



2726 NIAGARA ST. - RESIDENTIAL STRUCTURE

- Substandard case started 3/11/2025.

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 residential structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Baldwin BLVD.)

According to NCAD, the owner Estrada Manuel D & Est Of Rosa Sotello Estrada C/O Ralph De Luna took possession of property 11/6/2000.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 11

Owner Compliance: 3

City Abatements: 2

Citations issued: 2



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Date	Case Type	Violation(s)	Status
06/17/25	UNSECURED VACANT BUILDING	Section 13-3008 DUTY TO SECURE VACANT BUILDING	OWNER COMPLIANCE
03/12/25	SUBSTANDARD	503.4 Floor Surface 304.6 Exterior Walls 304.7 Roofs and Drainage 305.1 Interior Structure/General 304.4 Structural Members (Exterior) 108.1.3 Structure Unfit for Human Occupancy 108.1.5 Dangerous Structure or Premises 304.1 Exterior Structure/General	IN PROGRESS
03/12/25	EMERGENCY DEMOLITION	Section 13-27 Emergency Demolition	COMPLIANT
02/25/25	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
10/28/24	PMC STANDARDS	301.3 Vacant Structures and Land 302.1 Exterior Maintenance 302.7 Accessory Structures 302.9 Defacement of Property 304.1 Exterior Structure/General 304.10 Stairways, Decks, Porches and Balconies (Exterior) 304.15 Doors (Exterior) 304.2 Protective Treatment (Exterior) 304.3 Address Identification 304.4 Structural Members (Exterior) 304.5 Foundation 304.6 Exterior Walls 304.7 Roofs and Drainage 305.1 Interior Structure/General 305.2	CLOSED



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		Structural Members (Interior) 305.3 Interior Surfaces 305.4 Stairs and Walking Surfaces (Interior) 305.5 Handrails and Guards (Interior) 307.1 Handrails and Guardrails/General 308.1 Accumulation of Rubbish or Garbage 308.2 Disposal of Rubbish 308.3 Disposal of Garbage 505.1 Water System/General 702.1 Means of Egress/General	
02/22/24	ZONING	Unified Development Code 1.7.2 A. Minimum Requirements UNIFIED DEVELOPMENT CODE 1.7.2 A. MINIMUM REQUIREMENTS - ILLEGAL LAND USE	COMPLIANT
10/19/23	PMC STANDARDS	302.1 Exterior Maintenance 302.7 Accessory Structures 304.1 Exterior Structure/General 304.13 Window, Skylight and Door Frames 304.13.1 Glazing 304.13.2 Openable Windows 304.2 Protective Treatment (Exterior) 304.6 Exterior Walls 505.1 Water System/General 702.1 Means of Egress/General	CLOSED
10/19/23	CARE OF PREMISES	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
09/26/23	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND	CLOSED



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		DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
09/20/23	SUBSTANDARD	UPON ARRIVAL I OBSERVED A RESIDENTIAL STRUCTURE THAT IS UNSAFE FOR HUMAN OCCUPANCY, TO INCLUDE BUT NOT LIMITED TO THE DEGREE TO WHICH THE STRUCTURE IS IN DISREPAIR, UNSANITARY, VERMIN OR RAT INFESTED, AND CONTAINS FILTH AND CONTAMINATION. FURTHER INVESTIGATION DETERMINED THE STRUCTURE IS A DANGEROUS STRUCTURE DUE TO PORTIONS OF THE MAIN STRUCTURE AND ACCESSORY STRUCTURE THAT HAVE COLLAPSED ONTO ITSELF.	CLOSED
01/09/20	PMC STANDARDS	302.1 Exterior Maintenance 302.7 Accessory Structures 302.7.1 Fences 304.13 Window, Skylight and Door Frames 304.13.1 Glazing 304.13.2 Openable Windows 304.14 Insect Screens 505.1 Water System/General 702.1 Means of Egress/General	CLOSED



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Abatement history for 2726 Niagara St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 02/21/2024	\$1,485.00/\$125.00	MOWING & CLEANING
2. 10/15/2024	\$362.95/\$412.00	MOWING & CLEANING

Total: \$2,384.95

CCPD calls to property:

Nature of Call	2726 Niagara St.
Law Enforcement Assist	1
Attempt To Contact	4
Broadcast Info Law Enforcement Only	5
Burglary	5
Disturbance	31
Physical Altercation	1
Building Fire	1
On View Investigation	5
Parking Violation	2
Property Or Item Found	1
Quality Of Life	9
Residential	1
Suspicious Or Unusual	8
Suspicious Circumstance	1
Theft Of Property Or Services	5
Trespassing Violation	8
Telephone Reporting Unit	19
Unknown Nature	1
Grand Total	108



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
1/12/2026	RALPH DELUNA	ON 1/12/26 CALLED RALPH DELUNA AT (210-325-3937) AND LEFT A VOICEMAIL FOR MY CALL TO BE RETURNED. HE CALLED ME BACK AND STATED HE DID RECEIVE THE LETTER FOR THE BSB HEARING AND I ASKED HIM IF HE HAD ANY QUESTIONS AND HE STATED NO SIR BUT THANKED ME FOR THE CALL.
1/02/2026	RALPH DELUNA	ON 1/2/2026 I RECEIVED A CALL BACK FROM RALPH DELUNA (210-325-3937) WHO STATED THAT HE WAS ELDERLY AND HAD TROUBLE WALKING AND LIVED OUT OF TOWN. HE STATED HE WOULD CALL ME TO MEET ME AT THE PROPERTY WHEN HE COMES TO CORPUS CHRISTI. HE STATED THAT THE STRUCTURE WAS IN REPAIRABLE CONDITION BUT HE DID NOT KNOW WHEN HE COULD REPAIR IT SINCE HE DID NOT HAVE THE MONEY OR DIDN'T KNOW WHEN HE WOULD HAVE THE MONEY TO BEGIN THE REPAIRS.
1/02/2026	RALPH DELUNA	CALLED RALPH DELUNA AT (210-325-3937) AND LEFT A VOICEMAIL FOR MY CALL TO BE RETURNED.
7/14/25	RALPH DELUNA	SPOKE WITH THE OWNER AT 210-325-3937 WHO STATED HE IS BEING HARASSED AND WILL BE DOWN 7-26 TO SECURE THE PROPERTY AND NO SOONER SO HE EXPECTS TO HAVE THE EXTENSION PUSHED OUT UNTIL THEN - I EXPLAINED THAT I AM UNABLE TO EXTEND PAST 1 WEEK AND HE STATED THAT IS HIS ONLY DATE TO SECURE THE PROPERTY ALTHOUGH HE HAS A CONTRACTOR THAT HE USES TO MAINTAIN THE PROPERTY HE SAID HE TAKES A WEEK BETWEEN REQUESTS AS HE IS BUSY - WILL PARTNER WITH JOSUE ON STEPS TO PROCEED
03/11/25	RALPH DELUNA	03-11-2025 MR. RALPH DELUNA (210-325-3937) WAS CONTACTED PRIOR TO STARTING THE CASE ON 03-11-2025 TO



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		OBTAIN CONSENT TO ENTER THE PREMISES HE WAS ALSO ADVISED OF THE STATE OF THE MAIN STRUCTURE AND HOW IT POSE A DANGER TO THE PUBLIC.
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1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V253825-031225

Property Owner: ESTRADA MANUEL D & EST OF ROSA SOTELLO ESTRADA C/O RALPH DE LUNA

Address (Residential Commercial): 2726 NIAGARA ST

Staff Recommendation(s): **Demolition**

Residential Structure only 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 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: \$1,325.30
4. Utilities: Active Inactive-Last active date: 3/15/2010
5. Year Structure Built: 1941
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Friday January 2, 2026

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

RE: 2726 NIAGARA ST (Residential Structure)

Case # V253258-031225

**OWNER: ESTRADA MANUEL D & EST OF
ROSA SOTELLO ESTRADA C/O RALPH DE LUNA**

**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 11, 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**.

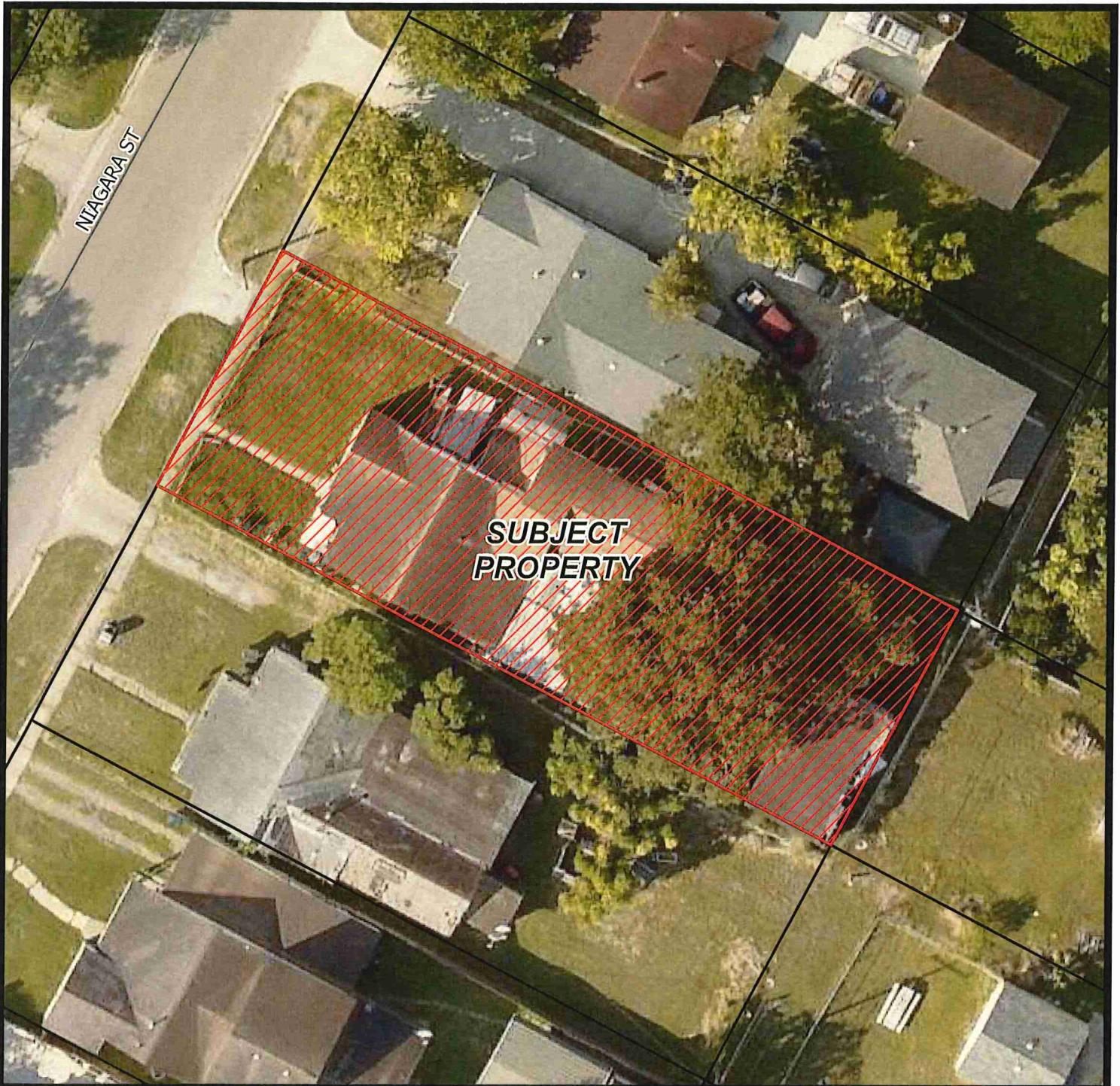
If you have any questions concerning the above, please call (361) 826-3046.

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

CASE TIMELINE FOR 2726 NIAGARA ST

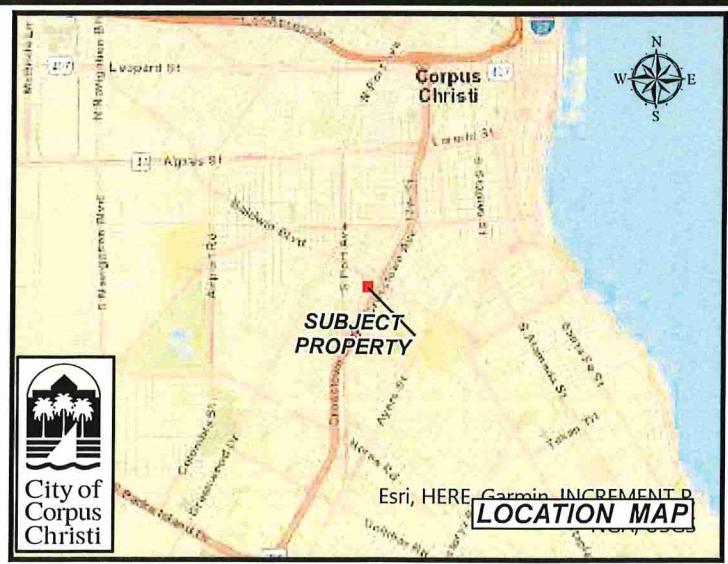
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	3/11/2025	n/a	n/a
Initial Inspection Completed	3/11/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/14/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/14/2025	Return mail rec'd 3/14/2025 return to sender, vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	4/15/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



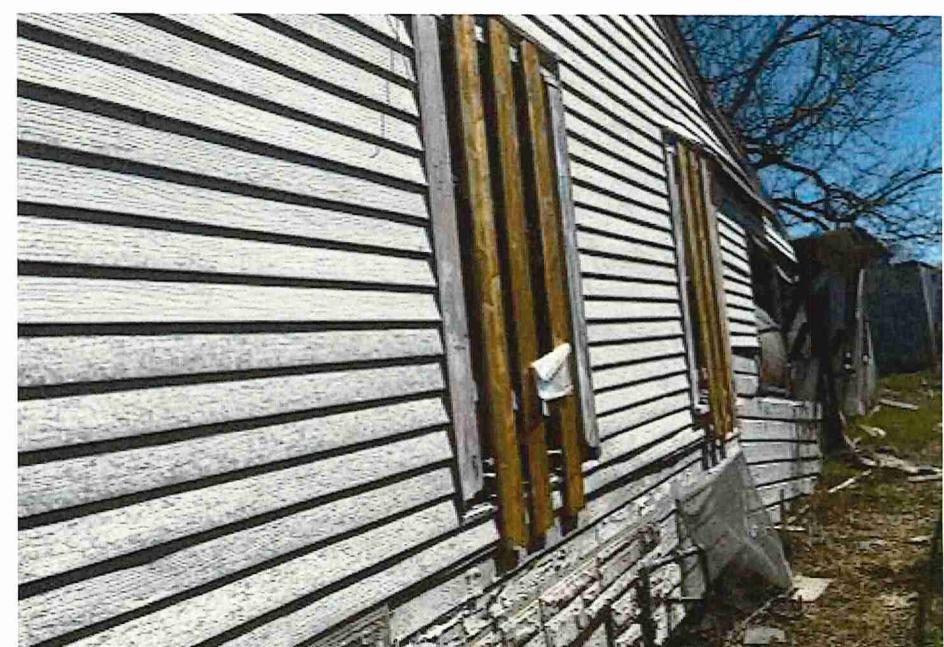
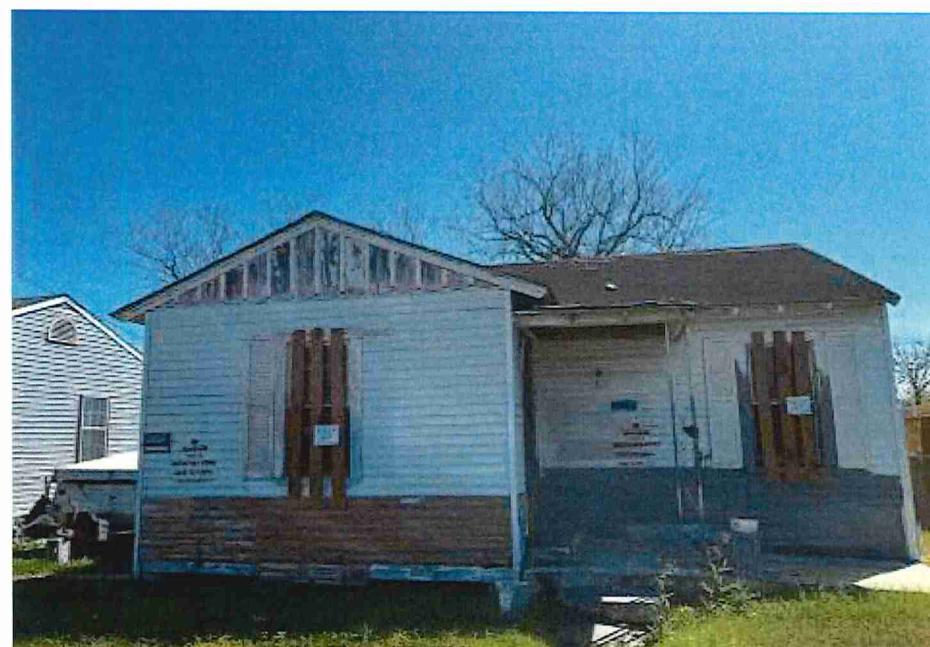
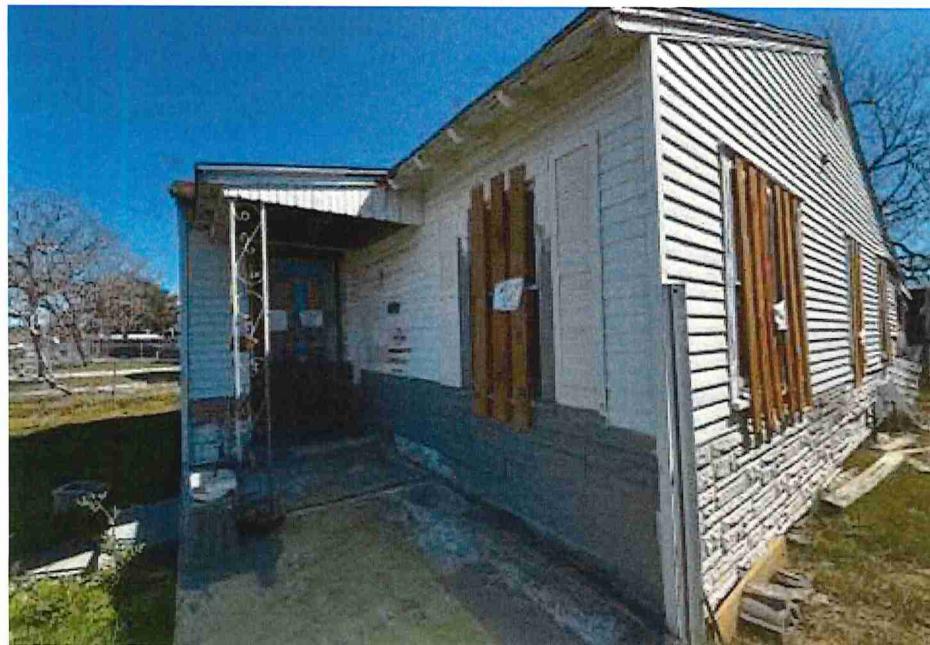
2726 NIAGARA

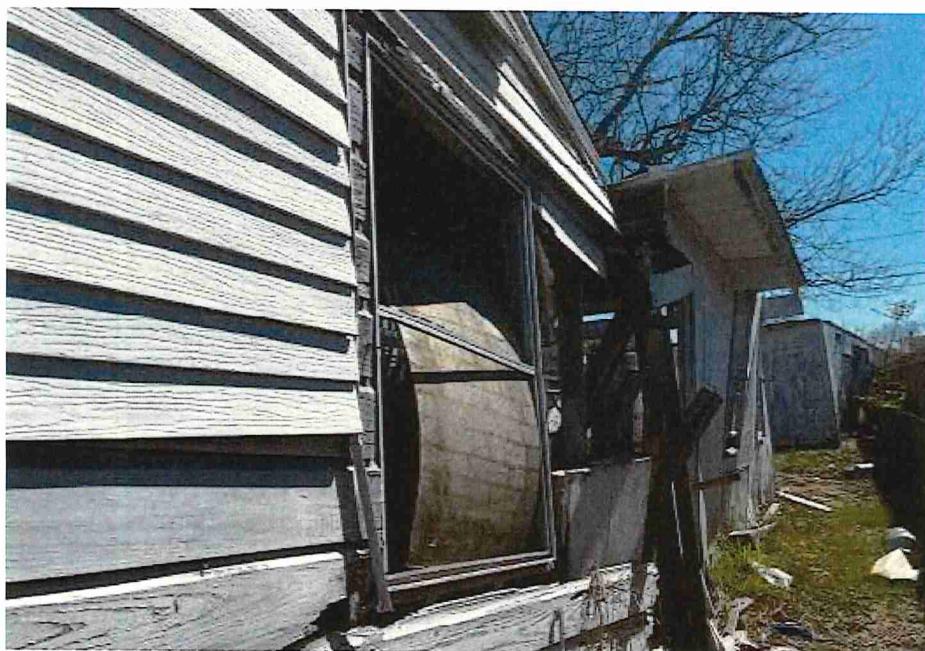
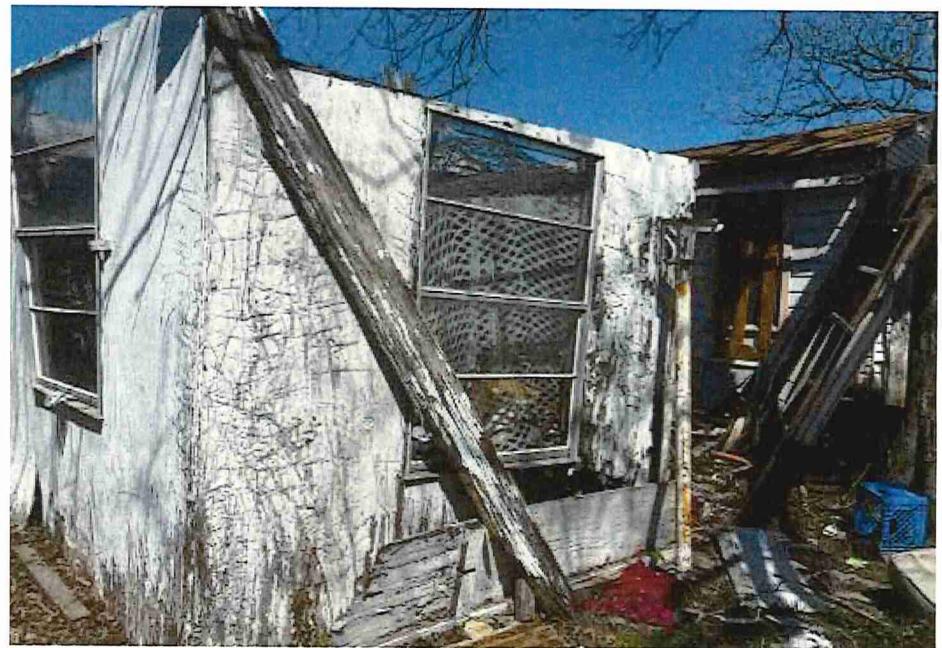
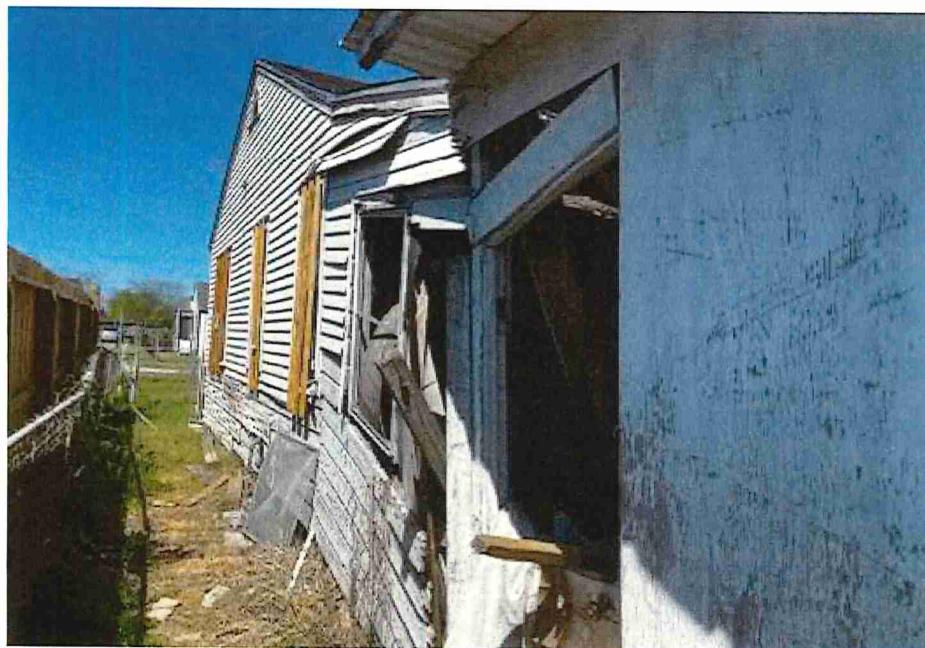
Aerial View

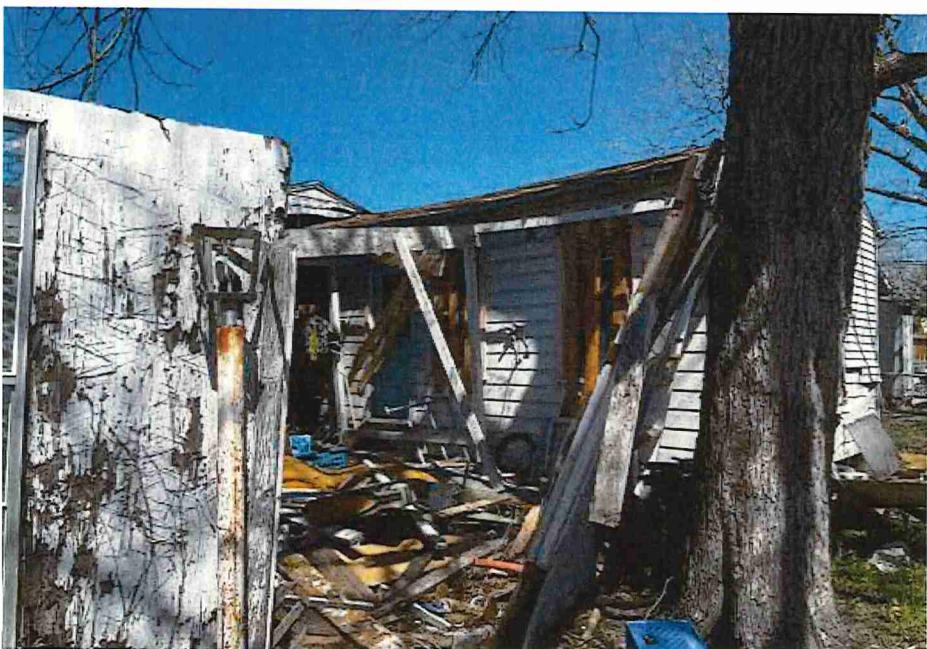
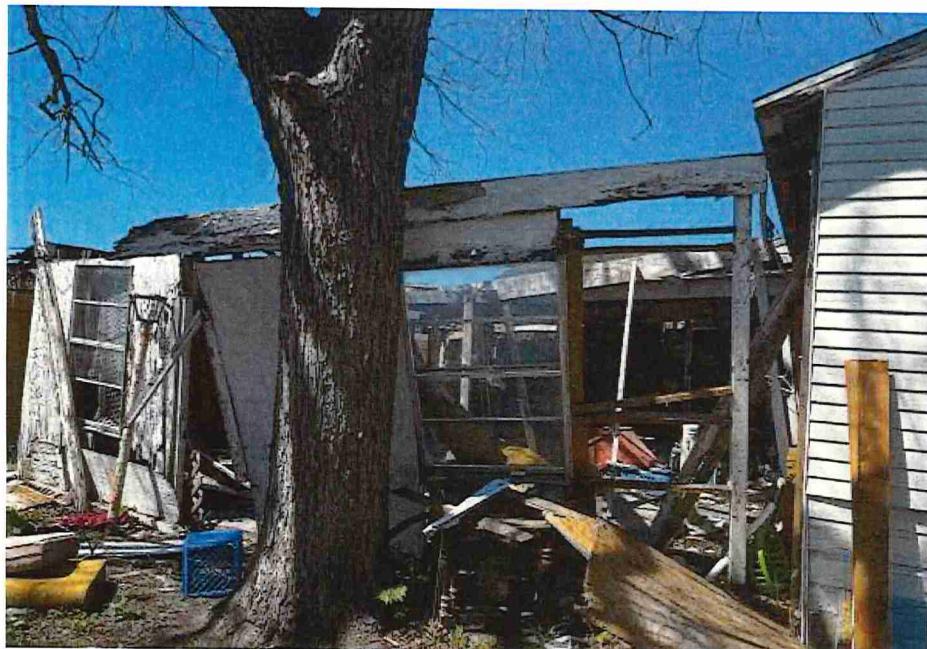
 **Subject
Property**

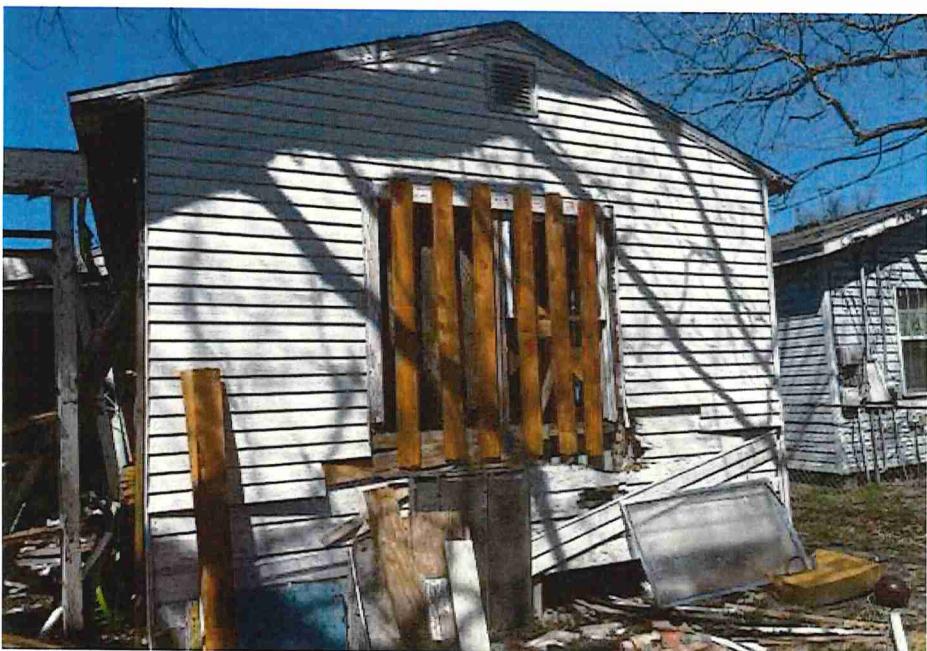












City of Corpus Christi – BUILDING SURVEY

Account Number: 101000080180

Inspection Date: 3/11/2025

Zoning Use: RS-6

Revised Date: 03/12/2025

Officer: SAMUEL GOMEZ

Property Address: 2726 NIAGARA ST

Legal Description: BROADMOOR PK LT 18 BK 8

Owner: ESTRADA MANUEL D & EST OF ROSA SOTELLO ESTRADA

Mail to: PO Box 18423

City, State, Zip: San Antonio, TX 78218-0423

<input type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	1 <input type="checkbox"/> Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 3/11/2025

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 type="checkbox"/> Building	<input type="checkbox"/> Plumbing	<input 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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

Roof Type:
 Rotten
 Loose
 Torn
 Holes
 Missing

Walls Type:
 Rotten
 Leaning
 Buckled
 Missing
 Other:

Foundation Type:
 Sunken
 Rotten Sills
 Other:

VIOLATION(S): **2726 NIAGARA**

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.

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.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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.

304.6 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.

503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.



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

Case No: B1 Letters, V253258-031225

ADDRESS: 2726 NIAGARA ST

Tax Account No: 1010-0008-0180

LAST UPDATED ON: Tuesday, April 15, 2025

Owner(s): MANUEL ESTRADA AND EST OF ROSA SOTELLO ESTRADA

LETTERS MAILED from 3/14-3/14/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
ESTRADA MANUEL D & EST. OF ROSA SOTELLO ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Owner	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ESTRADA MANUEL D & EST. OF ROSA SOTELLO ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Owner	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MANUEL ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Owner	B1 LETTER MAILED 3/14/25 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MANUEL ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Owner	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF MANUEL ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED OWNER UNKNOWN HEIRS	CERT RETURN MAIL REC'VD 3/14/25 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF MANUEL ESTRADA 2726 NIAGARA ST.	DECEASED OWNER UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025

CORPUS CHRISTI, TX. 78405		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA SOTELLO ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA SOTELLO ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Registered Agent	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ROSA SOTELLO ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED OWNER UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ROSA SOTELLO ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED OWNER UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE S. DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE S. DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE S. DE LUNA PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/27/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSE S. DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER

		ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSE S. DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSE S. DE LUNA PO BOX 767 FREER, TX. 78357	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
ERNEST DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST DE LUNA PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF ERNEST DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURNED MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ERNEST DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURNED MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ERNEST DE LUNA PO BOX 767 FREER, TX. 78357	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN

		UNABLE TO FORWARD
CLEO DE LUNA CLARKE PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLEO DE LUNA CLARKE 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLEO DE LUNA CLARKE PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
CLEO DE LUNA CLARKE 306 HAHL ST FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/21/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LORA D GONZALES PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LORA D GONZALES 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LORA D GONZALES PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
LORA D GONZALES 2201 CANDLELIGHT LN #1 EDINBURG, TX 78541	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/9/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

JOE DE LUNA JR PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOE DE LUNA JR 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOE DE LUNA JR PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
RALPH DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
RALPH DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA	Heir	B1 LETTER MAILED ON 3/14/2025

4307 BIKINI SAN ANTONIO, TX. 78201		RETURNED GREEN RECEIPT REC'D 3/20/205 SIGNED AND REC'D BY EPIFANIA DE LUNA DATE OF DELIVERY 3/18/25
RALPH DE LUNA PO BOX 39234 SAN ANTONIO, TX. 78218	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA PO BOX 2366 UNIVERSAL CITY, TX. 78148-1366	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA C. COTTON AKA ROSA MONTIS COTTON AKA ROSA DE LUNA MONTEZ 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA C. COTTON AKA ROSA MONTIS COTTON AKA ROSA DE LUNA MONTEZ 1524 ORMOND DR. CORPUS CHRISTI, TX. 78415	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAUL DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAUL DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	
UNKNOWN HEIRS OF RAUL DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RAUL DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

FELIPE DAMAS DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FELIPE DAMAS DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF FELIPE DAMAS DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURNED MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF FELIPE DAMAS DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DORIS DAHLEN PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DORIS DAHLEN 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DORIS DAHLEN 1234 NILE DR #2 CORPUS CHRISTI, TX. 78412	Heir	B1 LETTER MAILED ON 3/14/2025
JOE DE LUNA JR 3324 AZTEC CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURNED GREEN RECEIPT REC'D 3/17/25 SIGNED BY JOE DELUNA
UNKNOWN HEIRS OF RALPH DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED

UNKNOWN HEIRS OF RALPH DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	UNABLE TO FORWARD B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RALPH DE LUNA PO BOX 767 FREER, TX. 78357	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD