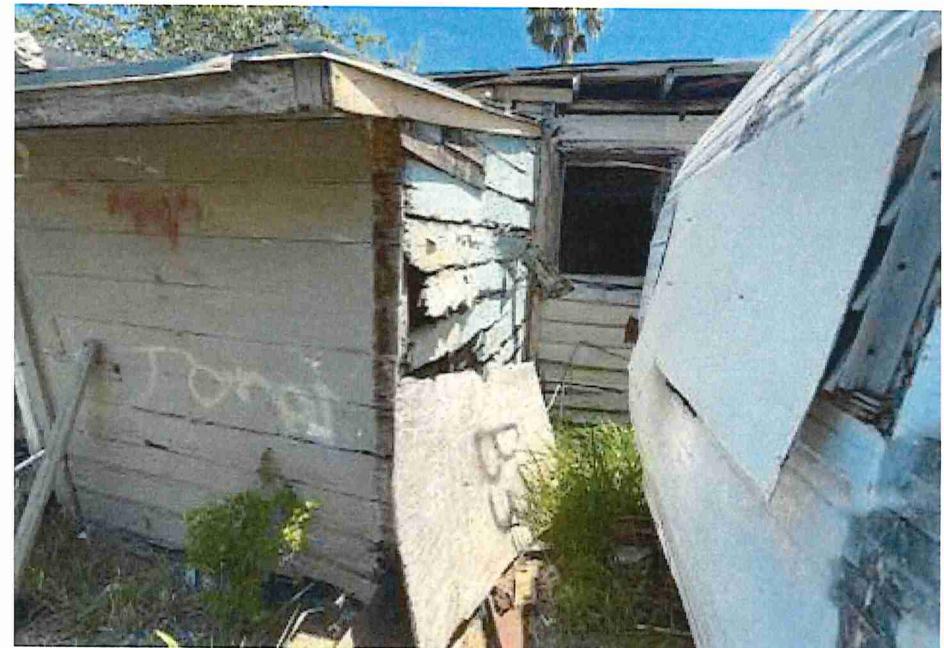
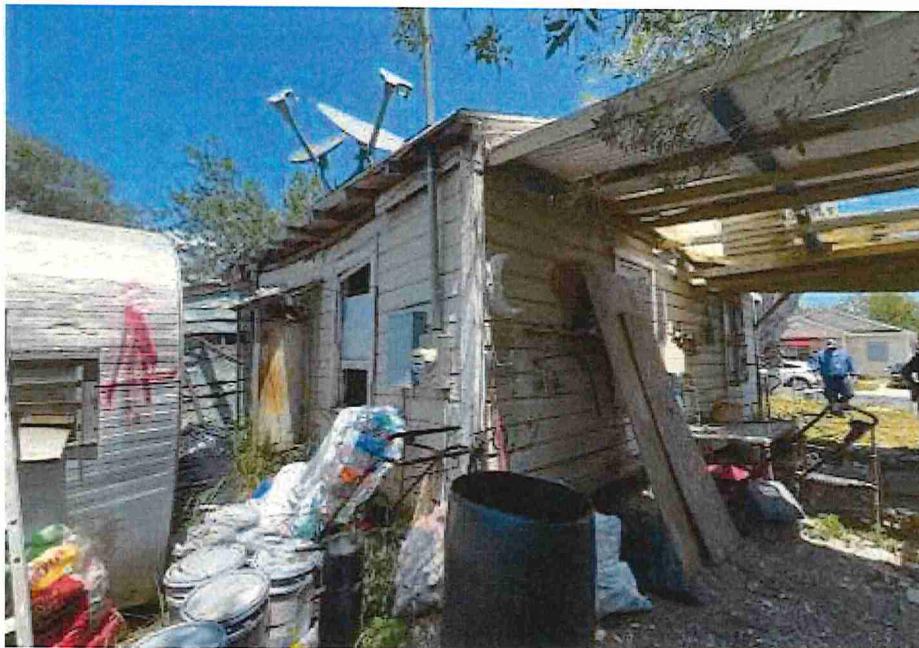
### Aerial View

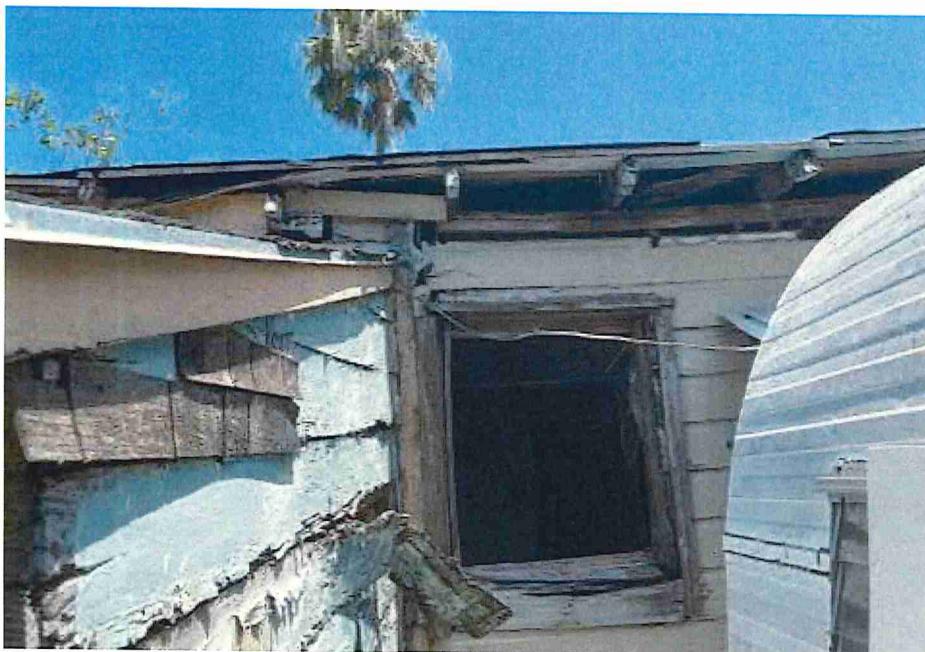
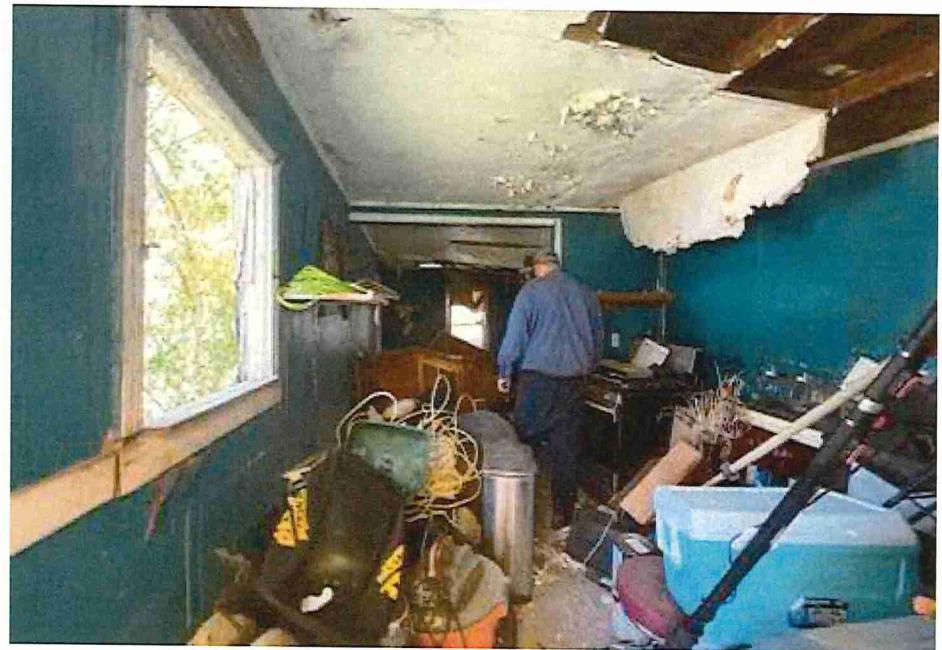
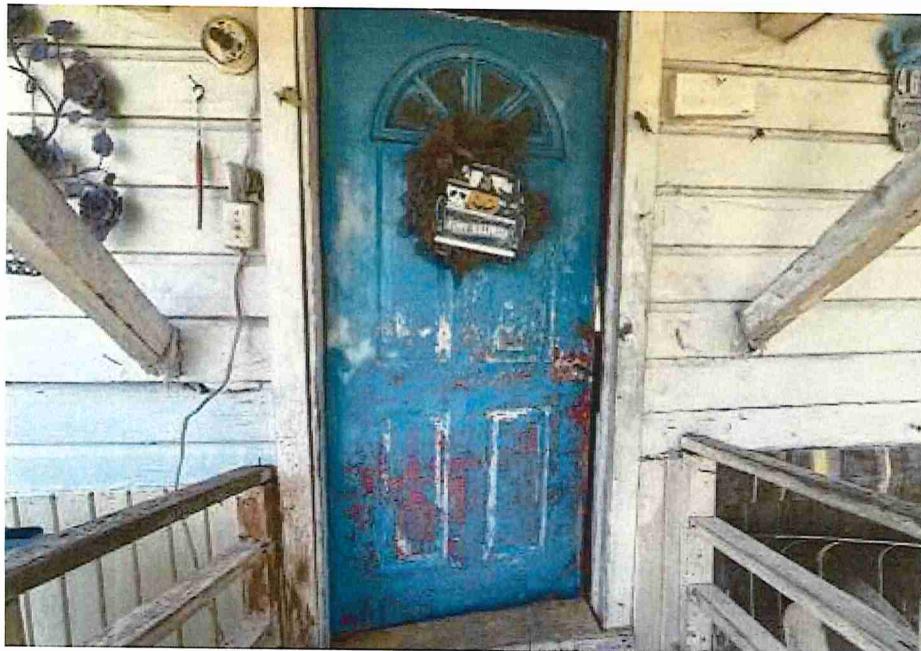
 Subject  
Property

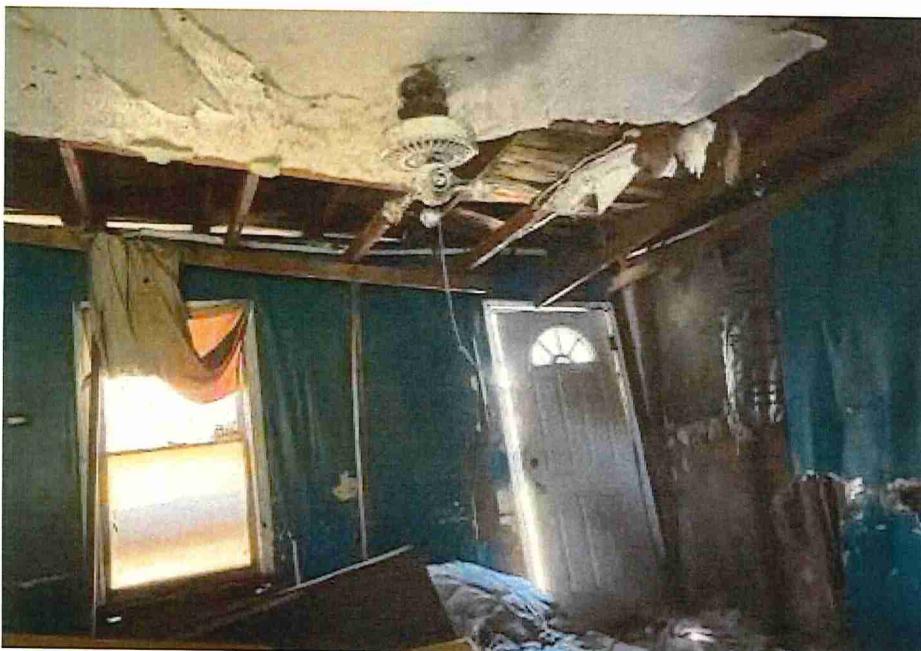
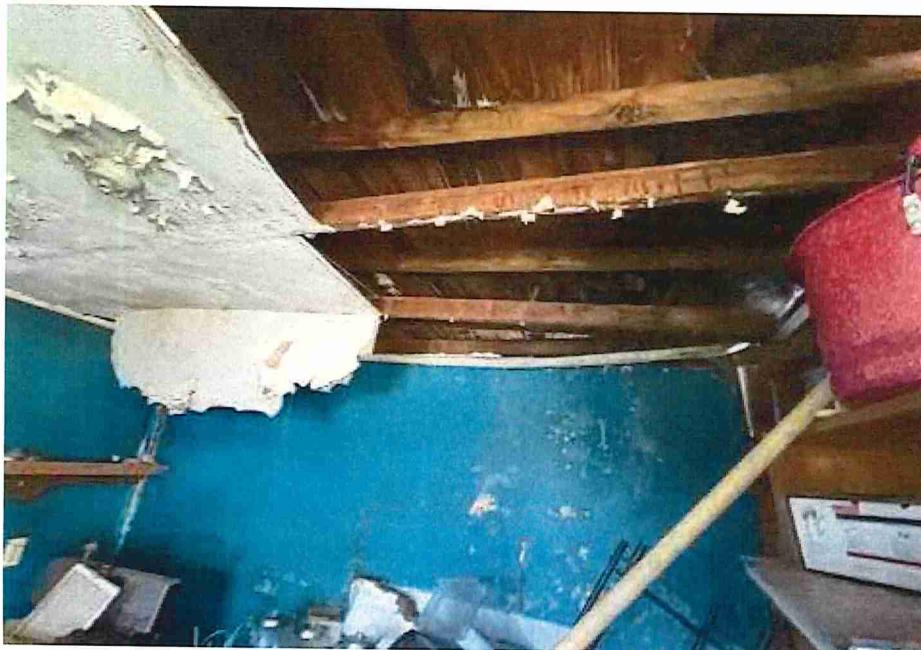


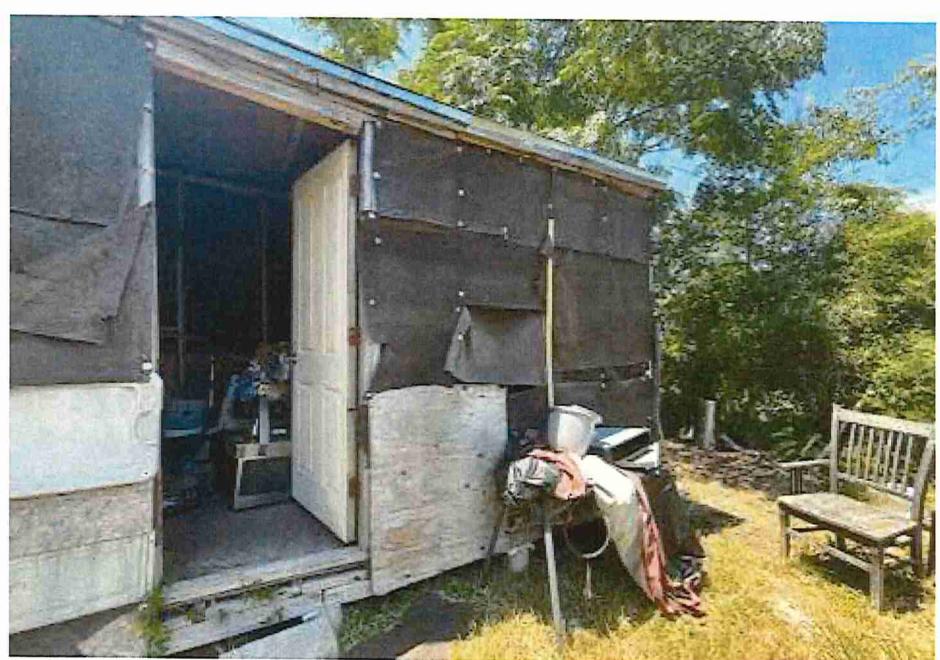
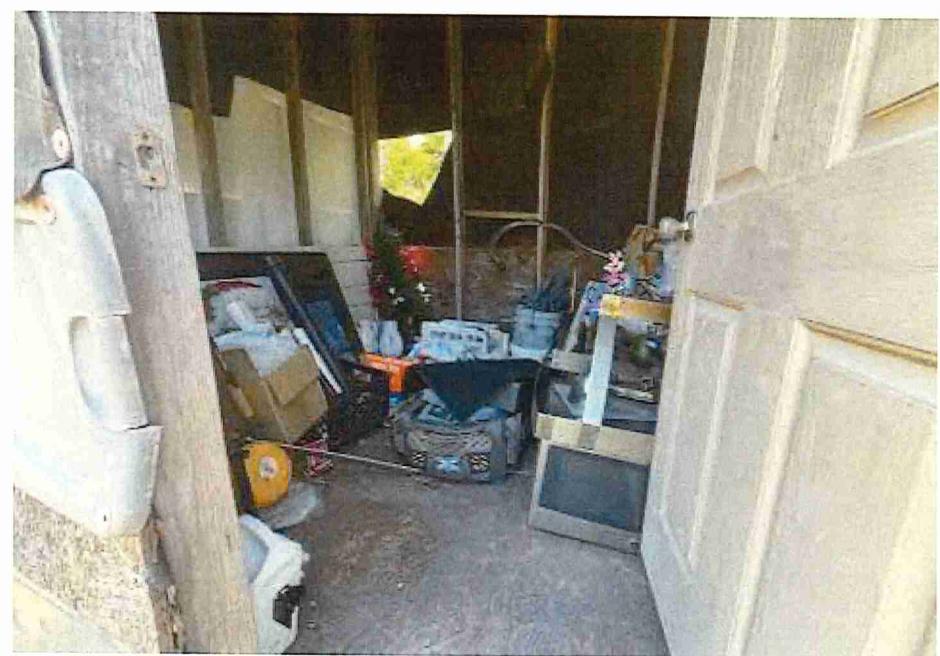












# City of Corpus Christi – BUILDING SURVEY

Account Number: 407200020090

Inspection Date: 5/20/2025

Zoning Use: RS-6

Revised Date: 08/21/2025

Officer: Grace Elledge

Property Address: 4617 ELVIRA DR

Legal Description: LA PASCUA #2 BLK 2 LOT 9

Owner: PALOMARES LORETO & ALBA ROSA GOMEZ

Mail to: 4617 ELVIRA DR

City, State, Zip: CORPUS CHRISTI, TX 78416-2450

Dwelling       Commercial       Accessory       Sq. Ft.      1  Story  
 Wood Frame       Masonry       Fire Damage       # of Units       Inside Inspection  
 Vacant       Occupied       Open       Placard

Placard Posted on: 8/20/2025

**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

<b>OUTSIDE WALL:</b> (304.1, 304.2 304.4 & 304.6)		<b>ROOF:</b> (304.1 & 304.7)	<b>FOUNDATION:</b> (304.1, 304.4 & 304.5)
Type:	Type:	Type:	Type:
<input type="checkbox"/> Charred Wood	<input type="checkbox"/> Charred Wood	<input type="checkbox"/> Inadequate Support	<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Wood	<input checked="" type="checkbox"/> Rotten Eaves	<input type="checkbox"/> Rotten Wood	<input type="checkbox"/> Rotten Eaves
<input checked="" type="checkbox"/> Rotten Corner Boards	<input checked="" type="checkbox"/> Rotten Rafter Tails	<input type="checkbox"/> Piers Lean	<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Missing Boards	<input type="checkbox"/> Rotten Decking	<input type="checkbox"/> Piers Missing	<input type="checkbox"/> Piers Missing
<input type="checkbox"/> Badly in Need of Paint	<input type="checkbox"/> Missing Shingles	<input type="checkbox"/> Cracks/Perimeter Wall	<input type="checkbox"/> Cracks/Perimeter Wall
<input type="checkbox"/> Siding Broken / Missing	<input type="checkbox"/> Deteriorated Shingles	<input type="checkbox"/> Cracks/Slab	<input type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Holes	<input checked="" type="checkbox"/> Leaks	<input type="checkbox"/> Pads Missing/Cracked	<input type="checkbox"/> Pads Missing/Cracked
<input type="checkbox"/> Cracks	<input type="checkbox"/> Sags	<input type="checkbox"/> Missing Skirting	<input type="checkbox"/> Missing Skirting
<input checked="" type="checkbox"/> Buckled	<input type="checkbox"/> Buckled	<input type="checkbox"/> Missing Access Cover	<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Leans	<input type="checkbox"/> Collapsed	<input type="checkbox"/> Exposed Sills	<input type="checkbox"/> Exposed Sills
<input type="checkbox"/> Missing Brick	<input type="checkbox"/> Worn	<input type="checkbox"/> Rotten Sills	<input type="checkbox"/> Rotten Sills
<input type="checkbox"/> Loose Brick	<input type="checkbox"/> Torn	<input type="checkbox"/> Damaged Floor Joist	<input type="checkbox"/> Damaged Floor Joist
<input type="checkbox"/> Damaged Exterior Trim	<input checked="" type="checkbox"/> Holes	<input type="checkbox"/> Sagging Floor Joist	<input type="checkbox"/> Sagging Floor Joist
Other:	Other:	Other:	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:

**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:

**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:

#### **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
- Cracks
- Holes
- Torn Wallpaper
- Damaged Paneling
- Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- Sheetrock Mildewed / Buckled
- 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:

**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:

**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:

**INTERIOR FLOORS:**

(305.1, 305.2, 305.3 & 305.4)

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

**ACCESSORY SURVEY:**

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

TYPE: \_\_\_\_\_

**Wood**  Roof Type: W  
 Rotten  
 Loose  
 Torn  
 Holes  
 Missing

**Metal & wood**  Walls Type:  
 Rotten  
 Leaning  
 Buckled  
 Missing  
 Other:

Foundation Type:  
 Sunken  
 Rotten Sills  
 Other:



## CODE ENFORCEMENT DIVISION

### ACCESSORY BUILDING SURVEY



Address: 4617 ELVIRA DR  
Legal Description: LA PASCUA #2 BLK 2 LOT 9  
Tax Account No: 407200020090  
Property Owner: PALOMARES LORETO & ALBA ROSA GOMEZ  
Mailing Address: 4617 ELVIRA DR  
City, State, Zip: CORPUS CHRISTI, TX 78416-2450

Inspection Date: 5/20/2025  
Zoning District:  
Compliance Officer: Grace Elledge  
Placard Date: 8/20/2025  
Case No: V257959-052325

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: (Aluminum travel trailer)

Wall Type:

Rotten  
 Leaning  
 Buckled  
 Missing  
 Other:

Foundation Type:

Sunken  
 Cracked  
 Rotten  
 Other:

**VIOLATION(S):**      **4617 ELVIRA DR**

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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.

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.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the

minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.



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

Case No: B1 Letters, V257959-052325

**ADDRESS: 4617 ELVIRA DR**

Tax Account No: 4072-0002-0090

LAST UPDATED ON: Tuesday, September 16, 2025

Owner(s): PALOMARES LORETO & ALBA ROSA GOMEZ

LETTERS MAILED from 5/27-8/22/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
PALOMARES LORETO & ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416-2450	Owner	CONSENT LETTER MAILED 5/27/25 RETURN MAIL REC'D 6/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416	Owner	CONSENT LETTER MAILED 5/27/25 RETURN MAIL REC'D 6/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PALOMARES LORETO 4617 ELVIRA DR CORPUS CHRISTI, TX 78416	Owner	CONSENT LETTER MAILED 5/27/25 RETURN MAIL REC'D 6/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PALOMARES LORETO & ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416-2450	Owner	B1 LETTER MAILED ON 8/22/2025 RETURN MAIL REC'D 9/16/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416	Owner	B1 LETTER MAILED ON 8/22/2025 RETURN MAIL REC'D 9/16/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PALOMARES LORETO 4617 ELVIRA DR	Owner	B1 LETTER MAILED ON 8/22/2025 RETURN MAIL REC'D 9/16/2025

CORPUS CHRISTI, TX 78416

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD