

EMERGENCY DEMOLITIONS

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
1714 HEMLOCK	Residential	5/9/2025	Emergency demolition declared	5/9/2025	OWNER DEMOLISHED-COMPLETE	5/19/2025
4301 HONDURAS	Residential	5/14/2025	Emergency demolition declared	5/14/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/30/2025
1503 LEXINGTON AVE	Residential	5/19/2025	Emergency demolition declared	5/19/2025	CASE CLOSED DUE TO NEW OWNERSHIP	9/26/2025
758 SHARON	Residential	5/15/2025	Emergency demolition declared	5/15/2025	DEMO BY CITY IN PROGRESS	
3004 WASHINGTON ST	Residential	5/19/2025	Emergency demolition declared	5/19/2025	DEMO BY CITY IN PROGRESS	
1418 MARY ST	Residential	5/21/2025	Emergency demolition declared	5/21/2025	OWNER DEMOLISHED-COMPLETE	6/2/2025
608 16TH ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/11/2025
1709 COLEMAN AVE	Residential	6/5/2025	Emergency demolition declared	6/5/2025	DEMO BY CITY IN PROGRESS	
1801 MARY ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/27/2025
950 LOUIS LYNCH	Residential	6/16/2025	Emergency demolition declared	6/16/2025	DEMO BY CITY IN PROGRESS	
254 LAKESIDE DR	Residential	6/16/2025	Emergency demolition declared	6/16/2025	OWNER DEMOLISHED-COMPLETE	7/16/2025
1614 KENNEDY	Residential	6/23/2025	Emergency demolition declared	6/23/2025	DEMO BY CITY IN PROGRESS	
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO BY CITY IN PROGRESS	
781 SHERIDAN DR	Residential	7/22/2025	Emergency demolition declared	7/22/2025	OWNER DEMOLISHED-COMPLETE	10/24/2025
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO BY CITY IN PROGRESS	
2941 AGNEST ST	Commercial	9/2/2025	Emergency demolition declared	9/2/2025	DEMO BY CITY IN PROGRESS	
1505 DAYTONA DR	Residential	9/4/2025	Emergency demolition declared	9/4/2025	OWNER DEMOLISHED-COMPLETE	11/4/2025
1225 N ALAMEDA #2	Residential	10/1/2025	Emergency demolition declared	10/1/2025	DEMO BY CITY IN PROGRESS	
515 SCOTLAND DR	Residential	10/7/2025	Emergency demolition declared	10/7/2025	DEMOLISHED BY EMERGENCY DEMO DECLARATION (White Star Svs.)	2/23/2026
3002 WASHINGTON	Residential	10/16/2025	Emergency demolition declared	10/16/2025	DEMO BY CITY IN PROGRESS	
4906 GABRIEL DR	Residential	12/1/2025	Emergency demolition declared	12/1/2025	DEMO BY CITY IN PROGRESS	
1924 LIPAN ST	Residential	12/19/2025	Emergency demolition declared	12/19/2025	DEMO BY CITY IN PROGRESS	
1033 MENDOZA	Residential	1/22/2026	Emergency demolition declared	1/22/2026	OWNER DEMOLISHED-COMPLETE	2/6/2026
2834 ELGIN ST	Residential	2/5/2026	Emergency demolition declared	2/5/2026	DEMO BY CITY IN PROGRESS	
2616 RUTH ST	Residential	5/8/2026	Emergency demolition declared	5/8/2026	DEMO BY CITY IN PROGRESS	

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Sec. 13-27. - Emergency demolitions.

(a) Emergency arising from sudden acts or occurrences.

(1) Where it appears to the building official or designee, that due to structural defects or conditions arising from, but not limited to, fire, accident, water damage, vandalism, or other sudden act or occurrence thereby threatening the structural integrity of a building, there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, the director may order its immediate vacation and demolition. Such declaration shall be in writing and shall include a determination that under the circumstances, no other abatement procedure is reasonably available except demolition.

(2) Notice that the structure has been determined to be a clear and imminent danger to life and safety may be issued:

- a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission of the director and no unauthorized person shall enter the building for any purpose;
- b. Via hand-delivery to the owner(s) of record per Nueces County Appraisal District records only if the owner resides within the Nueces County jurisdictional limits and available for personal delivery; or
- c. Via mail to the owner(s) as determined by searches of:
 - 1. Nueces County real property records;
 - 2. Nueces County Appraisal District records;
 - 3. Records of the Secretary of State;
 - 4. Assumed name records of the county in which the building is located;
 - 5. Tax records of the municipality; and
 - 6. Utility records of the municipality.

(3) The code enforcement division and/or the development service department will attempt to provide notice by placard, hand delivery, and registered mail as stated in the previous subsection.

(4) Within three (3) business day of notice, the owner of the structure may submit a written request for hearing for reconsideration or submit a plan of action to stabilize the structure to the director of development services. Said plan of action shall be developed by a licensed structural engineer registered in the State of Texas.

- a. If the plan is approved by the director of development services, said plan must be implemented within one (1) business day of approval.
- b. If the plan is determined infeasible by the director of development services, the required affidavits shall be executed for commencement of the emergency demolition.
- c. If stabilization of the structure is begun within one (1) business day of approval, the structure shall be scheduled for the next available hearing before the board charged with declaring public nuisances for presentation of a scope of work with dates certain for completion of rehabilitation.
- d. If a hearing for reconsideration is requested, the director of development services or designee shall promptly, within three (3) business days of receipt of written request for hearing, hear such appeal and shall either sustain or revoke the building official's order.

(b) The emergency demolition may be executed no earlier than four (4) business days after notice.

(c) After execution of the emergency demolition, the officials responsible shall:

- (1) File copies of the affidavits among the official records of the code enforcement case file;
- (2) Provide notice to the owner and lienholders/mortgagees of record; and
- (3) Advise the board at its next regularly scheduled hearing.

(d) The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to V.T.C.A., Local Government Code Ch. 214, and § 214.002, and the powers of self-rule granted by the voters under the city Charter as authorized by the Constitution of the state.

(e) An emergency demolition may not be conducted within thirty (30) days of damage caused by a hurricane.

(Ord. No. 032533, § 1, 8-31-2021)