



842 OAK PARK AVE - RESIDENTIAL & 2 ACCESSORY STRUCTURE(S)

- Substandard case started 7/14/2025.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior of the structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structures.
- Interior of the structures are not in good repair, are not structurally sound, and are not in sanitary condition.
- Structures are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of residential & accessory structures #1 & #2. (Building Survey's attached)

Property located in a residential area and a main thoroughfare street. (Up River Rd.)

According to NCAD, Mount North Texas LLC took possession of property 4/22/2025.

Case, Abatement, and Citation History

Total number of Code complaints: 8

Total number of cases: 18

Owner Compliance: 6

City Abatements: 2

Citations issued: 7



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Date	Case Type	Violation(s)	Status
11-11-13	Minimum Standards	Section 13-22 (306.4) OPEN STORAGE	COMPLIANT
1-6-15	Care of Premises	Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
5-4-17	PMC Standards	302.1 Exterior Maintenance, 302.4 Weeds, 304.1 Exterior Structure/General, 304.2 Protective Treatment (Exterior), 304.6 Exterior Walls, 305.1 Interior Structure/General, 305.3 Interior Surfaces, 305.4 Stairs and Walking Surfaces (Interior), 308.1 Accumulation of Rubbish or Garbage	COMPLIANT
6-1-17	Emergency Measures	108.1.5 Dangerous Structure or Premises	COMPLIANT
8-15-17	Vacant Building	Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
11-2-17	Substandard Structure	108.1.5 Dangerous Structure or Premises	CLOSED
5-3-18	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
4-11-19	Substandard Structure	302.7 Accessory Structures	CLOSED
4-12-19	Emergency Measures	108.1.5 Dangerous Structure or Premises	COMPLIANT
7-21-19	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON	CLOSED



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		LOTS, Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
6-17-20	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
5-24-21	Dangerous Weeds	Section 342.008 ABATE DANGEROUS WEEDS	INVALID COMPLAINT
11-1-22	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
10-10-23	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	CLOSED
6-2-25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	CLOSED
6-2-25	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	IN PROGRESS



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6-2-25	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	IN PROGRESS
7-18-25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	IN PROGRESS

Abatement history for 842 Oak Park Ave.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 04/26/2019	\$270.96/\$125.00	Vacant Building
2. 10/15/2019	\$201.00/\$125.00	Vacant Building

Total: \$721.96

CCPD calls to property:

Nature of Call	842 Oak Park Ave.
Attempt To Contact	4
Broadcast Info Law Enforcement Only	6
Building Fire	1
Burglary	15
Code Enforcement	1
Disturbance	5
Drug Enforcement	1
Ems Request/Medical Trauma	1
Harassment By Phone/Letter	1
Law Enforcement Assist	1
Noise Ordinance Violation	1
On View Investigation	5
On View Officer Flagged Down	1
Overdose Of Alcohol Or Drugs	1
Prostitution Violation	1
Quality Of Life	6



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Suspicious Or Unusual	16
Telephone Reporting Unit	5
Theft Of Property Or Services	3
Trespassing Violation	1
	76

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
6-12-25	PATRICK SKOGEN	I TRIED TO CALL PATRICK SKOGEN AT (216) 202-0447. THERE WAS NO ANSWER. I LEFT A VOICEMAIL.
7-10-25	PATRICK SKOGEN	I CALLED PATRICK SKOGEN AT (216) 202-0447. I TOLD HIM OF THE ISSUES, AND HE SAID HE WOULD TAKE CARE OF IT.
8-5-25	PATRICK SKOGEN	I TRIED TO CALL PATRICK SKOGEN AT (216) 202-0447. THERE WAS NO ANSWER. I LEFT A VOICEMAIL.
8-21-25	ELLEN RYTER	I SPOKE TO ELLEN RYTER AT (406) 545-1017. DUE TO MY LEAD BEING OUT I SPOKE TO DIST. 3 LEAD GRACE, AND SHE TOLD ME SINCE I TALKED TO SOMEONE NEW TO GIVE THEM AN EXTENSION.
9-4-25	PATRICK SKOGEN	I TRIED TO CALL PATRICK SKOGEN AT (216) 202-0447. THERE WAS NO ANSWER. I LEFT A VOICEMAIL.
9-19-25	PATRICK SKOGEN	I SPOKE WITH PATRICK SKOGEN AT (216) 202-0447. HE REQUESTED OUR CONTRACTOR LIST. I SENT IT. I TOLD HIM I WOULD GIVE HIM ONE MORE WEEK.
10-8-25	LAUREN APICELLA	I SPOKE WITH LAUREN APICELLA AT (630) 253-2518. I TOLD HER OF THE ISSUES AND THAT I WILL GIVE THEM TWO WEEKS TO GET IT IN ORDER.
10-29-25	LAUREN APICELLA	I TRIED TO CALL LAUREN APICELLA AT (630) 253-2518. I LEFT HER A VOICE MAIL. I WILL GIVE THEM TIME TO FINISH.
4-28-26	VERONICA SCOTT	SHE STATED THAT THEY WOULD NOT HAVE ANYONE AT THE HEARING. SHE STATED THAT SHE IS CONTACTING HER DEMOCONTRACTOR FOR A BID TO DEMO THE STRUCTURE.

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V262413-071825

Property Owner: MOUNT NORTH TEXAS LLC

Address (Residential Commercial): 842 OAK PARK AVE

Staff Recommendation(s): **Demolition**

Residential Structure only

Residential and Accessory Structure(s)

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 residential & 2 accessory 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: \$0
4. Utilities: Active Inactive-Last active date: 7/20/2018
5. Year Structure Built: 1945
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Monday April 27, 2026

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

RE: 842 OAK PARK AVE (Residential & 2 Accessory Structures) Case # V262413-071825

OWNER: MOUNT NORTH TEXAS LLC

**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 **July 23, 2025**, 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.

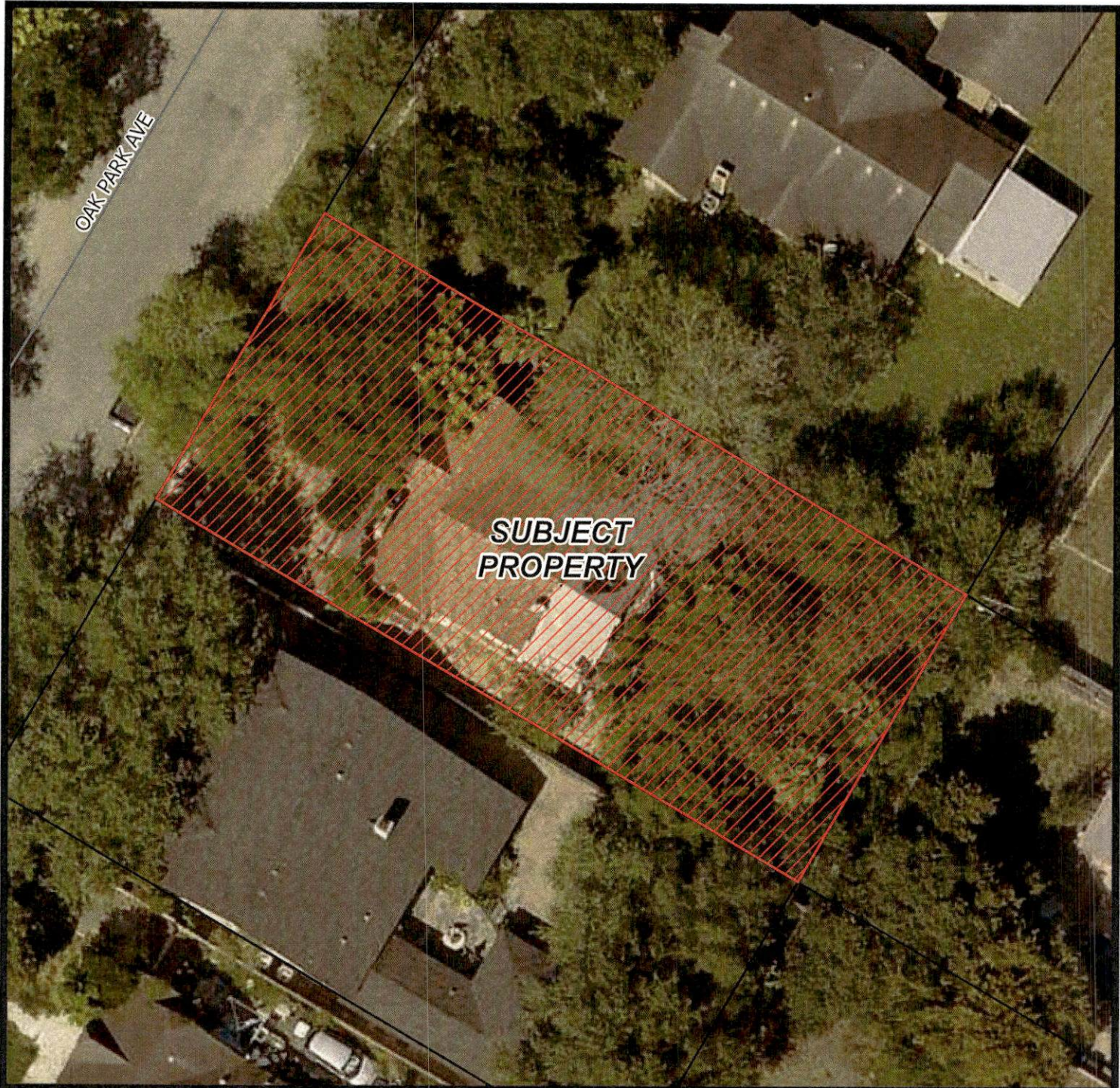


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 842 OAK PARK AVE

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/18/2025	n/a	n/a
Initial Inspection Completed	7/18/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/23/2025	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	3/13/2026 & 3/16/2026	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	4/17/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/12/2026	Return mail rec'vd 3/12/2026 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/23/26-3/27/26 & 3/30/26-4/3/26	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	8/23/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	4/17/2026	Not less thans 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	4/27/2026	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	4/28/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/27/2026 & 4/28/2026	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	4/27/2026	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	5/11/26-5/15/26 & 5/18/26-5/22/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/22/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/28/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



842 OAK PARK

Aerial View



AK PARK AVE, CC, 7 X



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SUBJECT PROPERTY

OCCUPIED PROPERTY

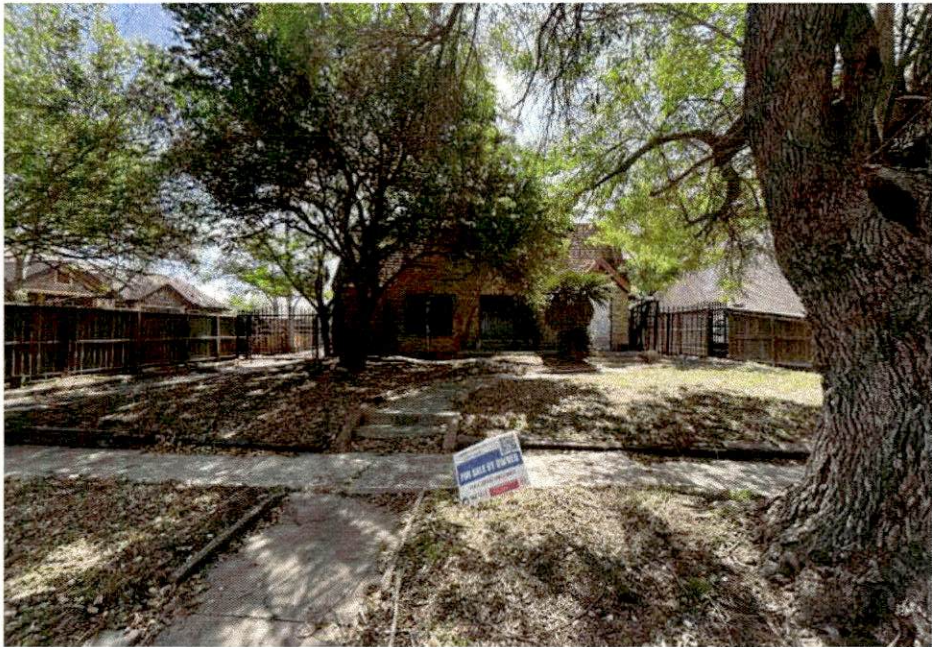
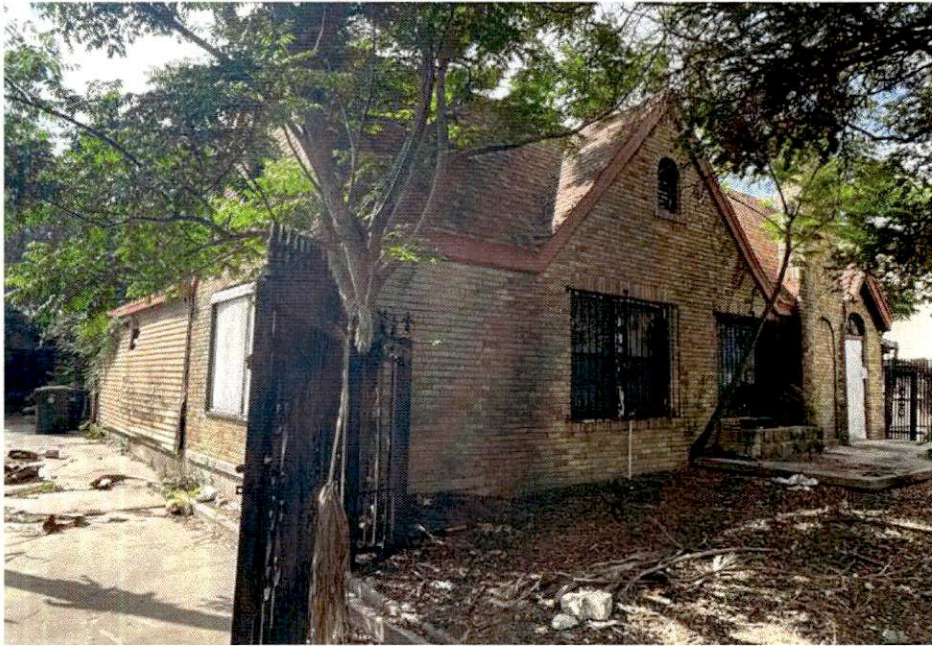
MAIN STRUCTURE

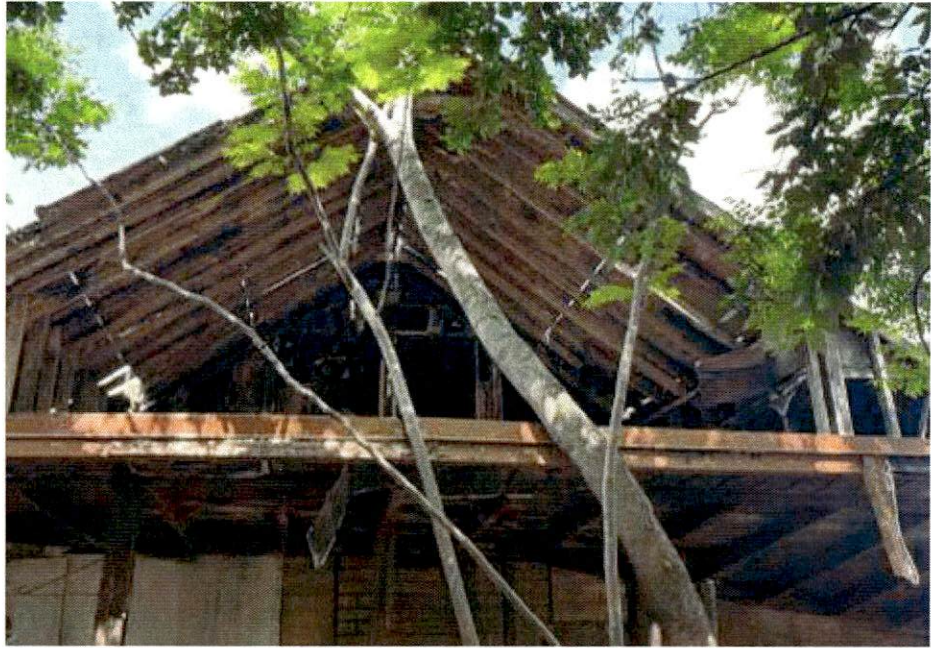
ACCESS 1

ACCESS 2

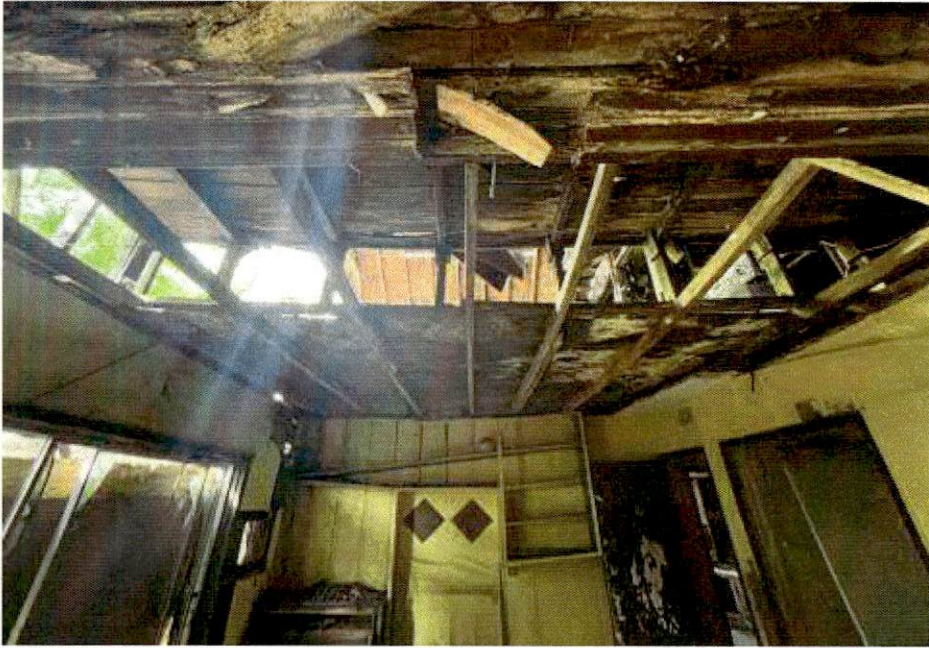
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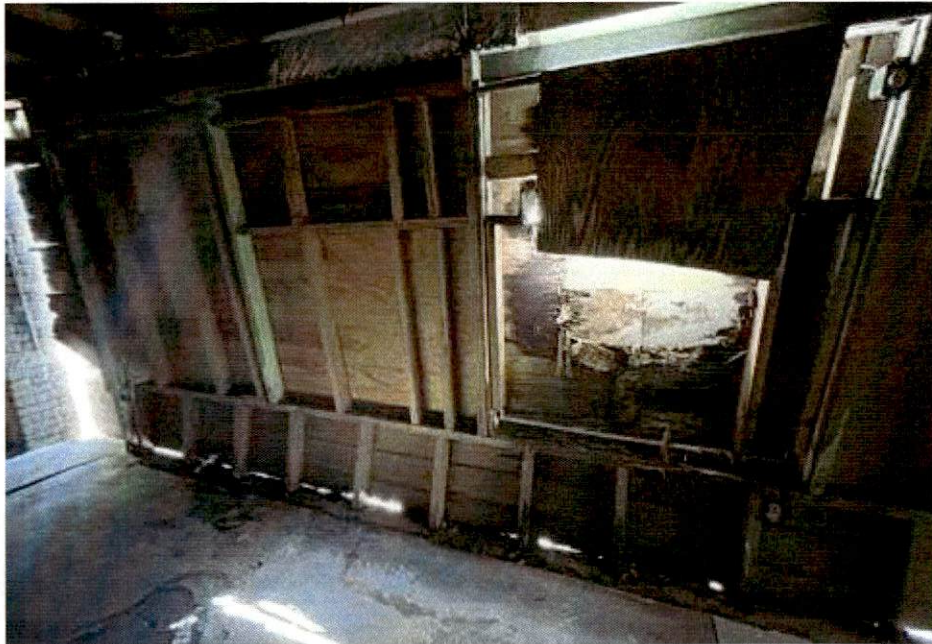
833

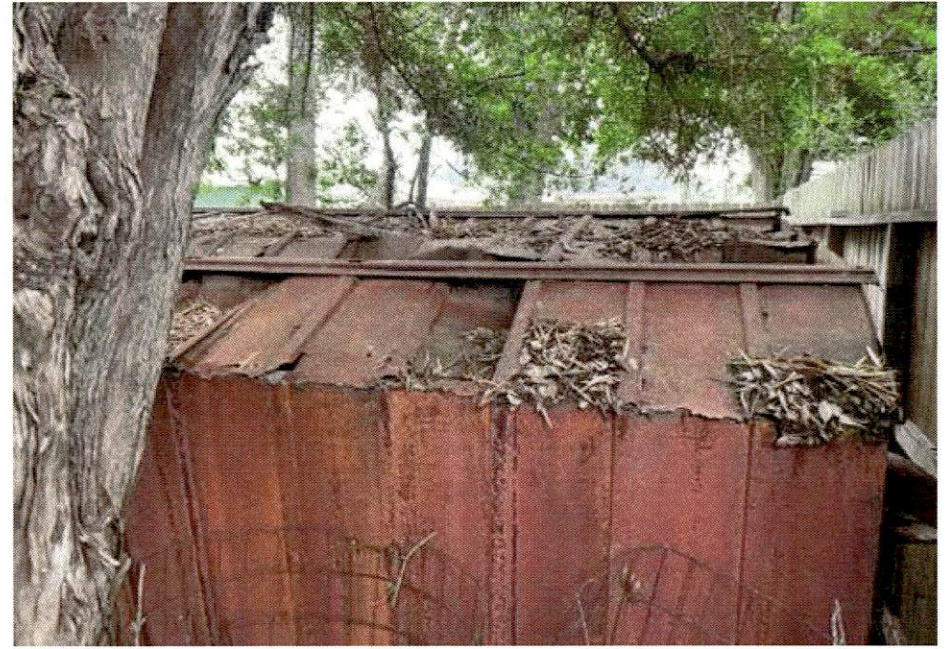














City of Corpus Christi – BUILDING SURVEY

Account Number: 5938-0009-0060

Inspection Date: 6/2/2025

Zoning Use: RS-6

Revised Date: 07/18/2025

Officer: MICHAEL GUTIERREZ

Property Address: 842 OAK PARK AVE

Legal Description: OAK PARK LT 6 BK 9

Owner: MOUNT NORTH TEXAS LLC

Mail to: 3046 BRECKSVILLE RD Ste D

City, State, Zip: RICHFIELD, OH 44286-9252

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory	8,680 Sq. Ft.	<input type="checkbox"/> 2 Story
<input checked="" type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	3 # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 6/2/2025

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:

<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

Charred Wood
 Rotten Wood
 Rotten Corner Boards
 Missing Boards
 Badly in Need of Paint
 Siding Broken / Missing
 Holes
 Cracks
 Buckled
 Leans
 Missing Brick
 Loose Brick
 Damaged Exterior Trim
 Other:

ROOF:

(304.1 & 304.7)

Type:

Charred Wood
 Rotten Eaves
 Rotten Rafter Tails
 Rotten Decking
 Missing Shingles
 Deteriorated Shingles
 Leaks
 Sags
 Buckled
 Collapsed
 Worn
 Torn
 Holes
 Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

Inadequate Support
 Rotten Wood
 Piers Lean
 Piers Missing
 Cracks/Perimeter Wall
 Cracks/Slab
 Pads Missing/Cracked
 Missing Skirting
 Missing Access Cover
 Exposed Sills
 Rotten Sills
 Damaged Floor Joist
 Sagging Floor Joist
 Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

- Charred Wood
- Broken Glass
- Missing Screens
- Torn Screens
- Missing / Broken Sash
- Do Not Open
- Rotten Sills
- Rotten / Broken Frames
- Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

- Charred Wood
- Missing / Broken Boards
- Loose
- Rotten Wood
- Inadequate Support
- Support Post Missing
- Support Post Loose
- Faulty Weather Protection
- Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

- Charred Wood
- Missing
- Damaged
- Poor Fit
- Damaged / Missing Screen(s)
- Off Hinges
- Blocked Exit
- Rotten
- Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Missing Handrails
- Faulty Weather Protection
- Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

- Missing
- Faucets Loose / Broken / Missing
- No Anti-Siphon Faucets
- Missing Overflow Plate
- Missing Tap
- Missing Shower Head
- Not Vented
- Disconnected
- Stopped Up
- Damaged Shower Stall
- Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Ballcock
- Stopped Up
- Poorly Anchored
- Seeps Around Bowl
- Water Supply Line Leaks
- Flush Ell Leaks
- Runs Constantly
- Tank Broken / Cracked
- Bowl Broken / Cracked
- Disconnected
- Missing Flush Handle
- Missing Flapper
- Urinal; No Back-Flow Preventive
- No Elongated Bowl / Open-end Seat
- Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

- Gas
- Electric
- Missing
- Disconnected
- Temperature Pressure Release Valve Missing
- Temperature Pressure Release Valve Broken
- Drain Line Missing
- Not Approved Pipe
- Not Extended Outside
- Elbowed Down
- Vent Missing / Loose
- No Double Wall Pipe / Attic
- Nonconforming Vent
- Inadequate Combustion Air
- Thermostat Missing / Damaged
- No Gas Cut Off
- Missing Firebox Door
- Gas Supply Line Not Approved Pipe
- Gas Fired – Located in Bathroom
- Gas Fired – Located in Bedroom
- Fire Damaged
- Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3, 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Faucets
- Faucets Leak / Broken / Missing
- "P" Trap Leaks / Missing
- Defective Trap
- Stopped Up
- Water Supply Line Leak
- Loose from Wall
- Nonconforming Waste Line
- Disconnected
- Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5, 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- Gas Pressure Test Required
- Gas Leak
- Line Appears to Enter Building Below Grade Level
- Gas Supply Not Approved Pipe
- Rubber Hose to Space Heaters
- Non-Rigid Pipe Run Through Partition Wall
- Other:

KITCHEN SINK: (305.1, 305.3, 502.1, 505.1.1, 506.1 & 506.2)

- Defective Trap
- Faucets Loose / Broken
- Faucets Missing
- "P" Trap Rubber Hose
- Trap Leaks / Missing
- Stopped Up
- Disconnected
- Damaged Counter Top
- Damaged Back Splash.
- Other:

PLUMBING MISCELLANEOUS:

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- Open Clean Out / Water Leak; Yard / Under House
- Vent Stack Missing / Broken
- Vent Stack Not Extended Through Roof
- Rain Guard Damaged / Missing
- Exposed Exterior PVC Pipe
- PVC Water Supply Lines
- Washer No "P" Trap / Not Vented / Not Cut Offs
- Sewer Line Stopped Up
- Sewer Running Out on Ground
- Other:

ELECTRICAL SERVICE: (604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Service Panel Burned
- Service Missing
- Service Appears Below Code
- Two-Wire Service
- Inadequate
- Defective
- Disconnected
- Service Not Grounded
- Missing Breakers / Fuses
- Missing Interior / Exterior Panel Cover
- Exposed Wiring
- Nonconforming Wiring in Panel
- Drops Too Low
- Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- Charred Wood
- Paint Deteriorated
- Cracks
- Holes
- Torn Wallpaper
- Damaged Paneling
- Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- Sheetrock Mildewed / Buckled
- Ceiling Damaged / Missing
- Water Damaged / Smoke Damaged
- Impervious Material Around Tub
- Enclosure Damaged / Missing
- Walls Around Tub Not Water Resistant
- Inadequate Ceiling Height
- Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Burned Wiring / Plugs / Switches
- Burned Fixtures
- Less Than 1 Duplex Recept. /20 liner ft-Bedroom/Living Rm/Dining Rm/Den/Kitchen
- No Small Appliance Circuits Over Kitchen
- Counter Space with GFCI
- Only One Small Appliance Circuit Over Kitchen
- Counter Space with NO GFCI
- Kitchen Appliance Circuits – No GFCI
- Plugs Missing / Loose / Broken
- Switches Missing / Loose / Broken
- Fixtures Missing / Loose / Broken
- Missing Switch Cover / Plug Covers
- Extension Cords in Place of Permanent Wiring
- Bathroom Circuit NO GFCI
- Conduit Broken / Loose / Missing
- No Separate Circuit For
- No Disconnect for Air Conditioner
- Exterior Lights Missing; Front / Back / Side
- Porch Lights Broken / Missing / Loose
- Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- X Rotten Wood
- X Missing Boards
- X Holes
- X Cracks
- Not Level
- Buckled
- Torn
- Damaged
- Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- Vented Wall Heater Damaged / Missing
- Floor Furnace Damaged / Missing
- Nonconforming Gas Line to Space Heater
- Wall Heater with No Vent in Bathroom
- Thermostat Damaged / Missing
- Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet
- Condensing Unit Damaged / Missing
- No Vent Fan or Window in Bathroom
- Vent Fan Missing / Not Operable
- Heat with No Vent in Commercial Building
- Fire Damage
- Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: BRICK & WOOD FRAME
- Roof Type:
- X Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type:
- X Rotten
- Leaning
- Buckled
- Missing
- Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- X No Hot and Cold Water Supply
- Insect, Roach, Rodent Infestation
- Lacks Adequate Garbage Containers
- Other:

- Foundation Type:
- Sunken
- Rotten Sills
- Other:



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY

A



Address: 842 OAK PARK AVE
Legal Description: OAK PARK LT 6 BK 9
Tax Account No: 5938-0009-0060
Property Owner: MOUNT NORTH TEXAS LLC
Mailing Address: 3046 BRECKSVILLE RD Ste D
City, State, Zip: RICHFIELD, OH 44286-9252

Inspection Date: 6/2/2025
Zoning District:
Compliance Officer: MICHAEL GUTIERREZ
Placard Date: 6/2/2025
Case No: V258471-060225

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: METAL/ALUMINUM
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Wood Frame Masonry Fire Damage

Roof Type:

Rotten
 Loose
 Torn
 Holes
 Missing
 Other:

Wall Type:

Rotten
 Leaning
 Buckled
 Missing
 Other:

Foundation Type:

Sunken
 Cracked
 Rotten



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY

B



Address: 842 OAK PARK AVE
 Legal Description: OAK PARK LT 6 BK 9
 Tax Account No: 5938-0009-0060
 Property Owner: MOUNT NORTH TEXAS LLC
 Mailing Address: 3046 BRECKSVILLE RD Ste D
 City, State, Zip: RICHFIELD, OH 44286-9252

Inspection Date: 6/2/2025
 Zoning District:
 Compliance Officer: MICHAEL GUTIERREZ
 Placard Date: 6/2/2025
 Case No: V258471-060225

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: Masonry
 (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

VIOLATION(S): 842 OAK PARK (RESIDENTIAL & 2 ACCESSORY STRUCTURE(S))

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.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

"304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Exceptions: (1) Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed. (2) Habitable spaces served by air conditioning unit in sound condition and good repair. (3) Doors are not required to be screened if there is an additional ventilation source in the room.

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.

304.5 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.

305.2 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.

505.1.2 Hot and Cold Water Supply: All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.



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

Case No: B1 Letters, V262413-071825

ADDRESS: 842 OAK PARK AVE

Tax Account No: 5938-0009-0060

Owner(s): MOUNT NORTH TEXAS LLC

LAST UPDATED ON: Friday, March 13, 2026

LETTERS MAILED from 7/23/2025-3/2/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOUNT NORTH TEXAS LLC 3046 BRECKSVILLE RD Ste D RICHFIELD, OH 44286-9252	Owner	B1 Letter Mailed on 7/23/2025
RA: C T CORPORATION SYSTEM 1999 BRYAN STREET, SUITE 900 DALLAS, TX 75201	Registered Agent	B1 Letter Mailed on 7/23/2025
HMA: JARED HOLLINGER 920 SOUTH 107th AVENUE, SUITE 250 OMAHA, NE 68114	Registered Agent	B1 Letter Mailed on 7/23/2025 SIGNED GREEN CARD KIM SMITH REC'VD 8/4/2025
HMA: BRIAN SEIDENSTICKER 3046 BRECKSVILLE ROAD, SUITE D RICHFIELD, OH 44286	Registered Agent	B1 Letter Mailed on 7/23/2025 SIGNED GREEN CARD CHANDLER CROW DATE OF DELIVERY 7/24/2025 REC'VD 7/28/2025
HMA: MOUNT NORTH TEXAS LLC 842 OAK PARK AVE COPRUS CHRISTI TX 78408	Registered Agent	B1 Letter Mailed on 3/2/2026 RETURN MAIL REC'VD 3/13/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
RA: C T CORPORATION SYSTEM 842 OAK PARK AVE COPRUS CHRISTI TX 78408	Registered Agent	B1 Letter Mailed on 3/2/2026 RETURN MAIL REC'VD 3/13/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
HMA: JARED HOLLINGER 842 OAK PARK AVE COPRUS CHRISTI TX 78408	Registered Agent	B1 Letter Mailed on 3/2/2026 RETURN MAIL REC'VD 3/13/2026 RETURN TO SENDER

		VACANT UNABLE TO FORWARD
HMA: BRIAN SEIDENSTICKER 842 OAK PARK AVE COPRUS CHRISTI TX 78408	Registered Agent	B1 Letter Mailed on 3/2/2026 RETURN MAIL REC'VD 3/13/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD