



5825 HALL AVE. – ACCESSORY STRUCTURE(S)

- Substandard case started 3/14/24

Two Accessory Structure(s) deemed substandard based on the following findings:

- Structure(s) does not meet the minimum requirements and standards as set forth in the Corpus Christi Property Maintenance Code.
- Exterior of the structure(s) are not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure(s) are not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure(s) are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public.

City Recommendation: Demolition of accessory structure(s) (Building Survey attached)

Property located in a residential area.

According to NCAD, the owner took possession of property 4/14/1992

Case, Abatement, and Citation History

Total number of Code complaints: 0

Total number of cases: 8

Owner Compliance: 3

City Abatements: 2

Citations issued: 4



5825 HALL AVE. – ACCESSORY STRUCTURE(S)

Date	Case Type	Violation(s)	Status
11/07/2013	Care of Premises	Section 23-70 TALL WEEDS	Compliant
03/19/2015	Care of Premises	Section 23-70 TALL WEEDS Section 22-6 LITTER AND SOLID WASTE	Pending Court Decision
05/18/2018	Care of Premises	Section 23-70 TALL WEEDS Section 22-6 LITTER AND SOLID WASTE	Closed
05/23/2020	Care of Premises	Section 23-70 TALL WEEDS Section 22-6 LITTER AND SOLID WASTE	Closed
09/21/2023	Care of Premises	Section 23-70 TALL WEEDS Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
12/29/2023	PMC Standards	302.7 Accessory Structures 505.1 Water System/General 702.1 Means of Egress/General	Compliant
03/14/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
03/26/2024	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress

Abatement history for 5825 Hall Ave.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 03/01/2021	\$350.00	Care of Premises
2. 03/13/2024	\$310.00/\$412.00	Care of Premises

Total: \$1,072.00



5825 HALL AVE. – ACCESSORY STRUCTURE(S)

CCPD calls to property:

Nature of Call	5825 Hall Ave
Attempt to Contact Welfare Concern	1
Law Enforcement Investigation Field Event	4
Grand total	5

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/23/2020	ANTONIO REYES	LEFT MESSAGE FOR ANTONIO REYES ON THE PHONE (361)289-7739
09/18/2015	ANTONIO REYES	CALLED OWNER AT 361-289-7789, NUMBER DISCONNECTED.
04/08/2024	MR. REYES	(210) 917-5486 HE SAID THAT BOARDED WINDOW IS WHERE IS PUTS HIS A/C AT WHEN HE IS AT THE PROPERTY.

1/2/2025

Code Compliance Supervisor: Roland Maldonado

Case# V227835-032624

Property Owner: Antonio Reyes ETUX Janet R.

Address (Residential Commercial): 5825 Hall Ave.

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: Unsecure
3. Taxes due: Current Past due -Amount owed: \$3,690.19
4. Utilities: Active Inactive-Last active date: 10/30/2024
5. Year Structure Built: 1948
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Thursday, January 2nd, 2025

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

RE: 5825 Hall Ave. (Accessory only)

Case # V227835-032624

OWNER: Antonio Reyes ETUX Janet R.

**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 **March 14, 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, Catherine Giffin, John Solberg, Merced Pena,
William Ewing, Chic Henderson

CASE TIMELINE FOR 5825 HALL AVE. (ACCESSORY STRUCTURE)

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	3/14/2024	n/a	n/a
Initial Inspection Completed	3/14/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/27/2024	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	11/15/2024 & 11/18/2024	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	12/20/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	4/4/2024	Returned signed green card rec'd-Signed and rec'd by Gail H. Reyes, date of delivery 3/28/24	n/a
Returned Notice of Violation Posted at Front Door of Property	11/25/24-11/29/24 &12/2/24-12/6/24	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	4/29/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	5/17/2024	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	1/2/2025	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	1/3/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/30/2024 & 12/31/2024	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	1/2/2025	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	1/13/25-1/17/25 & 1/20/25-1/22/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/17/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/23/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



ALLEY LEOPARD HALL ALY

5825 HALL

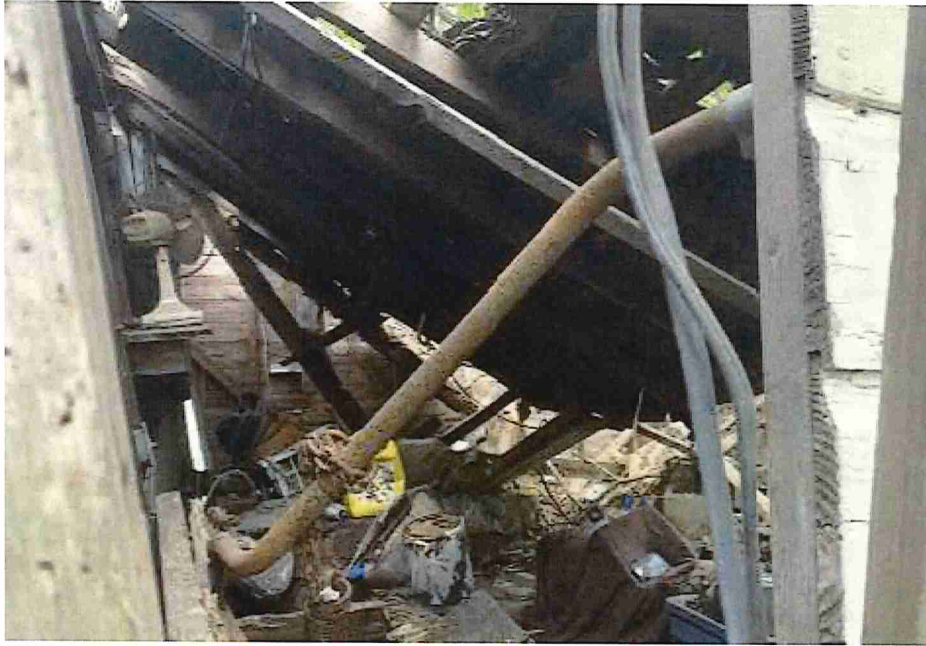
Aerial View

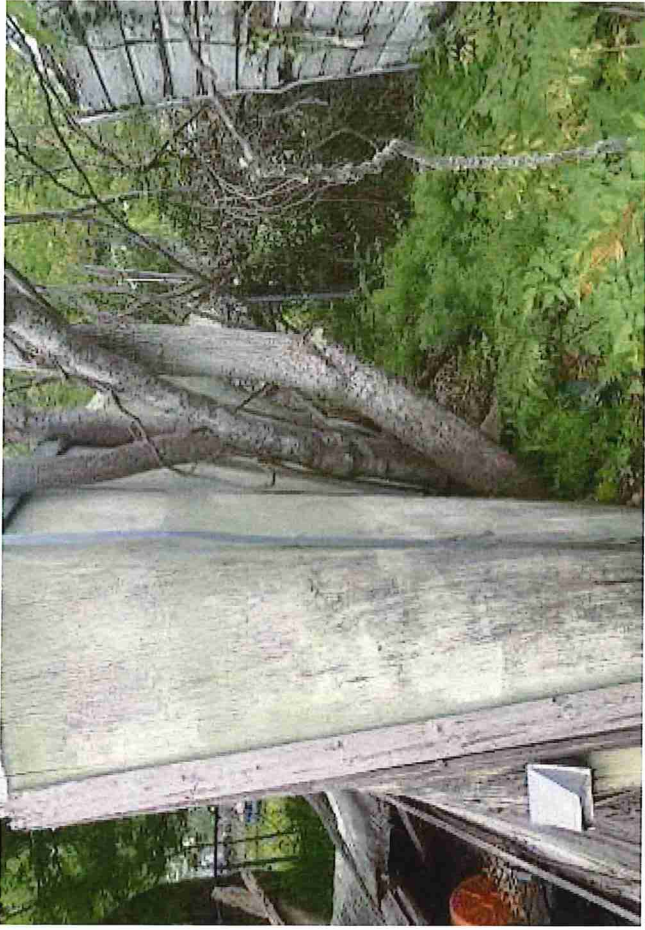
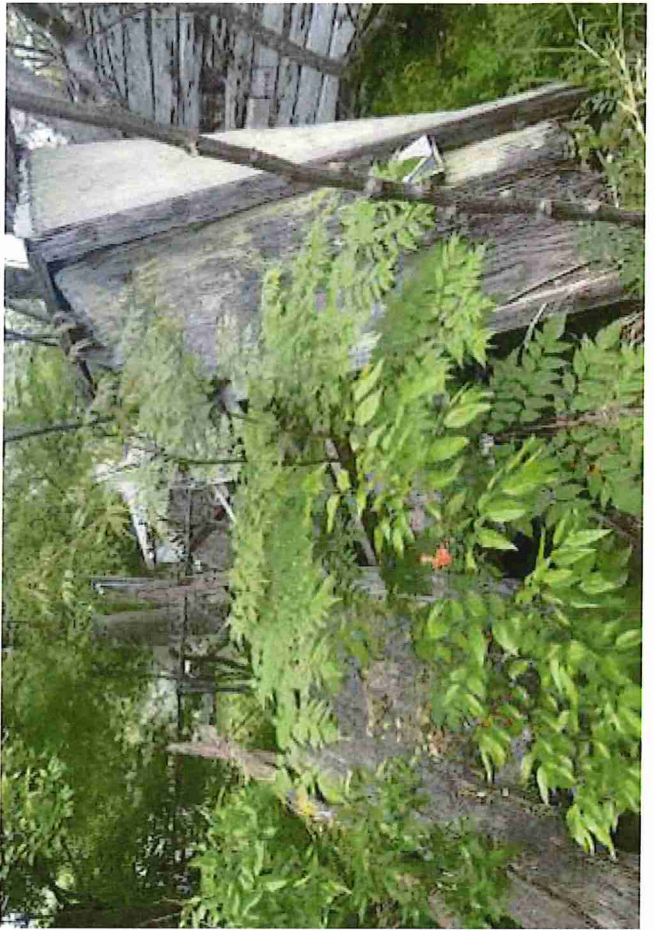
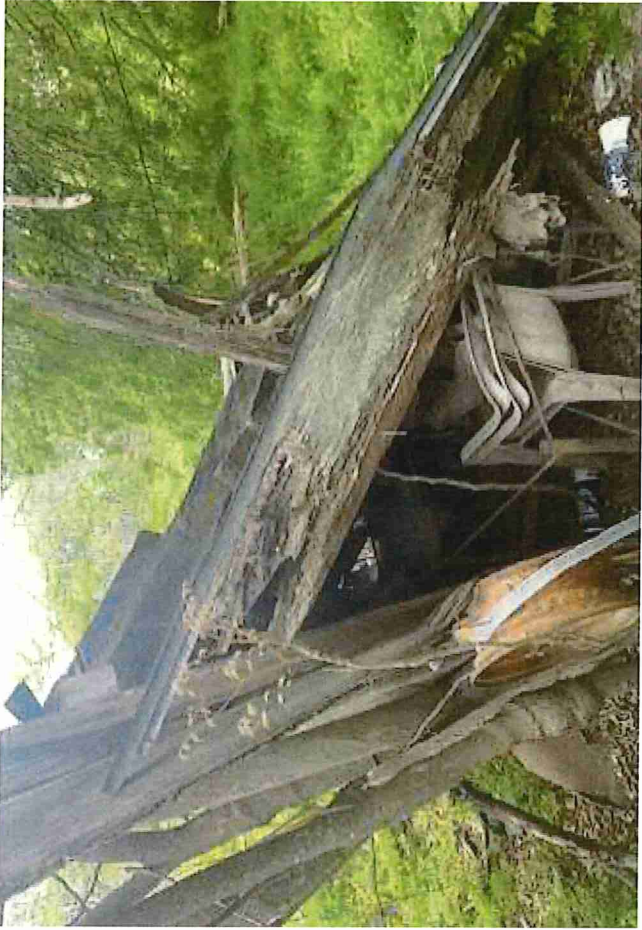


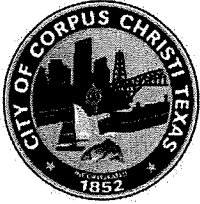






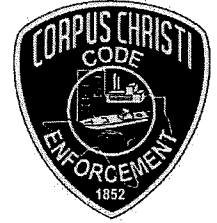






CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 5825 HALL AVE
 Legal Description: EBONY AC 1 LT 111
 Tax Account No: 2230-0000-1110
 Property Owner: REYES ANTONIO ETUX JANET R
 Mailing Address: 5825 HALL
 City, State, Zip: CORPUS CHRISTI, TX 78408

Inspection Date: 3/14/2024
 Zoning District: RS-6
 Compliance Officer: MIKE SHELTON
 Placard Date: 3/14/2024
 Case No: V227835-032624

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: SHINGLE

- Rotten
- Loose
- Torn
- Holes
- Missing
- Other:

Wall Type: WOOD FRAME

- Rotten
- Leaning
- Buckled
- Missing
- Other:

Foundation Type: CONCRETE

- 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				



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 5825 HALL AVE (BUILDING #2)
 Legal Description: EBONY AC 1 LT 111
 Tax Account No: 2230-0000-1110
 Property Owner: REYES ANTONIO ETUX JANET R
 Mailing Address: 5825 HALL
 City, State, Zip: CORPUS CHRISTI, TX 78408

Inspection Date: 3/14/2024
 Zoning District: RS-6
 Compliance Officer: Michael Gutierrez
 Placard Date: 3/14/2024
 Case No: V227835-032624

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): 5825 HALL AVE. (ACCESSORY ONLY)

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

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.

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.

304.13 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.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

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.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

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.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage

containers.

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.



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

Case No: B1 Letters, V227835-032624

ADDRESS: 5825 HALL AVE.

Tax Account No: 2230-0000-1110

LAST UPDATED ON: Wednesday, November 27, 2024

Owner(s): ANTONIO & JANET REYES

LETTERS MAILED from 3/27/2024-3/27/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
REYES ANTONIO ETUX JANET R. 5825 HALL AVE CORPUS CHRISTI, TX. 78408	DECEASED OWNER	B1 Letter Mailed on 3/27/2024 RETURNED MAIL REC'D 4/4/24- SIGNED AND REC'D BY GAIL H. REYES DATE OF DELIVERY 3/28/24
UNKNOWN HEIRS OF ANTONIO REYES 5825 HALL AVE CORPUS CHRISTI, TX. 78408	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 3/27/2024 RETURNED MAIL REC'D 4/4/24- SIGNED AND REC'D BY GAIL H. REYES DATE OF DELIVERY 3/28/24
UNKNOWN HEIRS OF JANET REYES 5825 HALL AVE CORPUS CHRISTI, TX. 78408	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 3/27/2024 RETURNED MAIL REC'D 4/4/24- SIGNED AND REC'D BY GAIL H. REYES DATE OF DELIVERY 3/28/24
GILBERT REYES 5825 HALL AVE CORPUS CHRISTI, TX. 78408	HEIR	B1 Letter Mailed on 3/27/2024 RETURNED MAIL REC'D 4/4/24- SIGNED AND REC'D BY GAIL H. REYES DATE OF DELIVERY 3/28/24
JUDY HALLETT 5825 HALL AVE CORPUS CHRISTI, TX. 78408	HEIR	B1 Letter Mailed on 3/27/2024 RETURNED MAIL REC'D 4/4/24- SIGNED AND REC'D BY GAIL H. REYES DATE OF DELIVERY 3/28/24
JUDY HALLETT 36 PINE ST. WAVERLY, NY 14892	HEIR	B1 Letter Mailed on 3/27/2024 RETURNED GREEN CARD REC'D 4/10/24- SIGNED BY JUDY HALLETT