



4901 CONCORD ST. - ACCESSORY STRUCTURE

- Substandard case started 12/3/2024.

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 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 and a main thoroughfare street. (McArdle Rd.)

According to NCAD, the owner Chavira Santiago took possession of property 4/17/2014.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 1

Owner Compliance: N/A

City Abatements: N/A

Citations issued: 0

Date	Case Type	Violation(s)	Status
12/3/20204	Substandard Structure	Dilapidated accessory structure	In progress



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Abatement history for 4901 Concord St.

Date

Cost/Admin Fee

Case Type

No abatements have been done for property address.

CCPD calls to property:

Nature of Call	4901 Concord St.
Disturbance In Progress	1
Noise Ordinance Violation Music or Party	3
Suspicious Circumstance(s) Not In Progress	1
Suspicious Vehicle In Progress	1
Grand Total	6

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
12/3/2024	Santiago Chavira	On this day I made contact with property owner Santiago Chavira (361) 904-8364. He advised that he is planning to demo the structure and didn't want me to get close due to how dangerous the structure is. I advise he needs a demo permit, and he understood.
1/14/2025	Santiago Chavira	Attempted contact. Left voice mail for a call back
2/3/2025	Santiago Chavira	I delivered returned mail to property. Mr. Chavira was on site, and I handed him the return mail. He reiterated that he will be demolishing the structure
3/4/2025	Santiago Chavira	I made contact with property owner Santiago Chavira. He advised that he is planning to demo the structure this weekend. I reminded him that he needed a permit and also about the substandard board meeting on 3/27/2025. He asked me to text him location of Development Services office. I texted him the address, phone number and website link. No further incident

3/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V248795-120924

Property Owner: Santiago Chavira

Address (Residential Commercial): 4901 Concord St.

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: Owner Unsecure
3. Taxes due: Current Past due -Amount owed: \$
4. Utilities: Active Inactive-Last active date:
5. Year Structure Built: 1952
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Monday, March 3, 2025

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

RE: 4901 Concord St. (Accessory)

Case # V248795-120924

OWNER: Santiago Chavira

**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 **December 3, 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.

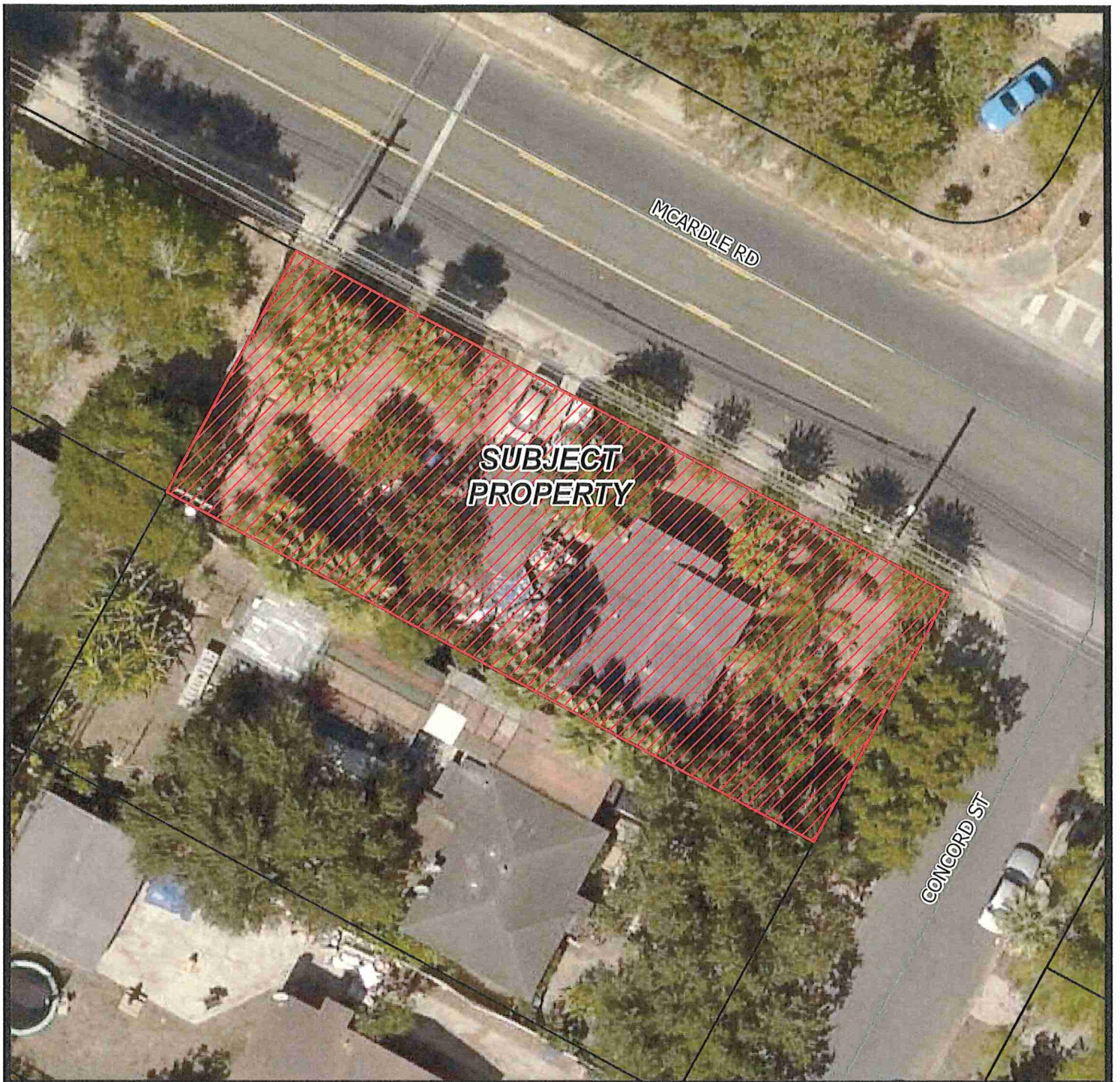


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

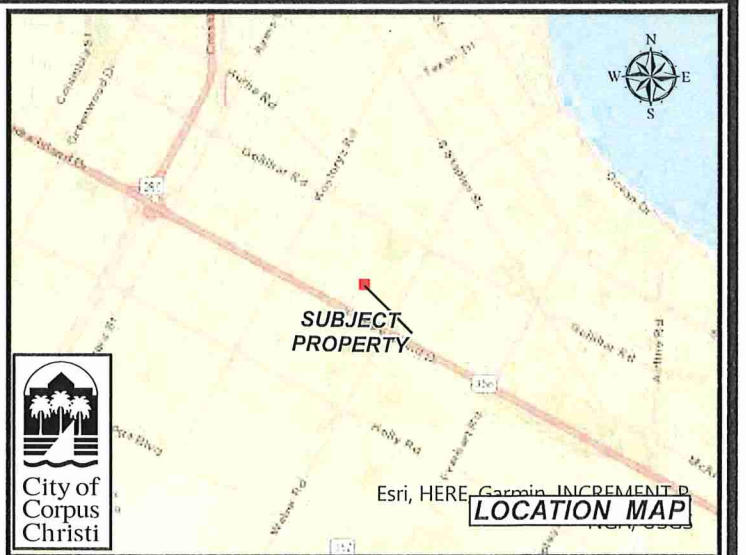
CASE TIMELINE FOR 4901 CONCORD ST. (ACCESSORY)

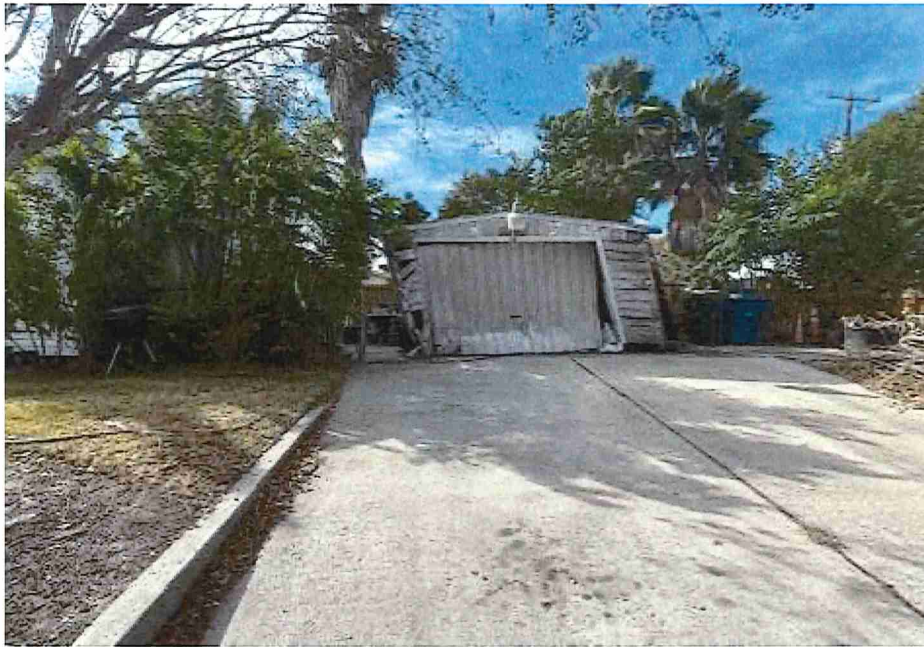
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	12/3/2024	n/a	n/a
Initial Inspection Completed	12/3/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	12/10/2024	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	1/17/2025 & 1/21/2025	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	2/20/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	1/2/2025	Returned cert mail rec'd-Return to sender, unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	1/27/25-1/31/25 & 2/3/25-2/7/25	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	1/11/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	1/14/2025	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	3/3/2025	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	3/4/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	3/2/2025 & 3/4/2025	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	3/6/2025	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	3/17/25-3/21/25 & 3/24/25-3/26/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	3/21/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	3/27/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4901 CONCORD

Aerial View







CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 4901 CONCORD ST
 Legal Description: SOUTH PARK BLK 3 LOT 23
 Tax Account No: 818700030230
 Property Owner: CHAVIRA SANTIAGO
 Mailing Address: 4901 Concord St
 City, State, Zip: Corpus Christi, TX 78415-2612

Inspection Date: 12/3/2024
 Zoning District:
 Compliance Officer: Grace Elledge
 Placard Date: 12/3/2024
 Case No: V248795-120924

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): 4901 CONCORD ST. (ACCESSORY)

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.

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.



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

Case No: B1 Letters, V248795-120924

ADDRESS: 4901 CONCORD ST.

Tax Account No: 8187-0003-0230

Owner(s): CHAVIRA SANTIAGO

LAST UPDATED ON: Thursday, January 23, 2025

LETTERS MAILED from 12/10/2024-12/10/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
CHAVIRA SANTIAGO 4901 CONCORD ST. CORPUS CHRISTI, TX. 78415-2612	OWNER	B1 Letter Mailed on 12/10/2024 RETURNED MAIL REC'D 1/2/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD