

Substandard case started 9/23/2024.

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 structures.
- Interior of the structures are 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 the residential & accessory structure (Building Survey attached)

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

According to NCAD, Gonzales Gaspar ET UX Irene took possession of property 1/13/1998.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 15

Owner Compliance: 1

City Abatements: 22

Citations issued: 15



Date	Case Type	Violation(s)	Status
04/25/2025	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	In progress
09/24/2024	Substandard Structure	Main and accessory structures unfit for human occupancy	In progress
04/22/2024	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
04/27/2023	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
12/14/2022	Substandard Structure	Main and accessory structures unfit for human occupancy	Closed
09/20/2022	Unsecure Vacant Building	Unsecured openings	Expired
04/26/2022	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
05/14/2021	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
05/14/2021	Unsecure Vacant Building	Unsecured Opening	Expired
07/20/2018	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
07/21/2017	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
06/20/2016	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
07/06/2015	Junked Vehicle	Inoperable Jeep	Owner compliance
04/28/2015	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
10/16/2023	Care of premises	Tall weeds	Expired



Abatement history for 1534 Dorado St.

Date	Cost/Admin Fee	Case Type
1. 05/27/2025	\$160 / \$125	Tall Weeds
2. 11/08/2024	\$160 / \$125	Tall Weeds
3. 09/24/2024	\$147.28 / \$125	Tall Weeds
4. 06/05/2024	\$78.64 / \$125	Tall Weeds
5. 03/12/2024	\$125 /\$125	Tall Weeds
6. 12/28/2023	\$103.6 / \$125	Tall Weeds
7. 10/19/2023	\$147.28 /\$125	Tall Weeds
8. 12/16/2022	\$370 / \$174	Secure Openings
9. 10/28/2022	\$90 / \$174	Secure Openings
10. 03/13/2023	\$82.54 / \$125	Tall Weeds
11. 12/16/2022	\$78.64 / \$125	Tall Weeds
12. 10/28/2022	\$147.28 / \$125	Tall Weeds
13. 08/26/2022	\$103.6 / \$125	Tall Weeds
14. 06/02/2022	\$103.6 / \$125	Tall Weeds
15. 02/10/2022	\$147.28 / \$125	Tall Weeds
16. 12/02/2021	\$147.28 / \$125	Tall Weeds
17. 09/20/2021	\$222.28 / \$125	Tall Weeds
18. 06/17/2021	\$147.28 / \$125	Tall weeds
19. 06/30/2021	\$80 / \$174	Secure Opening
20. 03/03/2018	\$97.36 / \$73	Tall Weeds
21. 03/30/2017	\$244.13 / Unknown	Tall Weeds
22. 09/21/2016	\$112.36 / Unknown	Tall Weeds

Total: \$5690.43



CCPD calls to property:

Nature of Call	1534 Dorado St.
Physical Attack/Attempted Bodily Injury	3
Attempt to Contact	5
Broadcast Info Law Enforcement Only	4
Civil Matter/standby	7
Code Enforcement	1
Disturbance	30
Physical Altercation	2
Building Fire	1
Incomplete or Dropped 911 Call	5
On View Investigation	11
EMS Request/medical Emergency	2
Missing Person	3
Quality of Life	2
Intentionally Harming Oneself	1
Serve Court Subpoena	4
Suspicious or Unusual	1
Theft of Property or Services	1
EMS Request/medical Trauma	1
Telephone Reporting Unit	3
Unknown Nature	1
Unauthorized Use of Motor Vehicle	1
Search Warrant	2
Grand Total	91



Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
N/A	N/A	*PROPERTY OWNERS ARE DECEASED*

11/3/2	2025		
Code	Compliance Supervisor: Roland Ma	Ildonado	
Case#	V244787-092424		
Prope	rty Owner: Gonzales Gaspar ET UX	Irene	
Addre	ss (⊠Residential □Commercial)	<u>:</u> 1534 Dorado St	
Staff R	ecommendation(s): Demolition		
⊠Resi	idential Structure		
Com	nmercial Structure only	☐Commercial and Accessory Structur	re
due to)(1)(c) of the Corpus Christi Property Ma lition of the structure(s), a hazard to the red.	
	ays. If demolition is not started and	nolish the residential and accessory structed in the City be seen the City be	
<u>Notice</u> :	<u>S</u>		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail Certified letter of hearing sent by Notice of hearing published in ne	l. v certified mail	
Additio	onal		
1. 2. 3. 4. 5.	Structure Entered by: ⊠Search W Taxes due: □ Current □ P	If deceased verification by: ⊠Obituary Varrant □Consent Given by: Owner ast due -Amount owed: \$23,529.57 active-Last active date: 11/10/15	□Death Certificate □Unsecure

 \square No

7. Code Enforcement Maintaining Property: $\boxtimes Yes$

COMPLAINT

Monday October 27,2025

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

RE: 1534 DORADO ST (Residential & Accessory Structure) Case # V244787-092424

OWNER: GONZALES GASPAR ET UX IRENE

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 **September 23, 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.

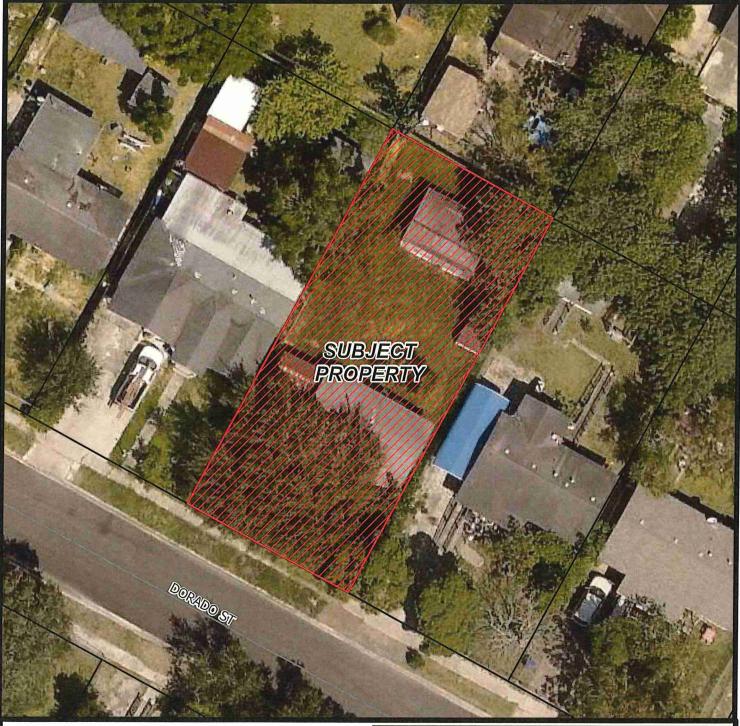
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

CASE TIMELINE FOR 1534 DORADO ST					
Activity	Date	Legal Requirement	Legal Reference		
Code Enforcement Notified of Potential Violation	9/24/2024	n/a	n/a		
Initial Inspection Completed	9/24/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2		
Notice of Violation Mailed to Last Known Addresses	4/30/2025	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	9/12/2025 & 9/15/2025	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	10/12/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)		
Notice Received	5/7/2025	Return mail rec'vd 5/7/2025 return to sender,vacant,unable to forward	n/a		
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	6/5/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)		
Re-inspection	10/12/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)		
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	1	City Ordinance Sec. 13- 22(C) & Tx Local Gov't Code 214.001€		
Returned Notice of Hearing Posted at Front Door of Property	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)		
BSB Agenda Posted	11/14/2025		Texas Govt. Code 551.043(a)		
BSB Hearing	11/20/2025	I .	City Ordinance Sec. 13-22 (C)		



1534 DORADO ST

Aerial View











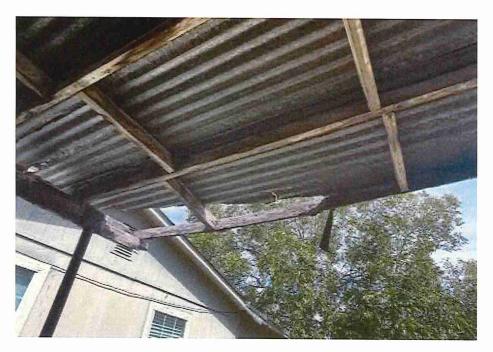




























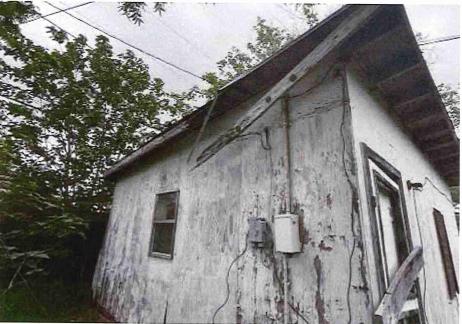












City of Corpus Christi – BUILDING SURVEY

Account Number: 4570-0004-0420		
Inspection Date: 9/24/2024		
Zoning Use: RS-6		
Revised Date: 04/23/2025		
Officer: Grace Elledge		
Property Address: 1534 DORADO ST		
Legal Description: LOS ENCINOS BL	K D LOT 42	
Owner: GONZALES GASPAR ET UX	IRENE	
Mail to: 1534 DORADO		
City State Zin: COPDIIS CUDISTI	V 70417	
City, State, Zip: CORPUS CHRISTI, T	X 78417	
X Dwelling Comr X Wood Frame Maso X Vacant Occup Placard Posted on: 4/23/2025		Sq. FtStory # of Units XInside Inspection Placard
Plumbing, Electrical, Mechanical, Figure Permits Required:BuildingPlumbFireHealth	oingElectrical	Mechanical
Smoke Alarms:		
MissingInope	rativeImproperly Located	Additional Alarms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood X Rotten Wood X Rotten Corner Boards X Missing Boards X Badly in Need of Paint X Siding Broken / Missing X Holes X Cracks Buckled Leans Missing Brick	ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles X Deteriorated Shingles Leaks Sags Buckled Collapsed X Worn	FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate SupportRotten WoodPiers LeanPiers MissingCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing SkirtingMissing Access CoverExposed SillsRotten Sills
Loose Brick XDamaged Exterior TrimOther:	Torn Holes Other:	Damaged Floor JoistSagging Floor JoistOther:

	WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)	PORCHES: (304.1, 304.2, 304.1 304.12, 305.4, 305.5 & 307.1)	304.14, 304.15, 304.16, 304.18,
	304.17) Charred Wood	Observed West	305.6 & 702.1)
	Broken Glass	Charred Wood	Charred Wood
	Missing Screens	Missing / Broken Boards	Missing
-	_	Loose	Damaged
		CRotten Wood	XPoor Fit
	Nissing / Broken Sash /	<pre>Inadequate SupportSupport Post Missing</pre>	Damaged / Missing Screen(s)
0	Borror OpenRotten Sills	Support Post Missing Support Post Loose	Off Hinges
X	Rotten / Broken Frames		Blocked Exit
	Other:	Faulty Weather Protection Other:	Rotten
		Otner.	Other:
	STEPS: (304.1, 304.2	PLUMBING: BA	ATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)		02.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	, , , , , , , , , , , , , , , , , , , ,	& 505.3)	02.2, 002.0, 004.1, 004.2, 004.0, 000.1.1,
	Charred Wood	Missing	
	Rotten Wood		Broken / Missing
	Missing Boards	No Anti-Siphon I	
X	Inadequate Support	Missing Overflow	
	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Shower	Head
	Other:	Not Vented	
		X Disconnected	
		Stopped Up	
		Damaged Showe	er Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEATE	R:
	(404.4.3, 502.1, 502.2, 502.3, 502.4	, 503.1, 503.4, (505.4, 603.1, 60	03.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1		,,
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl	Temperature Pre	ssure Release Valve Missing
	Water Supply Line Leaks	Temperature Pre	ssure Release Valve Broken
	Flush Ell Leaks	Drain Line Missin	ng
	Runs Constantly	Not Approved Pip	pe
	Tank Broken / Cracked	Not Extended Ou	ıtside
	Bowl Broken / Cracked	Elbowed Down	
<u>X</u>	Disconnected	Vent Missing / Lo	oose
	Missing Flush Handle	No Double Wall F	Pipe / Attic
	Missing Flapper	Nonconforming V	
	Urinal; No Back-Flow Preventive	Inadequate Comb	
	No Elongated Bowl / Open-end Seat	5	ng / Damaged
	Other:	No Gas Cut Off	
		Missing Firebox [
			Not Approved Pipe
		Gas Fired – Loca	
		Gas Fired – Loca	ted 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)	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	Missing No Anti-Siphon Faucets	Gas Pressure Test Required Gas Leak
-	Faucets Leak / Broken / Missing "P" Trap Leaks / Missing Defective Trap	Line Appears to Enter Building Below Grade Level Gas Supply Not Approved Pipe
	Stopped Up Water Supply Line Leak	Rubber Hose to Space HeatersNon-Rigid Pipe Run Through Partition Wall Other:
	Loose from Wall Nonconforming Waste Line	Ouler.
	DisconnectedOther:	
	KITCHEN SINK: (305.1, 305.3, 502.1, 505.1.1, 506.1 & 506.2)	PLUMBING MISCELLANEOUS:
	Defective Trap	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 404.3)
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	XTorn Wallpaper
X	Defective Disconnected	XDamaged Paneling
^	Service Not Grounded	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded Missing Breakers / Fuses	Sheetrock Mildewed / Buckled
	Missing Interior / Exterior Panel Cover	Ceiling Damaged / Missing Water Damaged / Smoke Damaged
	twissing interior / Exterior Farier Cover Exposed Wiring	water Damaged / Smoke DamagedImpervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:



_Sunken _Cracked _Rotten _Other:

CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address:	1534 DORADO	O ST				
Legal Description:	LOS ENCINOS BLK D LOT 42					
Tax Account No:	4570-0004-0420					
Property Owner:	GONZALES GA	ASPAR ET UX IRE	NE			
Mailing Address:	1534 DORADO)				
City, State, Zip:	CORPUS CHRIS	STI, TX 78417				
Inspection Date: Zoning District:	9/24/2024					
Compliance Officer:	Grace Elledge					
Placard Date:	4/23/2025					
Case No:	V244787-0924	124				
Corrections must be ma and/or ordinances of the Electrical, Mechanical, I	ne City of Corpu	ıs Christi. The fo	ow to comply with	h the Corpus Ch nances are appl	risti Prop icable: B	perty Maintenance Code Building, Plumbing,
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:
Accessory Structure Typ (302.7, 304.1, 304.2, 304.4,		1.7, 305.1 & 305. 2)	Wood Frame	Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4,		1.7 , 305.1 & 305.2)		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type:		1.7, 305.1 & 305.2 _/		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4,		1.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: XRotten		1.7, 305.1 & 305.2)		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: XRotten Loose		1.7, 305.1 & 305.2 [°] ,		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X Rotten Loose Torn		1.7, 305.1 & 305.2)		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X Rotten Loose Torn Holes		1.7, 305.1 & 305.2 _,		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		1.7, 305.1 & 305.2 [°]		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		1.7, 305.1 & 305.2 _,		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		1.7, 305.1 & 305.2 [†]		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		1.7, 305.1 & 305.2)		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		1.7, 305.1 & 305.2 [†]		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		1.7, 305.1 & 305.2 [†]		Masonry	Fire Da	amage

VIOLATION(S): 1534 DORADO 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.
- 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.
- 304.15 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.
- 304.6 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.
- 305.6 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, V244787-092424

ADDRESS: 1534 DORADO ST

Tax Account No: 4570-0004-0420

LAST UPDATED ON: Friday, October 03, 2025

Owner(s): GONZALES GASPAR ET UX IRENE

LETTERS MAILED from 4/30-9/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
GONZALES GASPAR ET UX IRENE	Owner	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
GASPAR GONZALES AKA GASPER F GONZALEZ	Owner	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF IRENE GONZALES AKA IRENE R	DECEASED OWNER UNKNOWN HEIRS	B1 NOTICE MAILED 4/30/2025
GONZALEZ		RETURN MAIL REC'VD 5/13/2025
1534 DORADO ST		RETURN TO SENDER
CORPUS CHRISTI TX 78417		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF GASPAR GONZALES AKA	DECEASED OWNER UNKNOWN HEIRS	B1 NOTICE MAILED 4/30/2025
GASPAR F GONZALEZ		RETURN MAIL REC'VD 5/13/2025
1534 DORADO ST		RETURN TO SENDER
CORPUS CHRISTI TX 78417		VACANT
OWNER WALLES		UNABLE TO FORWARD
CYNTHIA KNUTSON	Heir	B1 NOTICE MAILED 4/30/2025
2526 FIG ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78404		RETURN TO SENDER
		UNCLAIMED
ANNUTTE D. CONTACTO		UNABLE TO FORWARD
ANNETTE R GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
4618 DIETRICH RD APT 212		RETURN MAIL REC'VD 5/7/2025

SAN ANTONIO TX 78219		RETURN TO SENDER
347 CO TO 2 16 TO 3 STORY SEE SEE TO 3 STORY SEE SEE SEE SEE SEE SEE SEE SEE SEE SE		Control of the State of the Control
		ATTEMPTED-NOT KNOWN
DAVID GONZALES	Heir	UNABLE TO FORWARD
1534 DORADO ST	Tiell	B1 NOTICE MAILED 4/30/2025
CORPUS CHRISTI TX 78417		RETURN MAIL REC'VD 5/9/2025
		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
ANNETTE R GONZALES	Heir	UNABLE TO FORWARD
1534 DORADO ST	Hell	B1 NOTICE MAILED 4/30/2025
CORPUS CHRISTI TX 78417		RETURN MAIL REC'VD 5/13/2025
CON 03 CHN311 1X 78417		RETURN TO SENDER
		VACANT
IDENIE CONTALEC AVAIDENE D CONTALET		UNABLE TO FORWARD
IRENE GONZALES AKA IRENE R GONZALEZ	Owner	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
FIDEL NOYOLA	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
CYNTHIA KNUTSON	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
JIMMY VICTOR GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
GASPER H GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANNETTE R GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
2718 JUPE DR		RETURN MAIL REC'VD 5/13/2025
SAN ANTONIO TX 78222-1209		RETURN TO SENDER
		VETOVIA TO SEINDEK

		VACANT
E.		UNABLE TO FORWARD
JIMMY VICTOR GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
3141 ELDERBERRY LN		RETURN MAIL REC'VD 5/22/2025
CORPUS CHRISTI TX 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
GASPER H GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
314 MONTAGUE AVE		SIGNED GREEN CARD-(UNREADABLE)
SAN ANGELO, TX 76905-5110		REC'VD 5/12/2025
CYNTHIA D KNUTSON AKA CYNTHIA GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
840 CULBERA RD		RETURN MAIL REC'VD 10/7/2025
SAN ANTONIO TX 78201-6210		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
CYNTHIA D KNUTSON AKA CYNTHIA GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
1534 DORADO ST		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78417		RETURN TO SENDER
		VACANT
ANNETTE D. CONTACTO AND		UNABLE TO FORWARD
ANNETTE R. GONZALES AKA ANNETTE R. GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
1534 DORADO ST		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78417		RETURN TO SENDER
		VACANT
ANNETTE DODDICHEZ		UNABLE TO FORWARD
ANNETTE RODRIGUEZ 2718 JUPE DR.	Heir	B1 NOTICE MAILED 9/11/2025
		RETURN MAIL REC'VD 10/3/25
SAN ANTONIO, TX. 78222-1209		RETURN TO SENDER
		UNCLAIMED
UNKNOWN HEIRS OF VICENTE GONZALEZ		UNABLE TO FORWARD
1534 DORADO ST	Heir	B1 NOTICE MAILED 9/11/2025
CORPUS CHRISTI, TX 78417		RETURN MAIL REC'VD 9/22/25
CORPOS CHRISTI, 1X 78417		RETURN TO SENDER
		VACANT
DAVID GONZALEZ	Hair	UNABLE TO FORWARD
1534 DORADO ST	Heir	B1 NOTICE MAILED 9/11/2025
CORPUS CHRISTI, TX 78417		RETURN MAIL REC'VD 9/22/25
COM 03 CHM311, 1X 70417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD

SYLVIA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 VACANT
DIANA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
OLANDA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD