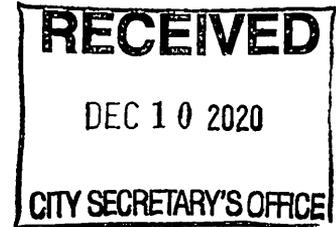


Appeal Letter Outline

12/09/2020

Mayor & City Council
1201 Leopard St.
PO BOX 9277
Corpus Christi, TX 78469



Dear Mayor and City Council Members:

I would like to ask you to reconsider the decision of the Building Standard Board dated on 11/19/2020 to demolish my building at 626 Glazebrook, Corpus Christi, TX, for the following reasons:

1. The statement of the code enforcement agent was not correct, claiming that the building still had fire damage to the structure.
2. We have repaired all the fire damaged structure and have had it approved by a professional engineer.
3. We have spent over \$34,000 in structural repairs, architectural plans and permits.
4. Throughout the entire restoration period there was a temporary chain link fence securing the building (inspector stated no fence was installed).
5. Board meeting was changed to WebEx instead of meeting in the city hall and that did not allow us to provide pictures of the property's current conditions.
6. Due to Covid-19 and difficulties caused by the pandemic we were not able to do any work on our property and reallocated funds to support our staff and workers (I own a construction company that has over 10 employees in the Corpus Christi area working on a regular basis).
7. We have since allocated funds to bring the property to full compliance with city code requirements and will begin after your reconsideration of the demolition order.

Your consideration of allowing us to continue the restoration of our property will be greatly appreciated.

Sincerely,

Sam Hamed
361.510.3193



Code Enforcement Division Police Department



11/20/2020

SAMER HAMED
302 LAUREL DR.
CORPUS CHRISTI, TX. 78404-2406

RE: 626 GLAZEBROOK ST
Legal Description: LINDALE PARK 4 W22' LT 6 E58' LT 7 BLK
39

The Building Standards Board met at 1:30 P.M. on 11/19/2020 in the Council Chambers, 1201 Leopard, to hear matters concerning the substandard building(s) located at the above referenced property. A final order of the *Board's decision* made on that date is enclosed. The period of time allowed you to comply with the decision of the Board commences from the date of the enclosed order.

The owner or occupant, or his/her duly authorized agent, may appeal the decision of this Board to the City Council. Such appeal must be perfected by filing a sworn notice of appeal with the City Secretary within thirty (30) days from the date of notice of the Board's written decision which is the date of this letter. This appeal must state specifically any error alleged to have been committed by the Board or that the decision of the Board would cause undue hardship and state the reasons for the hardship. Prior to the institution of any appeal in a court of law by an aggrieved person from a decision of the Board, appeal must first be perfected to the City Council. The decision of the City Council shall be final unless the aggrieved party appeals by instituting suit for that purpose in any court having jurisdiction within fifteen (15) days from the date on which the decision of the City Council was rendered.

It may be necessary for you to obtain the proper permits before initiating demolition or repairs as required by the Board. A permit can be obtained at Development Services located at 2406 Leopard Street, Corpus Christi Texas. Please contact Code Enforcement Division located at 1201 Leopard Street prior to obtaining the permit(s).

Please contact Diana T. Garza, Building Standards Board Liaison, if you have any questions regarding this matter. She can be reached at (361) 826-3009.

Sincerely,
Diana T. Garza
Building Standards Board Liaison
Code Enforcement Division

Attachment: FINAL ORDER OF THE BUILDING STANDARDS BOARD
Case number: V106167-082118

CONFIDENTIAL

MEMORANDUM

TO: [Illegible]

FROM: [Illegible]

SUBJECT: [Illegible]

[Illegible text block]

DISTRIBUTION: [Illegible]

[Illegible text block]



FINAL ORDER OF THE BUILDING STANDARDS BOARD

Case Number: V106167-082118
9277 Corpus Christi, Texas 78469-9277 • (361) 826-3046 • <http://www.cct>



Property Owner(s)
SAMER HAMED
302 LAUREL DR.
CORPUS CHRISTI, TX. 78404-2406

RE: 626 GLAZEBROOK ST

Legal Description: LINDALE PARK 4 W22' LT 6 E58' LT 7 B1
39

This final order is issued pursuant to the authority granted to the Building Standards Board ("Board") of the City of Corpus Christi, ("City"), Nueces County, Texas in accordance with the Charter of the City, Chapter 13 of the City's Code of Ordinances ("Code") and the Texas Local Government Code.

On 11/19/2020, the City of Corpus Christi Building and Standards Board held a public hearing and made the following findings regarding the building located at the above referenced property:

1. Pursuant to the provisions of Chapter 13 of the Code, on 8/21/2018 an inspection for substandard conditions was made of the building(s) or structure(s) located within the City at the above referenced property;
2. On 8/22/2018 a notice of violation(s) and request to correct the violation(s) was sent to the owner and all known interested parties. Additionally, on 12/10/2018 notice of violation(s) was posted in the Corpus Christi Caller Times;
3. Thirty days elapsed since the notice of violation(s) was provided and such violation(s) were not cured;
4. Code Official, Diana T. Garza, filed a complaint with the Chairman regarding the above listed property on , and the public hearing was held not less than ten days and not more than 45 days after the complaint was filed;
5. Notice of the public hearing was sent to the owner and all known interested parties on 1/10/2019, which was at least ten days prior to the public hearing. Additionally, on notice of the public hearing was posted in the Corpus Christi Caller Times;
6. After considering the testimony and reviewing the documentation and information submitted by City Staff and after affording the owner and/or other interested parties the opportunity to address the Board and present testimony, documentation and information the Board finds the building located at the above referenced property is substandard and/or constitutes a nuisance.
7. The City of Corpus Christi will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the action ordered below is not taken within the allotted time.
8. In the event there are items of personal property in the premises to be demolished, the owner is ordered to remove personal property from the premises within 30 days. If such items of personal property are not removed from the premises within 30 days, they shall be placed in storage for a period of 90 days. During this period, they may be redeemed by the owner after all costs incurred in placing the items in storage and all accumulated storage fees have been paid. In the event the property is not redeemed within 90 days the City may cause the same to be sold at auction. The proceeds of the sale shall be used to pay for any costs incurred in the storage of the property and any excess amount shall be set off against the cost of demolition to be charged to the owner.



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[Faint, illegible text]

[Faint, illegible text]

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FINAL ORDER OF THE BUILDING STANDARDS BOARD

Case Number: V106167-082118

The board further finds:

- The substandard building shall be ordered secured by the owner, lien holder or mortgagee from unauthorized entry within 30 days
- The substandard building or structure can reasonably be repaired by the owner, lien holder or mortgagee, so as to be in compliance with this code, therefore it shall be ordered repaired within thirty (30) days. Repairs must be in the compliance with City Ordinance Section 13-22(G).
- The substandard building or structure can reasonably be repaired by the owner, lien holder or mortgagee, so as to be in compliance with this code, therefore it shall be ordered repaired within ____ (31 to 90 days) days. Repairs must be in compliance with City Ordinance Section 13-22 (G). Further, the owner, lien holder or mortgagee shall secure the property in a reasonable manner from unauthorized entry while the work is being performed and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:
- The substandard building or structure is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public, therefore it shall be ordered to be vacated within ____ days. The building or structure shall be placarded to prevent occupancy until the building or structure is brought up to all minimum standards of this code within thirty (30) days.
- The substandard building or structure is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public, therefore it shall be ordered to be vacated within ____ days. The building or structure shall be placarded to prevent occupancy until the building or structure is brought up to all minimum standards of this code within ____ days. Work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:
- The structured or premises cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard, therefore, is shall be ordered removed or demolished by owner, lien holder, or mortgagee, within thirty (30) days.
- The structured or premises cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard, therefore, is shall be ordered removed or demolished by owner, lien holder, or mortgagee, within ____ (31 days to 90 days) days.

OR

The Board finds the owner, lien holder, or mortgagee has submitted a detailed plan and time schedule for the work and the owner, lien holder, or mortgagee has establish that the work cannot reasonably be completed within 90 because of the scope and complexity of the work; therefore:

- The owner, lien holder, or mortgagee is required to regularly submit progress reports to the Board to demonstrate compliance with the time schedules established for commencement and performance of the work, to wit:
- The owner, lien holder, or mortgagee shall report monthly to the code enforcement office with progress reports.
- The above listed property, including structures or improvements on the property, exceeds \$100,000, in total value the owner, lien holder, or mortgagee shall post a cash or surety bond in the amount adequate to cover the cost of repairing, removing or demolishing the building or structure not later than the 30th day from the date of this order.

FINAL ORDER OF THE BUILDING STANDARDS BOARD

Case Number: V106167-082118

Art A. Ramirez *FOR/AGAINST*
Pete G. Cavazos *FOR /AGAINST*
Coretta Graham *FOR /AGAINST*
Lillian T. Helms *FOR /AGAINST*

Date Filed 11/23/2020 ^{1:50pm}

Rebecca Huerta
Rebecca Huerta
City Secretary

Tim Honea *FOR /AGAINST*
Craig S. Loving *FOR /AGAINST*
David Foster *FOR /AGAINST*

Ordered on 11/19/2020

C. S. J.
Signed under authority of the Board:
Chairperson

[Signature]
Signed under the authority of the Board:
Vice-Chairperson

Filed with the City Secretary on 11/23/2020