



2410 BALDWIN BLVD.- ACCESSORY STRUCTURE

- Substandard case started 8/26/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the International 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 off a main thoroughfare road (Baldwin Blvd).

According to NCAD, there is no recorded deed on file for property.

Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 2

Owner Compliance: 1

City Abatements: 0

Citations issued: 0



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Date	Case Type	Violation(s)	Status
8/26/24	Care of Premises	Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	Compliant
8/26/24	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress

Abatement history for 2410 Baldwin Blvd.

Date

Cost/Admin Fee

Case Type

No abatements have occurred at the property.

CCPD calls to property:

Nature of Call	2410 Baldwin Blvd.
Attempt to Contact Deliver Message	1
Burglary In Progress	1
Burglary Not In Progress	1
Crash Hit and Run	1
Destruction or Criminal Mischief Not In Progress	1
Disturbance In Progress	2
Disturbance Just Occurred	1
Disturbance Not In Progress	1
Dumping Illegal Dumping	1
Noise Ordinance Violation Explain Type	1
Property or Item Found	1
Residential Burglary In Progress	1
Residential Burglary Not In Progress	1
Suspicious Circumstance(s) In Progress	1
Suspicious or Unusual Suspicious Activity Specify	3
Suspicious or Unusual Suspicious Item or Package	1
Suspicious or Unusual Suspicious Person or Persons	4
Suspicious or Unusual Suspicious Vehicle	2
Suspicious Person In Progress	1
Trespassing Violation In Progress	1
Grand Total	27



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/15/24	DENISE CANTU	I SPOKE WITH THE DAUGHTER OF THE PROPERTY OWNER, DENISE CANTU 361-882-1969. SHE STATED THAT HER MOTHER IS 90 YEARS OLD AND IS BEDRIDDEN. SHE ALSO STATED THAT THEY CANNOT AFFORD TO HAVE IT REPAIRED OR TO HAVE IT DEMOLISHED.
2-19-25	GLORIA CANTU	I RECEIVED A CALL FROM THE PROPERTY OWNER GLORIA CANTU (361-660-8678). SHE STATED THAT SHE RECEIVED THE NOTICE. SHE SAID THAT SHE IS 92 YEARS OLD, THAT SHE IS UNABLE TO WALK, AND THAT SHE IS ON A FIXED INCOME. SHE STATED THAT SHE DOES NOT HAVE THE MONEY TO PAY SOMEONE TO REMOVE SOME VALUABLE ITEMS FROM THE SHED/STORAGE GARAGE AND DOES NOT HAVE THE MONEY TO DEMOLISH THE SHED (ACCESSORY STRUCTURE).
2-19-25	GLORIA CANTU	PROPERTY OWNER GLORIA CANTU CALLED AND STATED THAT HER DAUGHTER CAME TO DEVELOPMENT SERVICES AND RECEIVED THE APPLICATIONS. SHE ALSO STATED THAT SHE MAY HAVE SOMEONE WHO COULD REPAIR THE SHED, BUT THAT SHE WOULD LET ME KNOW IN ABOUT A WEEK.
4-2-25	JULIA DENISE	THE PROPERTY OWNER'S DAUGHTER, JULIA DENISE SPOKE WITH ME AND STATED THAT THEY DO NOT HAVE MONEY TO DEMOLISH AND THAT THEY CANNOT AFFORD FOR THEIR HOMESTEAD PROPERTY TO HAVE A LIEN PLACED ON THEIR PROPERTY. SHE ALSO EXPRESSED THAT ALL OF THIS PROCESS WAS STRESSING THEM OUT. JULIA STATED THAT SHE IS TRYING TO GET HELP TO DEMOLISH THE STRUCTURE BUT IS NOT SURE IF SHE NEEDS A DEMOLITION PERMIT AND



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		WENT ON TO SAY THAT SHE PROBABLY COULD NOT AFFORD IT ANYWAY IF SHE NEEDS ONE.
5-9-25	MRS. GLORIA CANTU	5-9-25 @ 11:48AM, I CALLED THE PROPERTY OWNER MRS. CANTU (361-660-8678) AND SHE STATED THAT SHE HAS A LOT OF HEALTH ISSUES SO THAT IT IS DIFFICULT TO FIND SOMEONE TO HELP HER DEMOLISH THE GARAGE/ASSESSORY STRUCTURE IN THE BACK OF THE PROPERTY. SHE ALSO STATED THAT SHE HAS SPOKEN WITH A COUPLE OF GUYS THAT SAID THAT THEY WOULD DEMO IT BUT THEN NEVER SHOW UP. MRS. CANTU WENT ON TO SAY THAT SHE RECEIVED THE NOTICE FOR THE HEARING AND WILL SEND HER DAUGHTER ON HER BEHALF BECAUSE SHE IS UNABLE TO GET OUT OF BED.

4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V242714-082724

Property Owner: Manuel N. Cantu Jr. ETUX

Address (☒Residential ☐Commercial): 2410 Baldwin Blvd.

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: 1956
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☐Yes ☒No

COMPLAINT

Monday, April 28, 2025

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

RE: 2410 Baldwin Blvd (Accessory Structure)

Case V242714-082724

OWNER: Manuel N. Cantu Jr ETUX

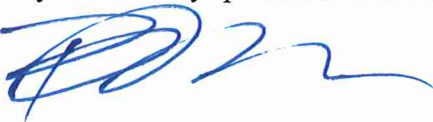
**Code Compliance Supervisor
Roland Maldonado**

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 **October 9, 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.

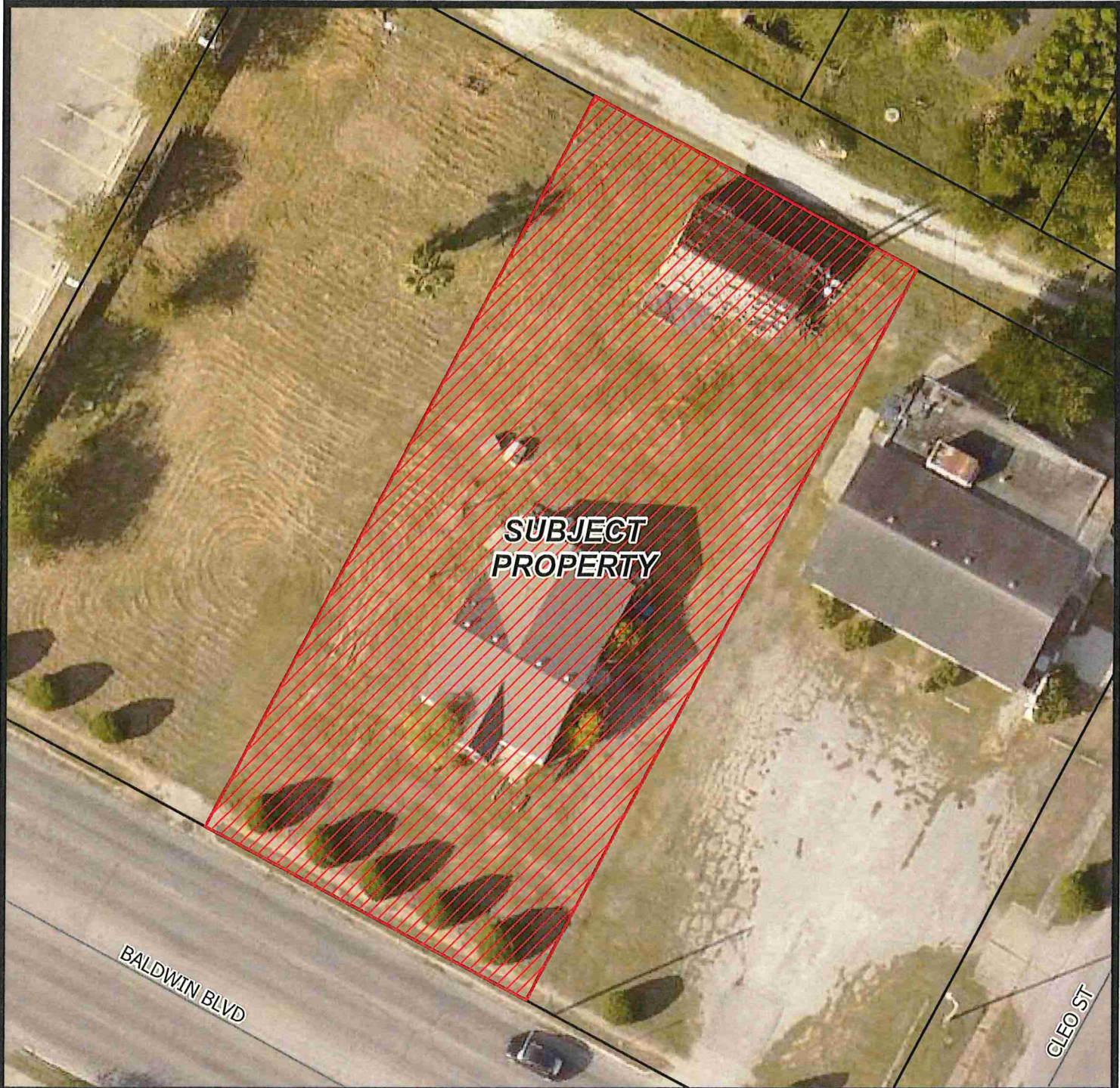


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

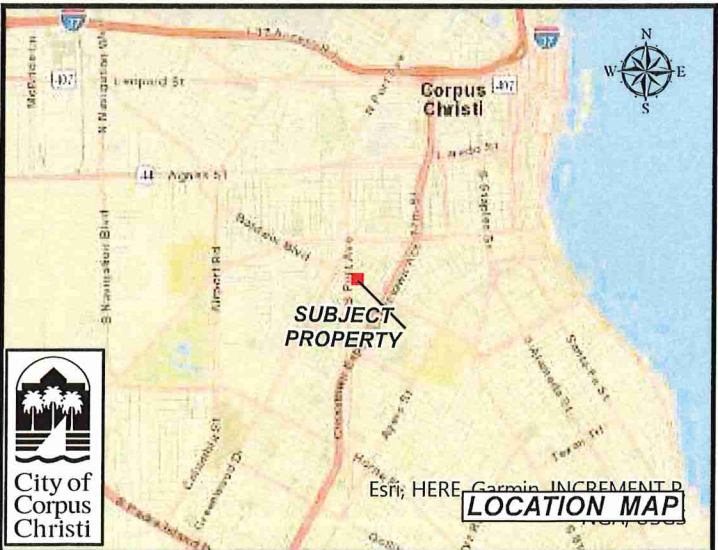
CASE TIMELINE FOR 2410 BALDWIN BLVD (ACCESSORY)

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	8/26/2024	n/a	n/a
Initial Inspection Completed	8/26/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/12/2025	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	3/14/2025 & 3/17/2025	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	4/13/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/18/2025	Returned signed mail receipt rec'd-Signed and rec'd by Gloria Cantu	n/a
Returned Notice of Violation Posted at Front Door of Property	3/24/25-3/28/25 & 3/31/25-4/4/25	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	3/13/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	4/2/2025	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	4/28/2025	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	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/28/2025 & 4/29/2025	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	4/29/2025	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	5/12/25-5/16/25 & 5/19/25-5/21/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/16/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/22/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

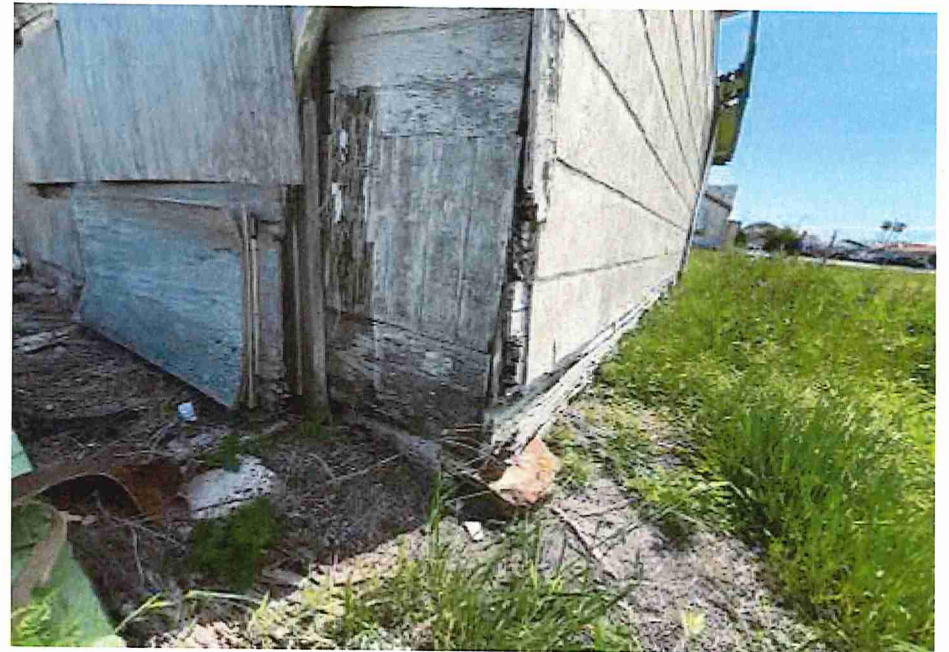


2410 BALDWIN BLVD

Aerial View











CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 2410 BALDWIN BLVD
Legal Description: PHILLIPS 66 LT 10
Tax Account No: 6735-0000-0100
Property Owner: CANTU MANUEL N JR ET UX
Mailing Address: 2410 BALDWIN BLVD
City, State, Zip: CORPUS CHRISTI, TX 78405-2014

Inspection Date: 8/26/2024
Zoning District:
Compliance Officer: Michael Gutierrez
Placard Date: 10/9/2024
Case No: V242714-082724

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): 2410 BALDWIN BLVD.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.
12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard 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.

304.6 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.



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

Case No: B1 Letters, V242714-082724

ADDRESS: 2410 BALDWIN BLVD.

Tax Account No: 6735-0000-0100

Owner(s): MANUEL N CANTU JR ETUX

LAST UPDATED ON: Monday, March 17, 2025

LETTERS MAILED from 2/12/2025-2/12/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
CANTU MANUEL N JR ETUX 2410 BALDWIN BLVD CORPUS CHRISTI, TX. 78405-2014	DECEASED OWNER	B1 Letter Mailed on 2/12/2025 RETURNED SIGNED GREEN CARD REC'D 2/18/25- SIGNED AND REC'D BY G. CANTU DATE OF DELIVERY 1/24/25
UNKNOWN HEIRS OF MANUEL N CANTU JR 2410 BALDWIN BLVD CORPUS CHRISTI, TX. 78405-2014	DECEASED OWNERS UNKNOWN HEIRS	B1 Letter Mailed on 2/12/2025 RETURNED SIGNED GREEN CARD REC'D 2/18/25- SIGNED AND REC'D BY G. CANTU DATE OF DELIVERY 1/24/25
GLORIA CANTU 2410 BALDWIN BLVD CORPUS CHRISTI, TX. 78405-2014	OWNER	B1 Letter Mailed on 2/12/2025 RETURNED SIGNED GREEN CARD REC'D 2/18/25- SIGNED AND REC'D BY G. CANTU DATE OF DELIVERY 1/24/25
DENISE CANTU 2410 BALDWIN BLVD CORPUS CHRISTI, TX. 78405-2014	HEIR	B1 Letter Mailed on 2/12/2025 RETURNED SIGNED GREEN CARD REC'D 2/18/25- SIGNED AND REC'D BY G. CANTU DATE OF DELIVERY 1/24/25