



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Building Standards Board

Thursday, May 28, 2026

1:30 PM

City Hall, Council Chambers.

The Building Standards Board hears cases involving buildings that are dilapidated, substandard, or unfit for human habitation and a hazard to public health, safety, and welfare. The Board may issue an order to demolish, vacate, relocate occupants, repair, and/or secure premises.

I. Call To Order/Roll Call

- II. Public Comment: Citizens will be allowed to attend and make public comments in person at City Building Standards Board meetings. The public is invited to speak on any agenda item and any other items that pertain to the Building Standards Board. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

Members of the audience will be provided an opportunity to speak at the Committee meeting. A recording is made at these meetings. Hence, when addressing the committee, please give your name and address, and state your point as briefly as possible.

Please be advised that the Open Meetings Act prohibits the board members from responding to or discussing your comments at length. The law only authorizes them to do the following:

- 1) Make a statement of factual information;*
- 2) Recite an existing policy in response to the inquiry; or*
- 3) Advise the citizen that this subject will be placed on an agenda at a later date.*

III. Approval of Absences: Board Member Pena, Ewing, and Clark (4.2.2025 special meeting)

IV. Approval of Minutes: April 2, 2026

1. [26-0768](#) Building Standards Board Meeting Minutes DRAFT 4.2.2026

Attachments: [4.2.26 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

2. [26-0791](#) BSB Property Spreadsheet

Attachments: [BSB Property Spreadsheet](#)

VI. Emergency Demolition Status: No action required.

3. [26-0792](#) Emergency Demolition Spreadsheet
Attachments: [Emergency Demolition Spreadsheet](#)

VII. Public Hearings: The Board will hear the following cases concerning alleged violations under Chapter 13 of the Corpus Christi Code of Ordinances and may issue an order to demolish, vacate, relocate occupants, repair, and/or secure the premises. (Items A & B)**A. Old Business for Discussion and Possible Action**

4. [26-0620](#) Case Number: V254848-041025
Property Address: 5117 Margaret Ave.
Staff Recommendation: Demolition of Residential and Accessory Structure
Attachments: [5117 MARGARET AVE](#)

B. New Business for Discussion and Possible Action

5. [26-0621](#) Case Number: V261437-070825
Property Address: 4529 Barrera Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure(s) (A & B)
Attachments: [4529 BARRERA DR](#)
6. [26-0623](#) Case Number: V261393-070825
Property Address: 1914 Delgado St.
Staff Recommendation: Demolition of Residential Structure
Attachments: [1914 DELGADO ST.](#)
7. [26-0625](#) Case Number: V263207-073025
Property Address: 4428 Leopard St.
Staff Recommendation: Demolition of Commercial Building
Attachments: [4428 LEOPARD ST](#)
8. [26-0627](#) Case Number: V262413-071825
Property Address: 842 Oak Park Ave.
Staff Recommendation: Demolition of Residential & Accessory Structure(s) (A & B)
Attachments: [842 OAK PARK AVE.](#)
9. [26-0628](#) Case Number: V257839-052225
Property Address: 909 Parkers Alley

Staff Recommendation: Demolition of Residential Structure

Attachments: [909 PARKERS ALLEY](#)

VIII. Staff Reports

IX. Question and Answer Period

X. Future Agenda Items

XI. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez at 361-826-3202 or jessicam2@corpuschristitx.gov, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Building Standards Board

Thursday, April 2, 2026

1:30 PM

3rd Floor Training Room, Development Services

I. Call To Order/Roll Call

Vice Chairman Martinez called the meeting to order at 1:30 pm and a quorum was established to conduct the meeting, with Board Members Pena, Clark, and Ewing absent.

II. Public Comment: None.

III. Approval of Absences: No absences (All members present at 1.22.2026 meeting)

IV. Approval of Minutes: January 22, 2026

A motion was made by Board Member Hurlburt to approve the minutes as presented by staff. Seconded by Board Member Henderson. The Vote: All Ayes. The motion passed.

1. [26-0497](#) Building Standard Board Meeting Minutes DRAFT 1.22.26

Attachments: [1.22.26 BSB MEETING MINUTES-DRAFT](#)

V. Discussion and Possible Action: Ordinance to Adopt 2024 International Property Maintenance Code with local amendments.

Tracey Cantu, Assistant Director, presented to the Board the proposed ordinance to adopt the 2024 International Property Maintenance Code with local amendments.

Adoption of the 2024 IPMC is part of DSD's commitment to stay current and consistent with all the 2021 International Codes previously adopted in FY23. Adoption with local amendments will strengthen and clarify existing minimum property maintenance requirements intended to continually ensure the public health, safety, and welfare of our community. The executive summary includes the following:

Chapter 13 Section 21 - Establishes an organization to enforce the property maintenance code; a code official and the building standards board.

Section 103 of the IPMC - Establishes for the enforcement of this IPMC and the codes and standards referenced, which are considered part of the requirements of this code, consists of a Building Standards Board and the office of the Code Compliance Division.

The function of the Code Compliance Division shall be the implementation, administration, and enforcement of the provisions of this code.

Building Standards Board Procedure –

Upon presentation of a complaint by the code official, the board shall hold a hearing upon the complaint... The BSB will render a decision by ordering the repair, vacation, or demolition of any building or structure.

A hearing may be petitioned by a person ordered to take emergency measures and brought before the Building Standards Board for a decision.

An additional purpose of the Building Standards Board is to obtain public comment on the proposed adoption of our amendment to the International Property Maintenance Code.

- The City is currently utilizing the IPMC 2015 edition with local amendments and recommends updating to the 2024 version.
- Over the past three years, Development Services has been reviewing the 2024 IPMC with engaged stakeholder involvement to include the Building Standards Board, Development Task Force, Planning Commission, 21 technical review committee meetings, and over 50 public discussions.
- A total of 95 sections of the 2024 IPMC code have been revised by the ICC or locally amended. Most of the revisions are to improve document formatting and to ensure agreement with existing technical codes.

Vice Chairman Martinez opened for discussion.

Vice Chairman Martinez asked if this was going to change the procedures for the Board. Tracey Cantu said there would be no procedural changes. She did mention the way a complaint can be filed and brought to the board can be submitted by the public for discussion. Since meetings are only bi-monthly it could be possible to have a special meeting be called. Tracey Cantu stated it does not normally happen, but it could.

Vice Chairman Martinez asked if there would any positive points to the amendments and recommendations being made. Tracey Cantu stated that air conditioning is not normally a requirement but now amendments state if you have air conditioning equipment it must be in good working order. Normally Code would not deal with this issue, but revisions have been made for the interpretation of how to deal with ac and ventilation issues.

Board Member Hurlburt made a motion to adopt the 2024 International Property Maintenance Code with local amendments as presented by staff. Board Member Henderson seconded. The Vote: All Aye. Motion passes.

2. [26-0495](#) Draft Ordinance to Adopt 2024 International Property Maintenance Code with local amendments.

Attachments: [Draft Ordinance IPMC 2024 Redline BB 3.3.26](#)

VI. Staff Reports

Possible mid-year adjustments to the budgets are still ongoing. Tracey Cantu stated to the board that four structures have been demolished by contractors in conjunction with CCPD and Code. The contractors completed the demolitions free of charge to the city. She also stated emergency demo orders have been put on hold. If there is a fire damaged structure, a substandard case will be opened in place and added to the BSB schedule. The department is doing the best it can because of the lack of funding there is.

VII. Question and Answer Period: None.**VIII. Future Agenda Items: None.****IX. Adjournment**

With no other discussion, Vice Chairman Martinez motioned to adjourn the meeting. Board Member Henderson seconded. The Vote: All Aye. Motion passed and meeting adjourned at 1:58 pm.

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V221738-122723	1516 Howard St.	3/27/2025	4/28/2025			Demo on hold by City	
V223990-060424	2221 Bolivar St. (accessory)	3/27/2025	4/28/2025	5/7/2025	D237724	Demo on hold by City	
V23750-053124	1512 6th St.	5/22/2025	6/23/2025			Demo on hold by City	
V247986-111524	2119 Howard St.	5/22/2025	6/23/2025			Demo on hold by City	
V241120-080924	4050 Santa Elena St.	5/22/2025	6/23/2025			Demo on hold by City	
V250914-013025	4505 Ramona Dr.	5/22/2025	6/23/2025		RESTART DUE TO NEW OWNERSHIP		
V252579-022625	902 Gaviota St.	5/22/2025	6/23/2025			Demo on hold by City	
V241120-080924	1071 Golden Gate Cir	7/24/2025	9/1/2025			Demo on hold by City	
V250229-011725	617 Duncan St.	7/24/2025	9/1/2025			Demo on hold by City	
V248871-121024	2310 Crews St.	7/24/2025	9/1/2025			Demo on hold by City	
V234811-061224	1129 Horne Rd	7/24/2025	9/1/2025			Demo on hold by City	
V246855-102524	4517 Angela Dr.	7/24/2025	9/1/2025			Demo on hold by City	
V252579-022625	2823 Mary St	7/24/2025	9/1/2025			Demo on hold by City	
V254841-041025	2954 Sabinas St.	9/25/2025	11/3/2025			Demo on hold by City	
V254848-041025	5117 Margaret Ave	9/25/2025	11/3/2025			TAKING BACK TO NEXT BOARD HEARING JANUARY. 2026	
V252500-022525	4321 Jose Dr	9/25/2025	11/3/2025			Demo on hold by City	
V253577-031925	1002 Francesca	9/25/2025	11/3/2025			CCPD DEMO	3/6/2026
V254879-041125	205 Sullivan	9/25/2025	11/3/2025			CCPD DEMO	5/11/2026
V244787-092424	1534 Dorado St	11/20/2025	1/2/2026			Demo on hold by City	
V255554-042525	2007 Howard St	11/20/2025	1/2/2026			Demo on hold by City	
V254841-041025	5453 Wharton St	11/20/2025	1/2/2026			Demo on hold by City	
V250886-013025	4425 Valdez Dr	11/20/2025	1/2/2026			Demo on hold by City	
V254848-041025	5117 Margaret Ave	11/20/2025				TAKING BACK TO NEXT BOARD HEARING MAY. 2026	
V252204-021925	1908 Peabody Ave	11/20/2025	1/2/2026			Demo on hold by City	
V255943-043025	1618 Harvard St	11/20/2025	1/2/2026			Demo on hold by City	
V252414-022425	1226 Miami St (accessory)	1/22/2026	2/23/2026			Demo on hold by City	
V255586-042425	2848 S Alameda St (accessory)	1/22/2026	2/23/2026			Demo on hold by City	
V253258-031225	2726 Niagara	1/22/2026	2/23/2026			Demo on hold by City	
V260980-070125	4505 Garfield Dr	1/22/2026	2/23/2026			Appeal waiver with additional requiriements	3/20/2026
V257959-052325	4617 Elvira Dr	1/22/2026	2/23/2026			Demo on hold by City	
V263269-073125	1630 17th St	1/22/2026	2/23/2026			Demo on hold by City	
V260571-062525	4505 Ramona Dr.	1/22/2026	2/23/2026			OWNER DEMO	5/4/2026
V257839-052225	909 PARKERS ALLEY	5/28/2026					
V254848-041025	5117 MARGARET AVE	5/28/2026					
V262413-071825	842 OAK PARK AVE	5/28/2026					
V263207-073025	4425 LEOPARD ST	5/28/2026					
V257339-051625	4529 BARRERA (ACCESSORY)	5/28/2026					
V256250-050225	4321 JACQUELYN DR	5/28/2026					
V258055-052725	1914 DELGADO ST	5/28/2026					
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

EMERGENCY DEMOLITIONS

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
1714 HEMLOCK	Residential	5/9/2025	Emergency demolition declared	5/9/2025	OWNER DEMOLISHED-COMPLETE	5/19/2025
4301 HONDURAS	Residential	5/14/2025	Emergency demolition declared	5/14/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/30/2025
1503 LEXINGTON AVE	Residential	5/19/2025	Emergency demolition declared	5/19/2025	CASE CLOSED DUE TO NEW OWNERSHIP	9/26/2025
758 SHARON	Residential	5/15/2025	Emergency demolition declared	5/15/2025	DEMO BY CITY IN PROGRESS	
3004 WASHINGTON ST	Residential	5/19/2025	Emergency demolition declared	5/19/2025	DEMO BY CITY IN PROGRESS	
1418 MARY ST	Residential	5/21/2025	Emergency demolition declared	5/21/2025	OWNER DEMOLISHED-COMPLETE	6/2/2025
608 16TH ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/11/2025
1709 COLEMAN AVE	Residential	6/5/2025	Emergency demolition declared	6/5/2025	DEMO BY CITY IN PROGRESS	
1801 MARY ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/27/2025
950 LOUIS LYNCH	Residential	6/16/2025	Emergency demolition declared	6/16/2025	DEMO BY CITY IN PROGRESS	
254 LAKESIDE DR	Residential	6/16/2025	Emergency demolition declared	6/16/2025	OWNER DEMOLISHED-COMPLETE	7/16/2025
1614 KENNEDY	Residential	6/23/2025	Emergency demolition declared	6/23/2025	DEMO BY CITY IN PROGRESS	
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO BY CITY IN PROGRESS	
781 SHERIDAN DR	Residential	7/22/2025	Emergency demolition declared	7/22/2025	OWNER DEMOLISHED-COMPLETE	10/24/2025
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO BY CITY IN PROGRESS	
2941 AGNEST ST	Commercial	9/2/2025	Emergency demolition declared	9/2/2025	DEMO BY CITY IN PROGRESS	
1505 DAYTONA DR	Residential	9/4/2025	Emergency demolition declared	9/4/2025	OWNER DEMOLISHED-COMPLETE	11/4/2025
1225 N ALAMEDA #2	Residential	10/1/2025	Emergency demolition declared	10/1/2025	DEMO BY CITY IN PROGRESS	
515 SCOTLAND DR	Residential	10/7/2025	Emergency demolition declared	10/7/2025	DEMOLISHED BY EMERGENCY DEMO DECLARATION (White Star Svs.)	2/23/2026
3002 WASHINGTON	Residential	10/16/2025	Emergency demolition declared	10/16/2025	DEMO BY CITY IN PROGRESS	
4906 GABRIEL DR	Residential	12/1/2025	Emergency demolition declared	12/1/2025	DEMO BY CITY IN PROGRESS	
1924 LIPAN ST	Residential	12/19/2025	Emergency demolition declared	12/19/2025	DEMO BY CITY IN PROGRESS	
1033 MENDOZA	Residential	1/22/2026	Emergency demolition declared	1/22/2026	OWNER DEMOLISHED-COMPLETE	2/6/2026
2834 ELGIN ST	Residential	2/5/2026	Emergency demolition declared	2/5/2026	DEMO BY CITY IN PROGRESS	
2616 RUTH ST	Residential	5/8/2026	Emergency demolition declared	5/8/2026	DEMO BY CITY IN PROGRESS	

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
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Sec. 13-27. - Emergency demolitions.

(a) Emergency arising from sudden acts or occurrences.

(1) Where it appears to the building official or designee, that due to structural defects or conditions arising from, but not limited to, fire, accident, water damage, vandalism, or other sudden act or occurrence thereby threatening the structural integrity of a building, there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, the director may order its immediate vacation and demolition. Such declaration shall be in writing and shall include a determination that under the circumstances, no other abatement procedure is reasonably available except demolition.

(2) Notice that the structure has been determined to be a clear and imminent danger to life and safety may be issued:

- a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission of the director and no unauthorized person shall enter the building for any purpose;
- b. Via hand-delivery to the owner(s) of record per Nueces County Appraisal District records only if the owner resides within the Nueces County jurisdictional limits and available for personal delivery; or
- c. Via mail to the owner(s) as determined by searches of:
 1. Nueces County real property records;
 2. Nueces County Appraisal District records;
 3. Records of the Secretary of State;
 4. Assumed name records of the county in which the building is located;
 5. Tax records of the municipality; and
 6. Utility records of the municipality.

(3) The code enforcement division and/or the development service department will attempt to provide notice by placard, hand delivery, and registered mail as stated in the previous subsection.

(4) Within three (3) business day of notice, the owner of the structure may submit a written request for hearing for reconsideration or submit a plan of action to stabilize the structure to the director of development services. Said plan of action shall be developed by a licensed structural engineer registered in the State of Texas.

- a. If the plan is approved by the director of development services, said plan must be implemented within one (1) business day of approval.
- b. If the plan is determined infeasible by the director of development services, the required affidavits shall be executed for commencement of the emergency demolition.
- c. If stabilization of the structure is begun within one (1) business day of approval, the structure shall be scheduled for the next available hearing before the board charged with declaring public nuisances for presentation of a scope of work with dates certain for completion of rehabilitation.
- d. If a hearing for reconsideration is requested, the director of development services or designee shall promptly, within three (3) business days of receipt of written request for hearing, hear such appeal and shall either sustain or revoke the building official's order.

(b) The emergency demolition may be executed no earlier than four (4) business days after notice.

(c) After execution of the emergency demolition, the officials responsible shall:

- (1) File copies of the affidavits among the official records of the code enforcement case file;
- (2) Provide notice to the owner and lienholders/mortgagees of record; and
- (3) Advise the board at its next regularly scheduled hearing.

(d) The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to V.T.C.A., Local Government Code Ch. 214, and § 214.002, and the powers of self-rule granted by the voters under the city Charter as authorized by the Constitution of the state.

(e) An emergency demolition may not be conducted within thirty (30) days of damage caused by a hurricane.

(Ord. No. 032533, § 1, 8-31-2021)



5117 MARGARET AVE- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 4/8/2025.

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 and accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Navigation Blvd)

According to NCAD, Alvarez Francisco G Etals took possession of property 1/2/2001.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 9

Owner Compliance: 4

City Abatements: 1

Citations issued: 3



5117 MARGARET AVE- RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
1/9/2020	Care of Premises	Section 23-70 TALL WEEDS & Section 22-6 LITTER AND SOLID WASTE	Compliant
2/26/2021	Care of Premises	Section 23-70 TALL WEEDS & Section 22-6 LITTER AND SOLID WASTE	Closed
2/26/2021	PMC Standards	304.1 Exterior Structure/General 304.6 Exterior Walls 304.7 Roofs and Drainage	Closed
9/13/2024	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	Closed
12/9/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
12/9/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
4/8/2025	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE	In Progress
4/8/2025	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	In Progress
4/10/2025	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 5117 Margaret Ave.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1/10/2025	\$401.13/\$412.00	Care of Premises

Total: \$813.13



5117 MARGARET AVE- RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	5117 Margaret Ave.
LAW ENFORCEMENT ASSIST	1
CIVIL MATTER/STANDBY	2
FIREWORKS POSSESSION OR USE	1
LAW ENFORCEMENT INVESTIGATION	1
NOISE ORDINANCE VIOLATION	2
QUALITY OF LIFE	1
TELEPHONE REPORTING UNIT	1
Grand Total	9

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
3/5/26		VERIFIED THAT THE MAIN STRUCTURE SUBSTAINED EXTENSIVE FIRE DAMAGE.
	FRANCISCO G ALVAREZ	OWNER IS DECEASED
5/1/2025	JIM PERKINS	SPOKE WITH JIM PERKINS AT (361) 595-6762. HE SAID THAT HE WOULD SECURE IT TODAY
4/21/2025	JIM PERKINS	SPOKE WITH JIM PERKINS AT (361) 595-6762. HE IS THE GRANDSON-IN-LAW TO THE DECEASED PROPERTY OWNER. HE SAID THAT HE WOULD TAKE CARE OF THE ISSUES.
7/16/2021	JAMES PERKINS	RECEIVED VOICEMAIL FROM JAMES PERKINS STATING THAT THEY HAVE AN UPCOMING COURT DATE FOR THE CITATION WRITTEN.
2/25/2020	Resident	MADE CONTACT WITH RESIDENT WHO INFORMED ME THAT SOMEONE WAS COMING OUT TO CLEAN UP PROPERTY TODAY AND WOULD HAVE IT CLEANED UP. REQUESTED EXTENSION. GRANTED 1 WEEK EXTENSION.

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V254848-041025

Property Owner: ALVAREZ FRANCISCO G ETALS

Address (Residential Commercial): 5117 MARGARET AVE

Staff Recommendation(s): **Demolition**

Residential Structure only

Residential and 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 residential & 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: \$2,120.56
4. Utilities: Active Inactive-Last active date: 6/3/2014
5. Year Structure Built: 1950
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: 5117 MARGARET AVE (Residential & Accessory Structure) Case # V254848-041025

OWNER: Alvarez Francisco G Etals

**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 **April 8, 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.

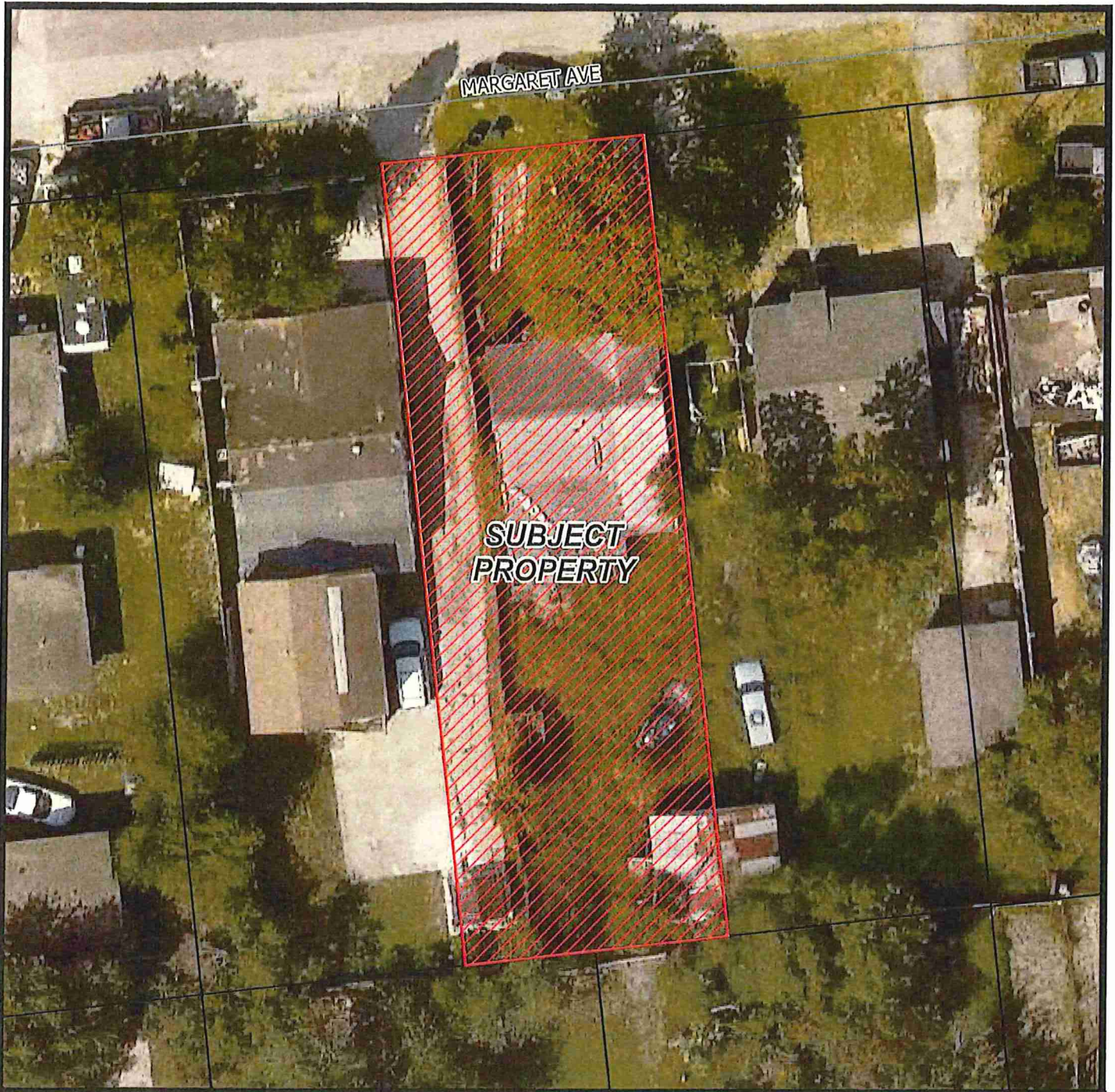


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

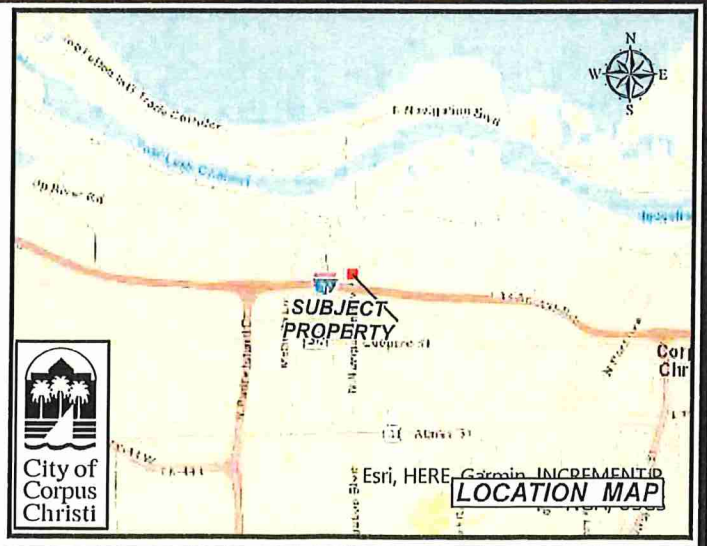
CASE TIMELINE FOR 5117 MARGARET AVE.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/8/2025	n/a	n/a
Initial Inspection Completed	4/8/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/11/2025	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	4/21/2025	Return mail rec'vd 4/21/2025 return to sender,vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/23/24/26-3/27/26 & 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	5/12/2025	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)



5117 MARGARET

Aerial View



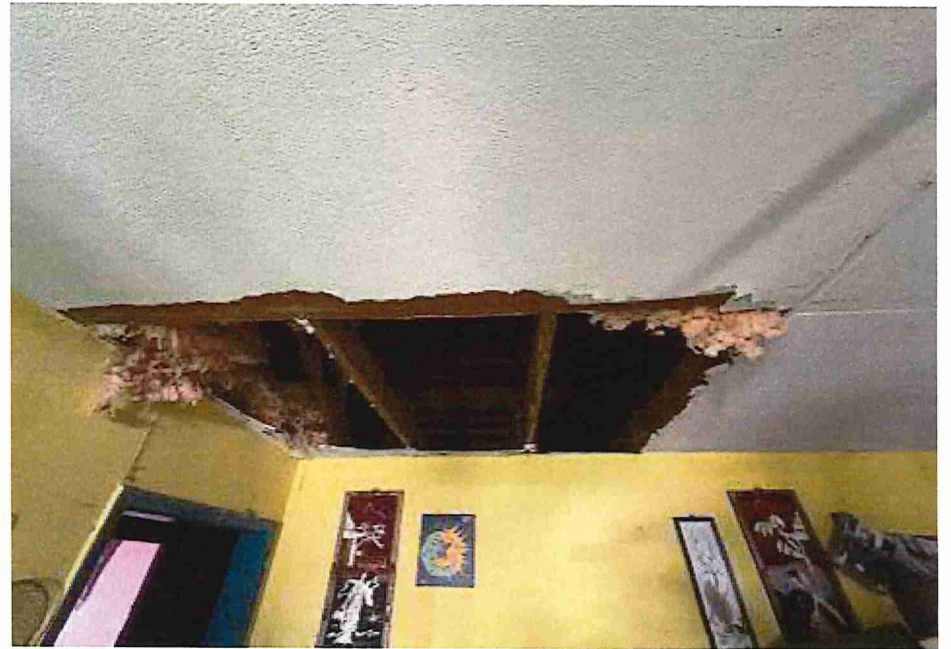
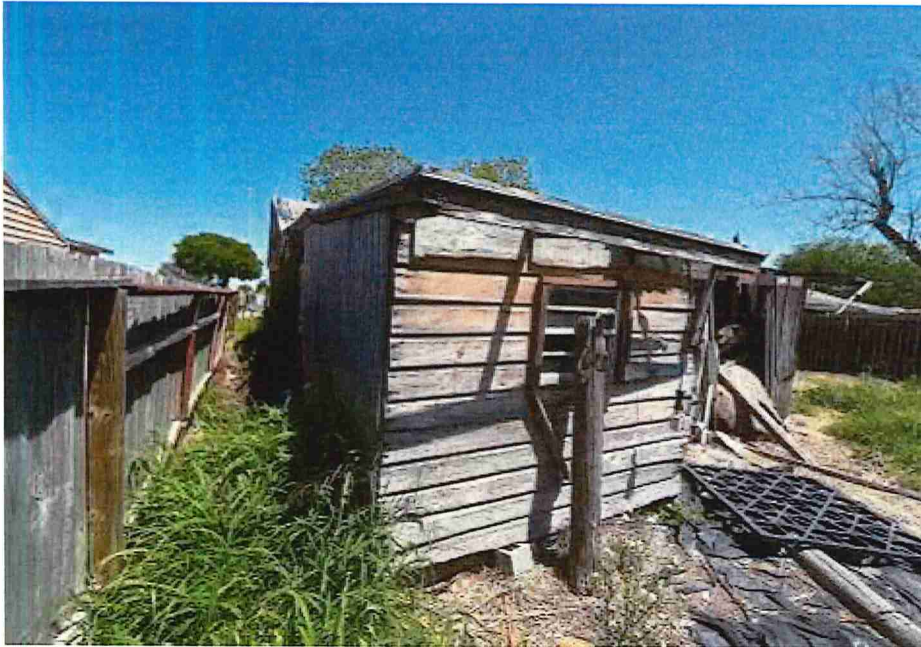
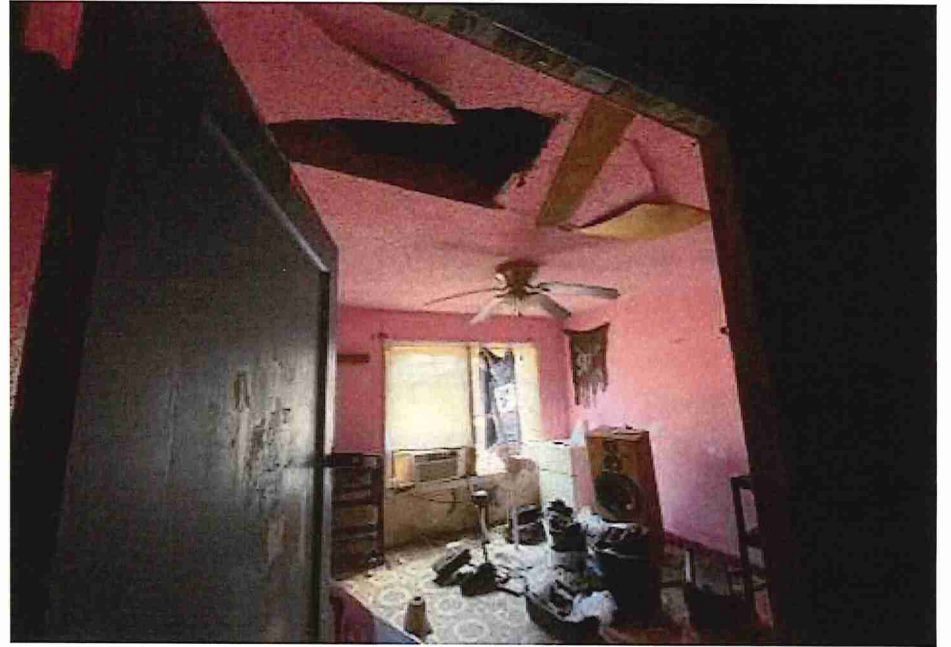
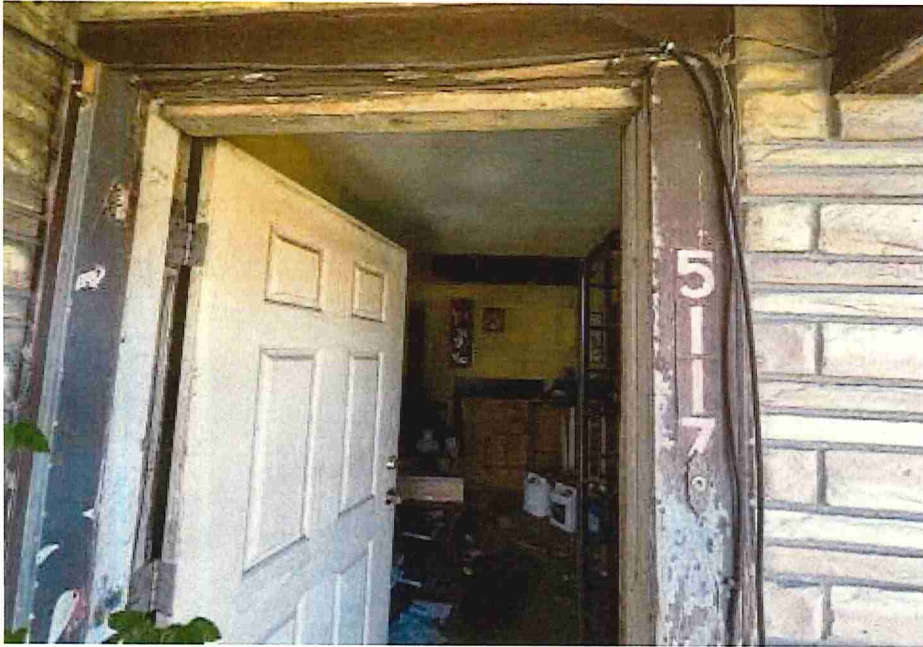
5117 MARGARET AVE, CC X Q

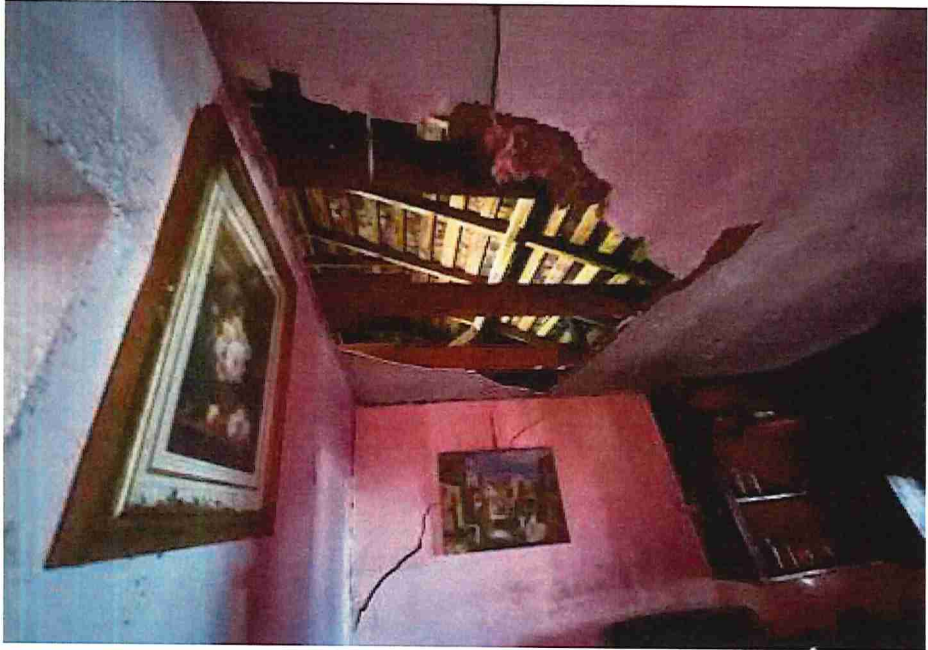
Show search results for 5117 M...



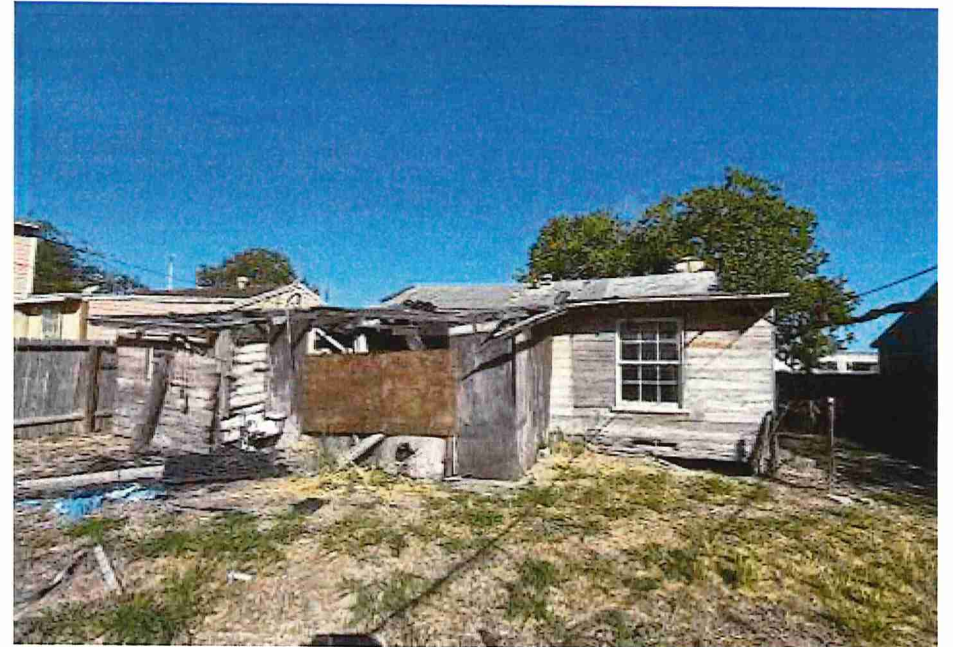














Fire Occurred
2/13/26



Fire Occurred
2/13/26



Fire Occurred 2/13/26



Fire Occurred
2/13/26



Fire Occurred
2/13/26

City of Corpus Christi – BUILDING SURVEY

Account Number: 957900010030

Inspection Date: 4/8/25

Zoning Use: IL

Revised Date: 04/10/2025

Officer: MICHAEL GUTIERREZ

Property Address: 5117 MARGARET AVE

Legal Description: WHELAN ADD E25' OF LT 2 & W25' OF LT 3 BK 1

Owner: ALVAREZ FRANCISCO G ETALS

Mail to: 5117 MARGARET

City, State, Zip: CORPUS CHRISTI, TX 78407

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory	7,500 Sq. Ft.	1 Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	1 # 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:

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 checked="" type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
---	--------------------------------------	---	---

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
- X 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
- X Disconnected
- X 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
 - X Cracks
 - X Holes
 - Torn Wallpaper
 - X Damaged Paneling
 - X Sheetrock Broken / Missing / Holes, 506.1 & 506.2
 - Sheetrock Mildewed / Buckled
 - X 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
- X 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: GARAGE
- Roof Type: ALUMINUM
- Rotten
- X Loose
- Torn
- X Holes
- X Missing
- Walls Type:
- X Rotten
- Leaning
- Buckled
- Missing
- Other:
- Foundation Type:
- Sunken
- Rotten Sills
- 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:

VIOLATION(S): 5117 MARGARET

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 insanitary, 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 insanitary 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.

304.10 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.

304.13 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.

304.5 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.

305.4 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.

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.

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.



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

Case No: B1 Letters, V254848-041025

ADDRESS: 5117 MARGARET AVE

Tax Account No: 9579-0001-0030

LAST UPDATED ON: Tuesday, October 14, 2025

Owner(s): ALVAREZ FRANCISCO G ETALS

LETTERS MAILED from 4/11/2025-9/5/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
ALVAREZ FRANCISCO G ETALS 5117 MARGARET CORPUS CHRISTI, TX 78407	Owner	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF FRANCISCO ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Deceased Owner Uknown Heirs	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANDREA C. ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA C. ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Deceased Heirs of Deceased Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
LUPITA FUENTES ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
JASON FUENTES	Heir	B1 Letter Mailed on 4/11/2025

5117 MARGARET AVE CORPUS CHRISTI, TX 78407		RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
CELIA FLORES 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ESPERANZA FUENTEZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANDREA C. ALVAREZ PO BOX 513 KINGSVILLE, TX. 78364	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 5/5/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA C. ALVAREZ PO BOX 513 KINGSVILLE, TX. 78364	Deceased Heirs of Deceased Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 5/5/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
GEORGE FRANCISCO ALVAREZ 10622 SAGEMEADOW LN HOUSTON TX, 77089	Heir	B1 Letter Mailed 9/5/2025 CERT RETURN MAIL REC'VD 10/14/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
GEORGE FRANCISCO ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI TX 78407	Heir	B1 Letter Mailed 9/5/2025 RETURN MAIL REC'VD 9/16/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD



4529 BARRERA DR - ACCESSORY STRUCTURE

- Substandard case started 7/9/2025.

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 accessory structure. (Building Survey attached)

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

According to NCAD, Rodriguez Jose L took possession of property 3/18/2022.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 12

Owner Compliance: 5

City Abatements: 0

Citations issued: 16



4529 BARRERA DR - ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
8-16-18	Care of Premises	Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN, Section 49-11 KEEP RIGHT OF WAY CLEAN, Section 53-263 OBSTRUCTING STREET / SIDEWALK / RIGHT-OF-WAY	Closed
1/10/19	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
1/10/19	PMC Standards	302.1 Exterior Maintenance	Compliant
9/23/20	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	Closed
9/25/20	PMC Standards	604.3 Electrical System Hazards, 605.1 Electrical Installation	Compliant
5/16/25	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	In Progress
5/16/25	PMC Standards	505.1 Water System/General	In Progress
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Removed by City
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	In Progress
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
7/8/25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4529 Barrera Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. N/A	N/A	N/A

Total: N/A



4529 BARRERA DR - ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	4529 Barrera Dr .
Attempt to contact	2
Broadcast info law enforcement only	4
Burglary	4
Disturbance	35
Drive by shooting	1
Drug enforcement	4
Ems request/medical trauma	1
Fireworks possession or use	1
Forensic services request	3
Intentionally harming oneself	5
Law enforcement assist	2
Noise ordinance violation	1
Not classified	8
On view investigation	10
On view traffic stop	1
Physical altercation	5
Physical attack/attempted bodily injury	12
Quality of life	9
Search warrant	3
Shots fired/deadly conduct	2
Suspicious or unusual	6
Telephone reporting unit	23
Theft of property or services	1
Traffic accident/crash	1
Unknown nature	1
Wanted person or property	3
Wrecker request	1
Total	149



4529 BARRERA DR - ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7/8/25	CRISTINA RODRIGUEZ	DIRET CONTACT 7/2/25: ON THIS DAY WHILE EXECUTING ADMIN WARRANT # M11243 TO INSPECT THE PROPERTY I WAS CALLED BY CODE COMPLIANCE OFFICER D. ROHDE TO CHECK ON A POTENTIAL SUBSTANDARD ACCESORY STTRUCTURE. ONCE I VERIFIED, I SPOKE WITH THE ONLY PERSON WHO CAME OUT OF THE PROPERTY CRISTINA RODRIGUEZ (361) 696-2905. SHE IS SOMEHOW RELATED TO THE PROPERTY OWNER. I INFORMED HER THAT I WILL BE INITIATING A CASE AND IF THEY DECIDE TO DEMOLISH ON THEIR OWN, THEY WILL NEED TO OBTAIN A PERMIT. SHE UNDERSTOOD. NO FURTHER INCIDENT
8/21/25	JOSE LUIS RODRIGUEZ	ACCESORY STRUCTURE REMAINS IN THE SAME CONDITION I SPOKE WITH PROPERTY OWNER JOSE LUIS RODRIGUEZ (361) 252-8904 AND ADVISED HIM I'M MOVING FORWARD WITH TH CASE. HE SAID HE IS TRYING TO GET THE STRUCTURE DEMOLISHED I TOLD HIM A DEMO PERMIT IS REQUIRED. HE UNDERSTOOD. NO FURTHER INCIDENT
4/14/26	CRISTINA AREVALOS	THE STAIRCASE ATTACHED TO THE ACCESORY STRUCTURE WAS REMOVED. HOWEVER, THE ACCESORY STRUCTURE REMAINS IN THE SAME DILAPIDATED CONDITION. I SPOKE WITH CRISTINA AREVALOS 361-252-8904. SHE STATED THAT PROPERTY OWNER IS REALLY SICK AND THEY ARE TRYING TO TAKE THE STRUCTURE DOWN. I REMINDED HER THAT PERMITS WERE NEEDED.

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V257339-051625

Property Owner: RODRIGUEZ JOSE L

Address (Residential Commercial): 4529 BARRERA DR

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 accessory structure 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: \$772.07
4. Utilities: Active Inactive-Last active date: 11/19/2025
5. Year Structure Built: 1970
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: 4529 BARRERA DR (Accessory Structure)

Case # V261437-070825

OWNER: RODRIGUEZ JOSE L

**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 9, 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.

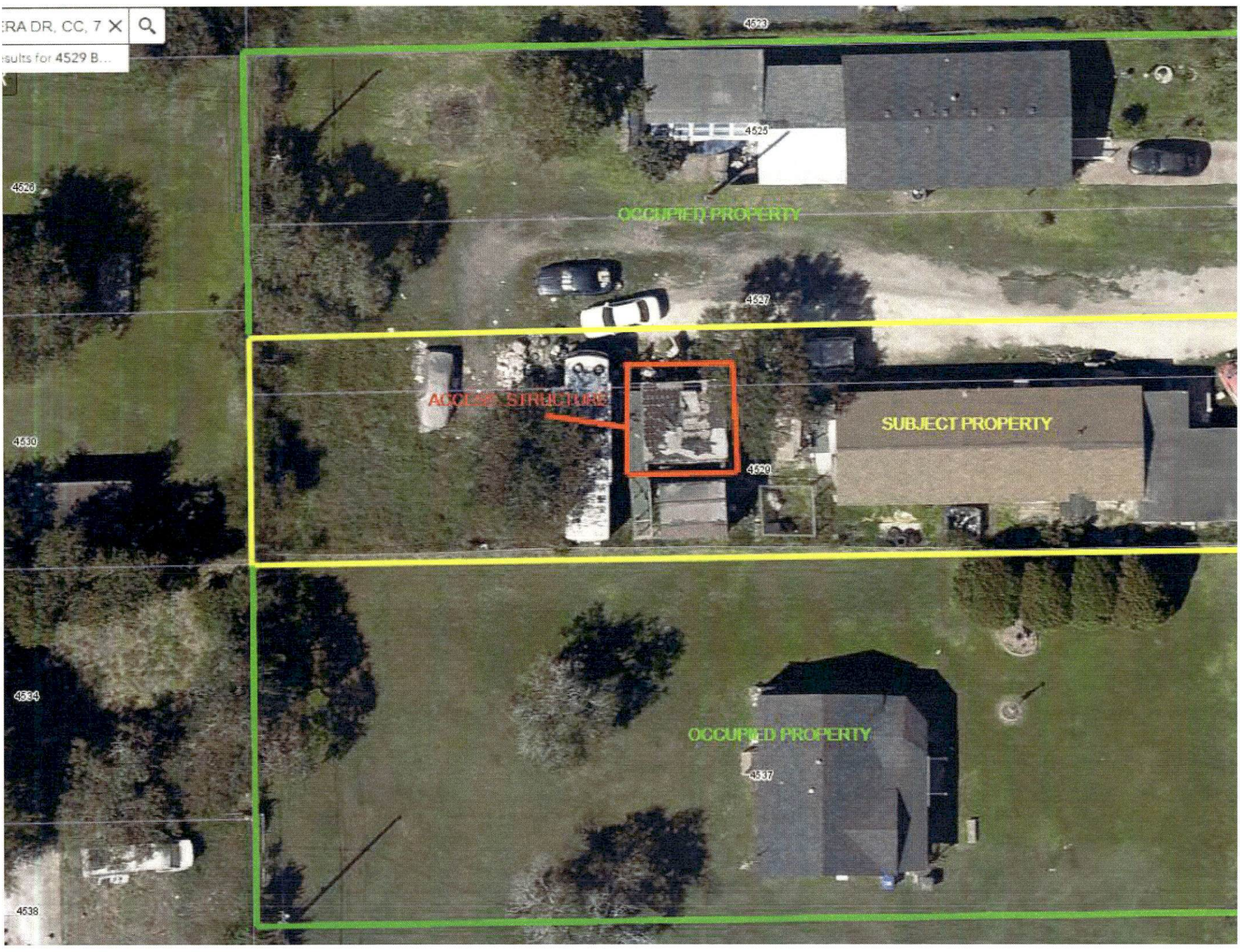


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 4529 BARRERA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/2/2025	n/a	n/a
Initial Inspection Completed	7/2/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/2/2025	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	3/9/2026	Return mail rec'vd 3/9/2026 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/23/24/26-3/27/26 & 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	4/3/2025	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 214.001E
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)



4523

4526

4526

OCCUPIED PROPERTY

4527

ACROSS STRUCTURE

SUBJECT PROPERTY

4530

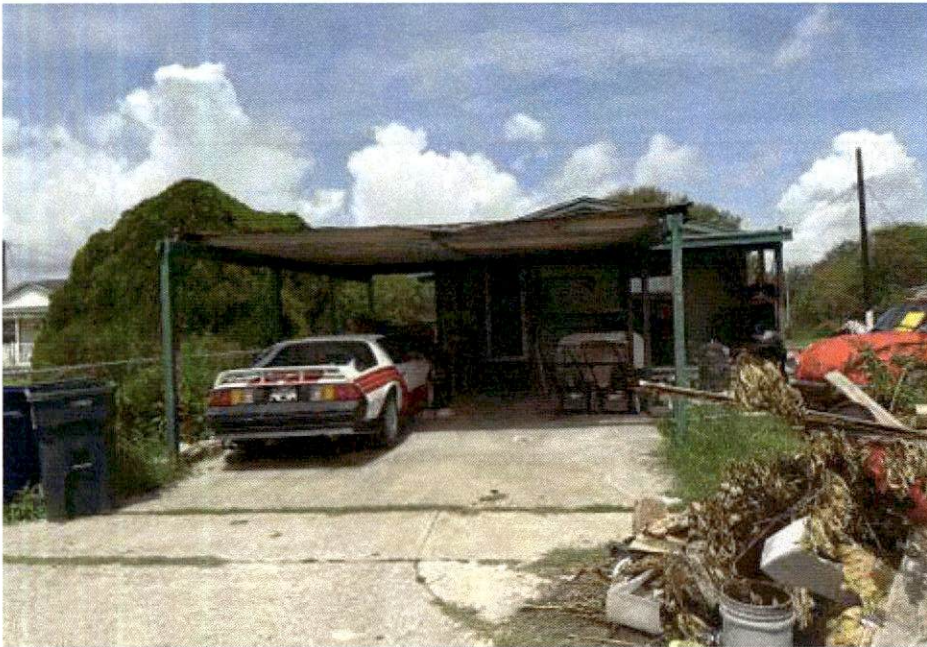
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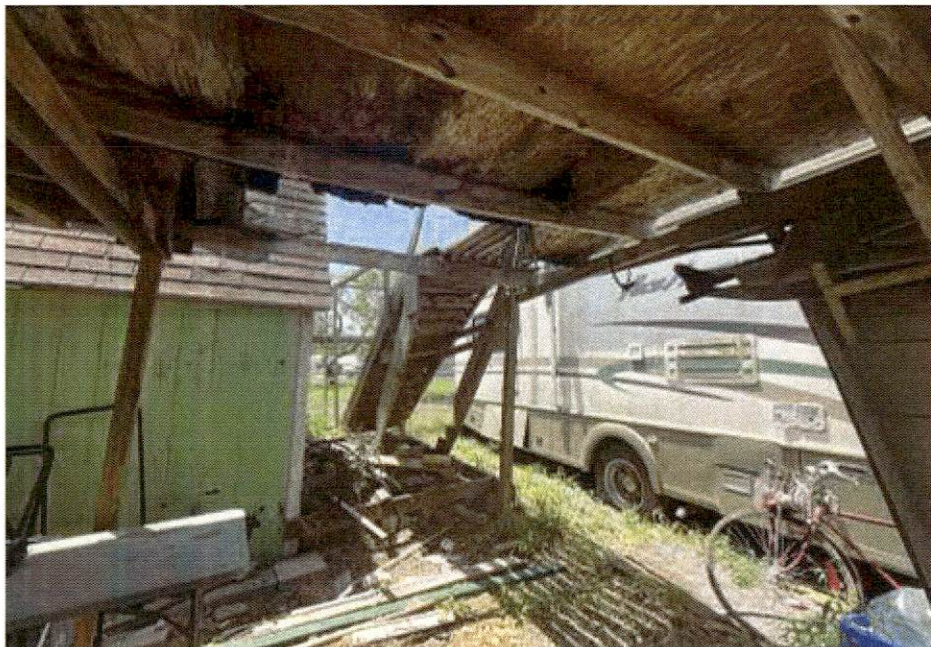
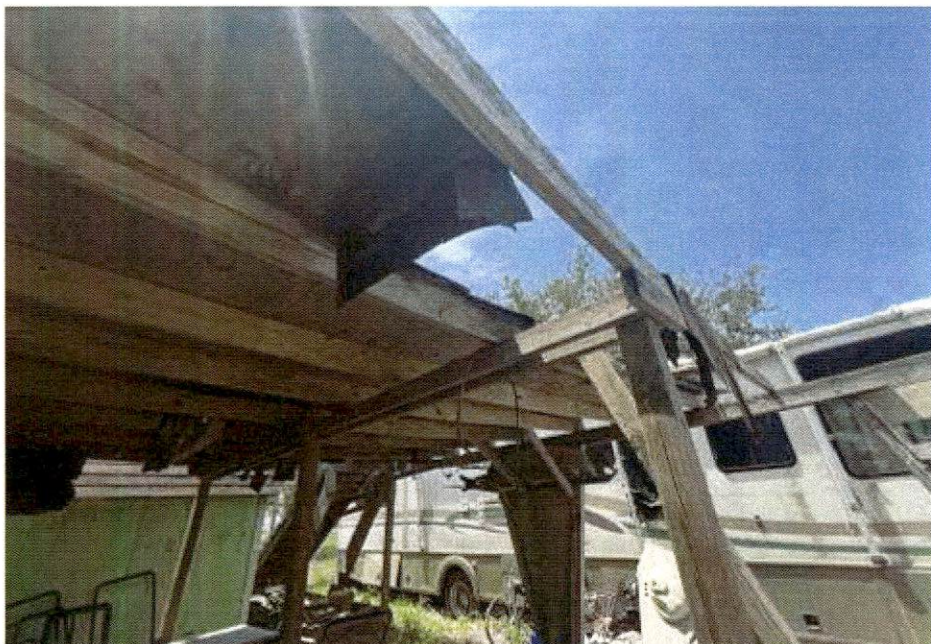
4534

OCCUPIED PROPERTY

4537

4538







CODE ENFORCEMENT DIVISION
ACCESSORY BUILDING SURVEY



Address: 4529 BARRERA DR
Legal Description: MOLINA #2 BLK 10 LOT 17C
Tax Account No: 528100100175
Property Owner: RODRIGUEZ JOSE L
Mailing Address: 4529 BARRERA DR
City, State, Zip: CORPUS CHRISTI , TX 78416-2439

Inspection Date: 7/2/2025
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 7/2/2025
Case No: V261437-070825

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:

VIOLATION(S): 4529 BARRERA (ACCESSORY)

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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.

304.1 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.

304.15 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.

304.6 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.



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

Case No: B1 Letters, V261437-070825

ADDRESS: 4529 BARRERA DR

Tax Account No: 5281-0010-0175

LAST UPDATED ON: Tuesday, March 03, 2026

Owner(s): RODRIGUEZ JOSE L

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

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
RODRIGUEZ JOSE L 4529 BARRERA DR CORPUS CHRISTI, TX 78416-2439	Owner	B1 Letter Mailed on 7/8/2025
JOHN GONZALES 4529 BARRERA DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/8/2025
RODRIGUEZ JOSE L aka JOSE LUIS RODRIGUEZ 4529 BARRERA DR CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 3/2/2026 SIGNED GREEN CARD BY UNREADABLE & JOSE RODRIGUEZ REC'VD 3/6/2026



1914 DELGADO ST. - RESIDENTIAL STRUCTURE

- Substandard case started 7/8/2025.

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. (Bernardino St)

According to NCAD, Gold Real Estate Investments LLC took possession of property 4/9/2025.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 3

Owner Compliance: 1

City Abatements: 0

Citations issued: 8



1914 DELGADO ST. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
07/08/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
05/27/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
09/16/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Closed/Expired

Abatement history for 1914 Delgado St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. N/A	N/A	N/A

Total: N/A

CCPD calls to property:

Nature of Call	1914 Delgado St.
Disturbance	1
On View Investigation	1
On View Traffic Stop	1
Physical Attack/Attempted Bodily Injury	1
Quality Of Life	5
Suspicious Or Unusual	1
Telephone Reporting Unit	1
Grand Total	11



1914 DELGADO ST. - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
6/30/2025	Samuel Salazar Jr.	I met at his main office with CCPD officer Manuel Hrenandez to get CCPD no trespassing authority. While we were there, he was explained all the violations at his property including the substandard conditions. He said he will fix issues. No further incident. Direct contact uploaded to the Vacant Building Case
8/18/2025	Samuel Salazar Jr.	At 12:22 pm, I attempted to call Robert Samuel Salazar II (361) 695-0963. A message indicated that the person was not taking calls at this time. Then I proceeded to send a text message advising violations and asking to abate. 3 messages showed stating "unable to receive message-message blocking is active". Text message was uploaded to Vacant Building case file
12/19/25	Samuel Salazar Jr.	I called the number listed on TLO (100%). Caller not taking calls. I sent a text message requesting a call back.
2/3/26	JOY RUBIO FROM GOLD REAL ESTATE INVESTMENTS LLC	ON THIS DAY AT 3:47 PM I SPOKE WITH A JOY RUBIO FROM GOLD REAL ESTATE INVESTMENTS LLC (361) 4423-9268. SHE STATED SHE WORKS FOR OWMER MR. ROBERT SALAZAR AND WAS INQUIRING ABOUT THE NOTICES RECEIVE AND HOW MUCH TIME THEY HAD TO COMPLY. I ADVISED THE PROPERTY IS SCHEDULED TO GO TO THE SUBSTANDARD BOARD MEETING IN MAY. SHE ADVISED THEY WILL WORK ON PULLING PERMITS AND MAKE THIS PROPERTY A PRIORITY. I TOLD HER AS LONG AS PERMITS ARE PULLED AND WORK IS BEING DONE, I CAN WORK WITH THEM. SHE TOLD ME SHE WILL GET BACK TO ME TO LET ME KNOW WHEN PERMIT APPLICATION IS SUBMITTED. NO FURTHER INCIDENT
4/30/26	MS. JOY RUBIO	ON 4/30/26 I CALLED MS. JOY RUBIO (361) 442-9268 WITH NO ANSWER. I LEFT A DETAILED MESSAGE ADVSING OF BSB MAY 21 MEETING. I ALSO LET HER



1914 DELGADO ST. - RESIDENTIAL STRUCTURE

		KNOW THAT I CHECKED INFOR FOR PERMITS OR UPDTES BUT NOTHING IS BENG DONE AS OF TODAY. I REQUESTED A CALL BACK TO DISCUSS FURTHER.
5/6/26	ROBERT SALAZAR	RECEIVED CALL FROM ROBERT SALAZAR STATING THAT THEY ARE PLANNING ON REMODELING THE STRUCTURE BUT WAS JUST WAITING ON FUNDING. HE WAS TOLD TO ATTEND THE HEARING AND STATE HIS INTENTIONS TO THE BOARD.

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V258055-052725

Property Owner: GOLD REAL ESTATE INVESTMENTS LLC

Address (Residential Commercial): 1914 DELGADO ST

Staff Recommendation(s): **Demolition**

Residential Structure

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 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: 5/4/2023
5. Year Structure Built: 1954
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: 1914 Delgado St (Residential Structure)

Case # V261393-070825

**OWNER: GOLD REAL ESTATE
INVESTMENTS LLC**

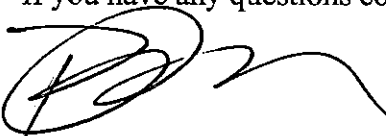
**Code Compliance Supervisor
Roland Maldonado**

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 8, 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.

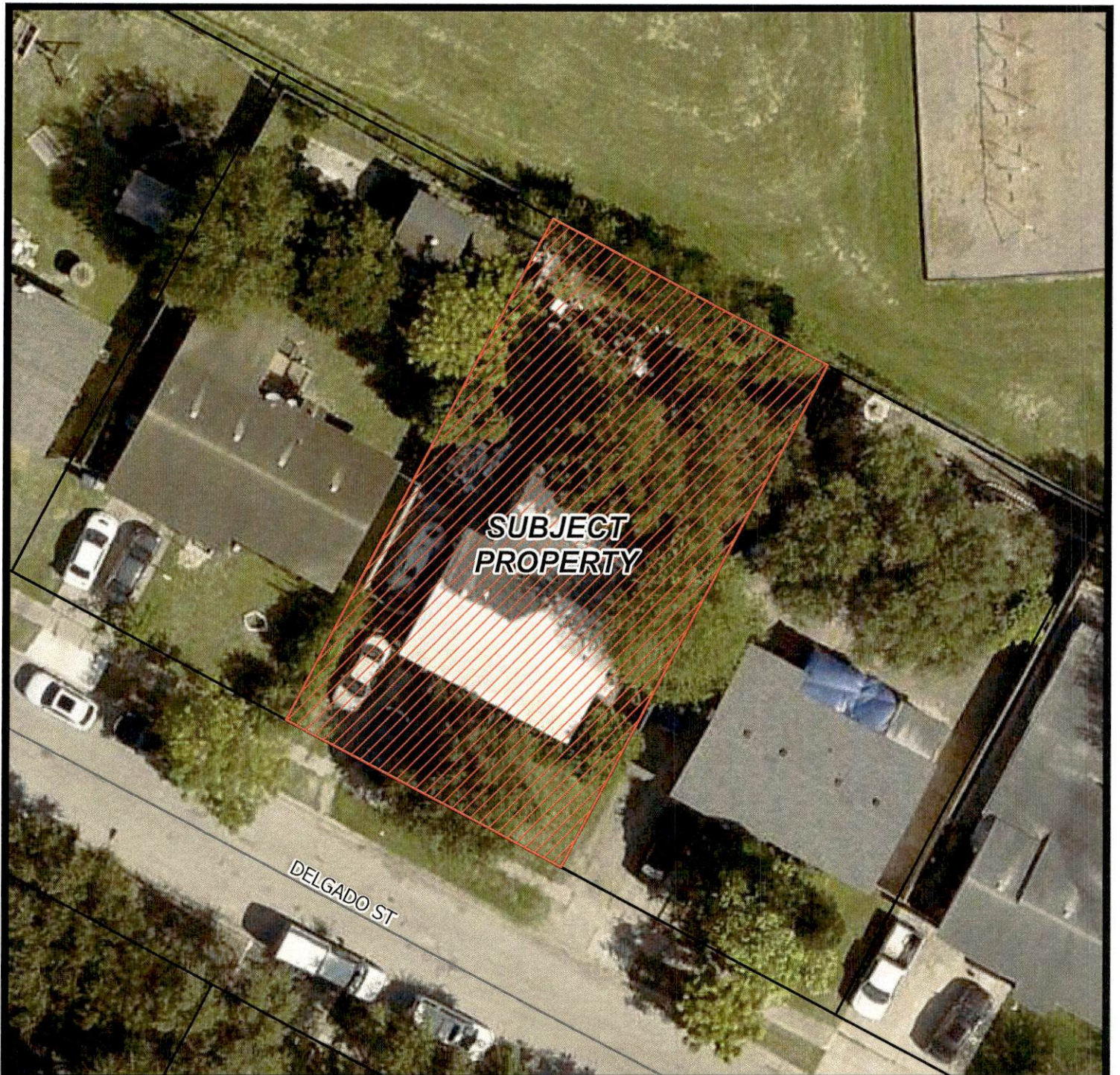


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

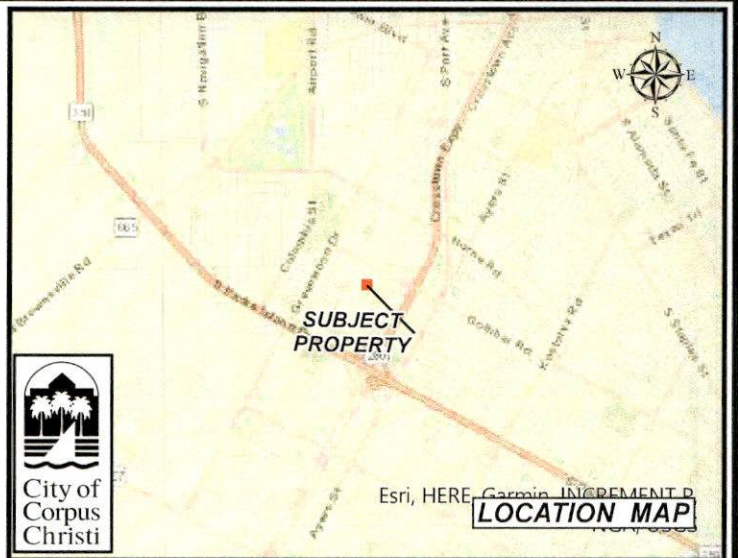
CASE TIMELINE FOR 1914 DELGADO ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/30/2025	n/a	n/a
Initial Inspection Completed	6/30/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/8/2025	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	7/16/2025	Return mail rec'vd 7/16/2025 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	8/9/2025	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)



1914 DELGADO

Aerial View

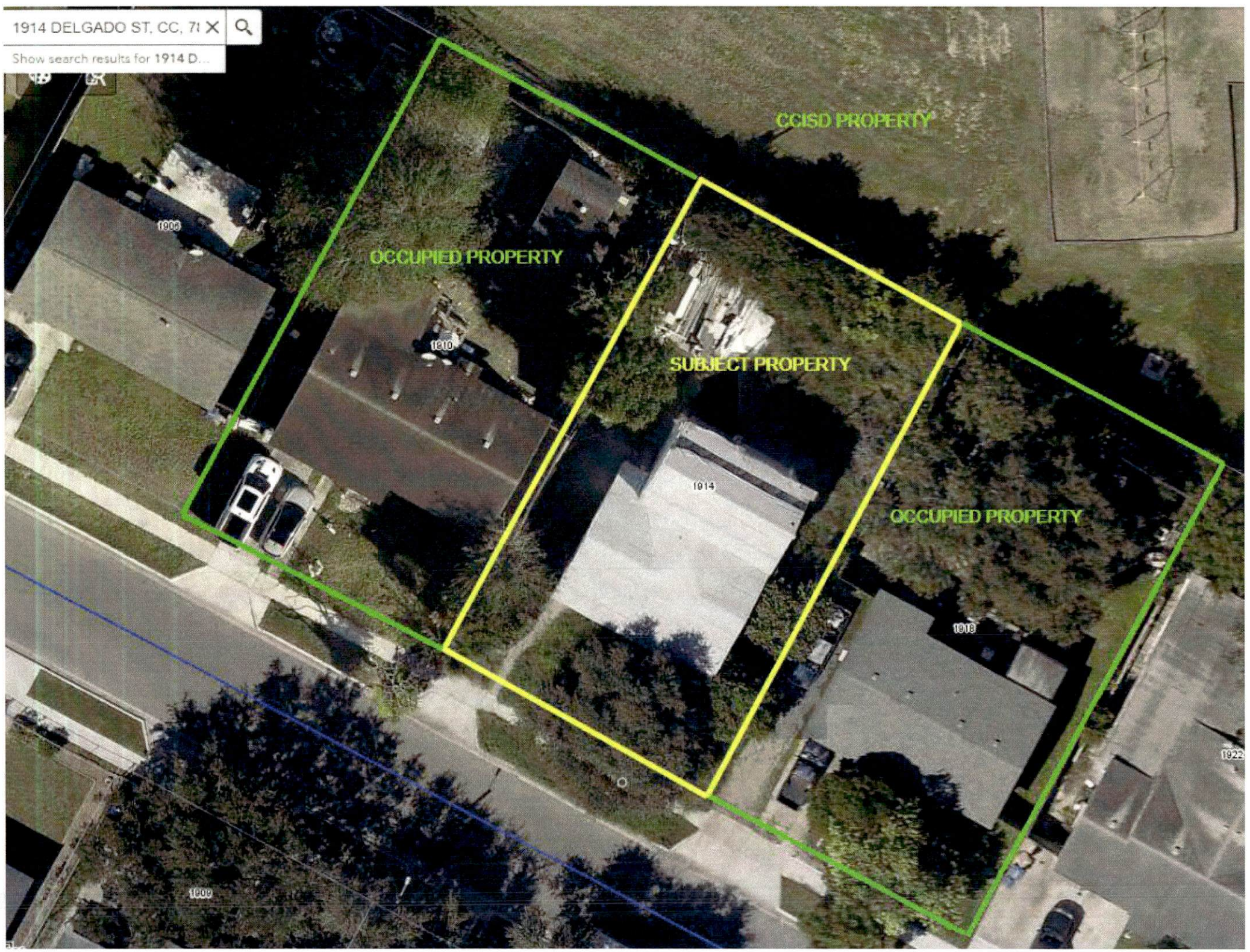


City of
Corpus
Christi

1914 DELGADO ST, CC, 71 X



Show search results for 1914 D...



CCISD PROPERTY

OCCUPIED PROPERTY

SUBJECT PROPERTY

OCCUPIED PROPERTY

1906

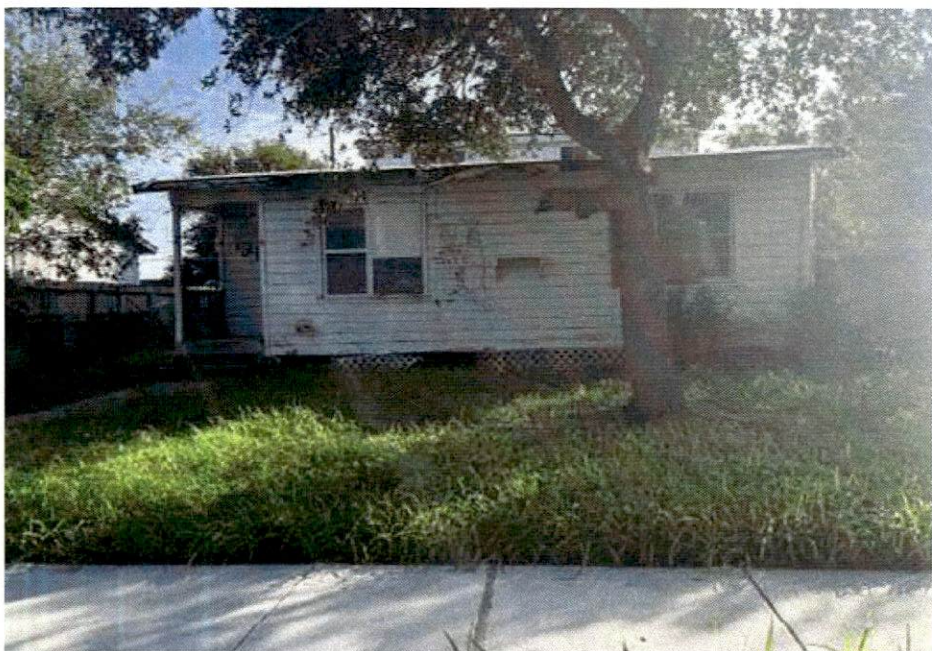
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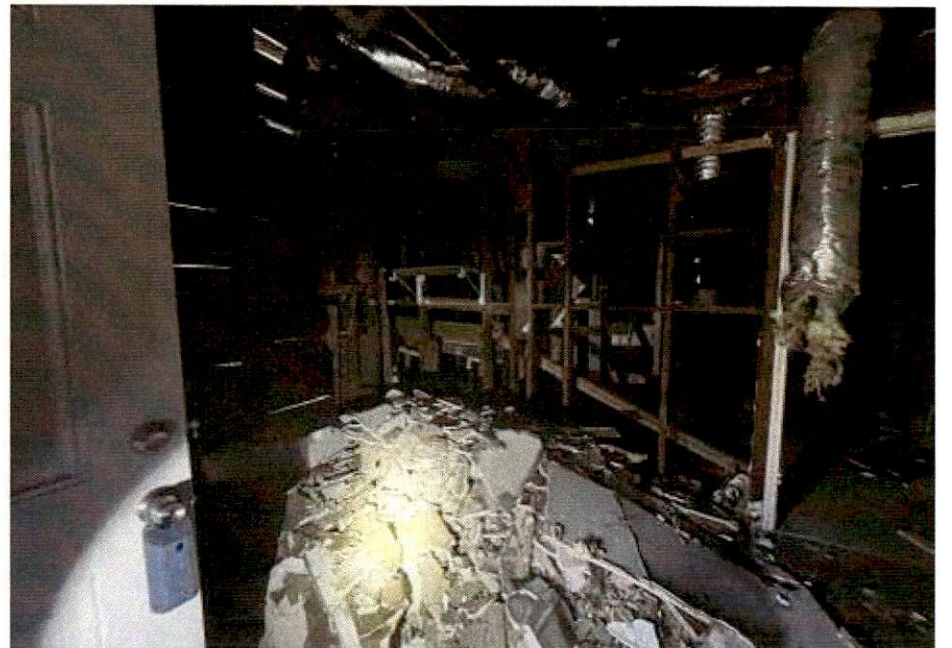
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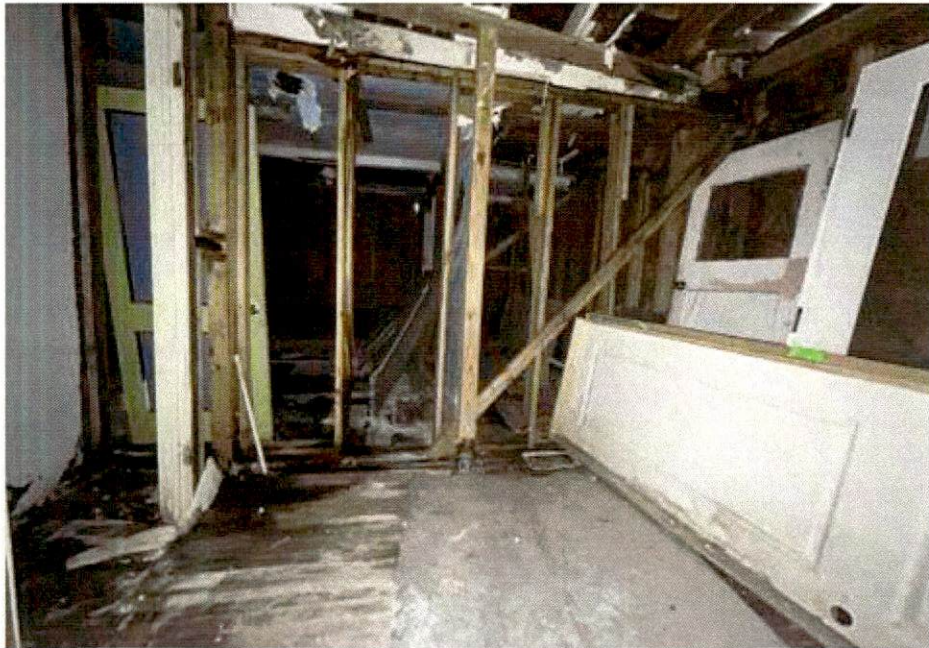
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1900









City of Corpus Christi – BUILDING SURVEY

Account Number: 288400040040

Inspection Date: 6/30/2025

Zoning Use: RS-6

Revised Date: 07/08/2025

Officer: Daniel Rohde

Property Address: 1914 DELGADO ST

Legal Description: GOLLIHAR PARK #2 BLK 4 LOT 4

Owner: GOLD REAL ESTATE INVESTMENTS LLC

Mail to: 4917 CAPE VISTA CT

City, State, Zip: CORPUS CHRISTI, TX 78414-6333

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> 2 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 checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 6/30/2025

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
----------------------------------	--------------------------------------	---	---

OUTSIDE WALL:
(304.1, 304.2 304.4 & 304.6)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Wood
<input checked="" type="checkbox"/> Rotten Corner Boards
<input checked="" type="checkbox"/> Missing Boards
<input checked="" type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input type="checkbox"/> Buckled
<input type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input checked="" type="checkbox"/> Damaged Exterior Trim
<input type="checkbox"/> Other:

ROOF:
(304.1 & 304.7)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Eaves
<input type="checkbox"/> Rotten Rafter Tails
<input type="checkbox"/> Rotten Decking
<input checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:
(304.1, 304.4 & 304.5)

Type:

<input type="checkbox"/> Inadequate Support
<input type="checkbox"/> Rotten Wood
<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Piers Missing
<input type="checkbox"/> Cracks/Perimeter Wall
<input type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Pads Missing/Cracked
<input type="checkbox"/> Missing Skirting
<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Exposed Sills
<input type="checkbox"/> Rotten Sills
<input type="checkbox"/> Damaged Floor Joist
<input type="checkbox"/> Sagging Floor Joist
<input type="checkbox"/> 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:

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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- Rotten Wood
- Missing Boards
- Holes
- 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: _____
- Roof Type: _____
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type: _____
- Rotten
- Leaning
- Buckled
- Missing
- 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:

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

VIOLATION(S): 1914 DELGADO

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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.

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.

304.10 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 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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.

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.

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.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. 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.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to

maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

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.

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.



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

Case No: B1 Letters, V257839-052225

ADDRESS: 1914 DELLGADO ST

Tax Account No: 2884-0004-0040

LAST UPDATED ON: Monday, January 12, 2026

Owner(s): GOLD REAL ESTATE INVESTMENTS LLC

LETTERS MAILED from 7/8/2025-1/2/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
GOLD REAL ESTATE INVESTMENTS LLC 4917 CAPE VISTA CT CORPUS CHRISTI, TX 78414-6333	Owner	B1 Letter Mailed on 7/8/2025
GOLD REAL ESTATE INVESTMENTS LLC 1914 DELGADO ST CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 7/8/2025 RETURN MAIL REC'VD 7/15/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ROBERT S SALAZAR II 1914 DELGADO ST CORPUS CHRISTI, TX 78416	Registered Agent	B1 Letter Mailed on 7/8/2025 RETURN MAIL REC'VD 7/15/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ROBERT S SALAZAR II 4917 CAPE VISTA CT CORPUS CHRISTI, TX 78414	Registered Agent	B1 Letter Mailed on 7/8/2025
ROBERT SALAZAR II 1914 DELGADO ST CORPUS CHRISTI, TX 78416	Registered Agent	B1 Letter Mailed on 7/8/2025 RETURN MAIL REC'VD 7/15/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ROBERT SALAZAR 4917 CAPE VISTA CT CORPUS CHRISTI, TX 78414	Registered Agent	B1 Letter Mailed on 1/2/2026
REALFIN FUND I, LLC 1707 1/2 POST OAK BLVD SUITE 270 HOUSTON TX 77056	Registered Agent	B1 Letter Mailed on 1/2/2026

REALFIN FUND I, LLC 1914 DELGADO ST CORPUS CHRISTI TX 78416	Registered Agent	B1 Letter Mailed on 1/2/2026 RETURN MAIL REC'VD 1/12/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
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4428 LEOPARD ST. – COMMERCIAL STRUCTURE

- Substandard case started 7/30/2025.

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 commercial structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Leopard St.)

According to NCAD, the owner McKinzie William Jr Family LTD Partnership took possession of property 11/4/2010

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 10

Owner Compliance: 4

City Abatements: 1

Citations issued: 0



4428 LEOPARD ST. – COMMERCIAL STRUCTURE

Date	Case Type	Violation(s)	Status
8/1/2012	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
9/5/2013	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
9/30/2014	Vacant Building	Section 23-70 TALL WEEDS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
9/30/2014	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
6/14/2021	Vacant Building	Section 23-70 TALL WEEDS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
9/20/2021	Substandard Structure		Compliant
2/8/2023	Vacant Building	Section 22-6 LITTER	Compliant
8/4/2023	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER	Closed
8/22/2024	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER	Expired
7/30/2025	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4428 Leopard St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 5/31/2013	\$60.00	Vacant Building

Total: \$60.00



4428 LEOPARD ST. – COMMERCIAL STRUCTURE

CCPD calls to property:

Nature of Call	4428 Leopard St.
Broadcast Info Law Enforcement Only	4
Burglary	4
Damaged Property	1
Destruction Or Criminal Mischief	1
Dumping	1
Forensic Services Request	1
Not-Classified	3
On View Investigation	7
On View Traffic Stop	1
Physical Attack/ Attempted Bodily Injury	1
Quality Of Life	2
Trespassing Violation	10
Suspicious Or Unusual	1
Theft By Threat Of Violence	2
Grand Total	39

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7-30-25	GEORGE EDWARDS	7-30-25 @ 3PM, CODE COMPLIANCE OFFICER GRANT CALLED GEORGE EDWARDS AT (361) 438-2152. THERE WAS NO ANSWER, GRANT LEFT HIM A VOICEMAIL TO RETURN THE CALL.
7-30-25	GEORGE EDWARDS	7-30-25 @ 4PM, MR. EDWARDS CALLED BACK CODE COMPLIANCE OFFICER GRANT AND STATED THAT HE IS OUT OF TOWN UNTIL MONDAY. AND ALSO STATED THAT HE WILL CALL BACK ONCE HE IS BACK TO SET UP A MEETING WITH CODE COMPLIANCE LEAD MIKE G.
8-18-25	GEORGE EDWARDS	8-18-25 @ 8:50AM, I CALLED MR. EDWARDS (361-438-2152). HE DID NOT ANSWER, SO I LEFT A MESSAGE FOR HIM TO CALL ME BACK.



4428 LEOPARD ST. – COMMERCIAL STRUCTURE

8-18-25	GEORGE EDWARDS	8-18-25 @ 9:02AM, I RECEIVED A CALL BACK FROM MR. EDWARDS. HE STATED THAT HE IS 74 YEARS OLD AND IS TRYING HIS BEST TO MAINTAIN THE PROPERTY. HE ALSO STATED THAT HE HAS KEPT THE STRUCTURE. HE ALSO STATED THAT ALTHOUGH THE ROOF HAS SOMEWHAT DETERIORATED, THE SECOND LEVEL FLOOR IS SOLID CONCRETE, THE WALLS ARE CONCRETE. THE STRUCTURE IS NOT GONNA FALL DOWN. HE ALSO STATED THAT THERE IS NO WAY TO GET TO THE SECOND FLOOR UNLESS YOU TAKE THE SIDE STAIRS. HE WILL CALL ME TO MEET ON THE PROPERTY THIS WEEK.
9-22-25	GEORGE EDWARDS	9-22-25 @ 9:45AM, I SPOKE WITH MR. EDWARDS, HE STATED THAT HE INTENDS TO FIX UP THE STRUCTURE AND REOPEN THE MOTORCYCLE SHOP.
10/27/25	GEORGE EDWARDS	10/27/2025 @ 10:50AM, GEORGE EDWARDS (361-438-2152) CALLED AND STATED THAT HE WAS SICK FOR ABOUT A WEEK, BUT THAT HE WILL BE OUT TO THE PROPERTY EITHER TODAY OR TOMORROW CLEAN UP.
04/29/26	GEORGE EDWARDS	4-29-26 @ 9:53AM, MR. EDWARDS (361-438-2152) RETURNED MY CALL AND STATED THAT HE JUST CLEANED UP THE PROPERTY. HE WENT ON TO SAY THAT THE STRUCTURE IS NOT SUBSTANDARD. HE BELIEVES THAT SOMEONE WANTS THE BUILDING DEMOLISHED SO THAT THE LAND WILL BE CHEAPER. HE ALSO STATED THAT THE STRUCTURE HAS SURVIVED ALL NATURAL DISASTERS IN THE PAST, THE STRUCTURE IS NOT GOING ANYWHERE. MR. EDWARDS SAID THAT IT WILL BE A LONG LEGAL PROCESS FOR OWNERSHIP OF ALL MR. MCKENZIE'S PROPERTIES ONCE HE PASSES.
5/6/26	WILLIAM WHITAKER	CALLER STATED THAT THEY ARE WAITING ON ASBESTOS SURVEY FOR POTENTIAL DEMOLITION OF THE STRUCTURE. 361.779.8521

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V263207-073025

Property Owner: MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP

Address (Residential Commercial): 4428 LEOPARD ST

Staff Recommendation(s): **Demolition**

Residential Structure

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 commercial structure 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: 2/1/2022
5. Year Structure Built: 1948
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: 4428 LEOPARD ST (Commercial Building)

Case # V263207-073025

**OWNER: MCKINZIE WILLIAM E JR
FAMILY LTD PARTNERSHIP**

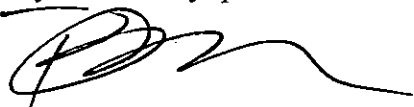
**Code Compliance Supervisor
Roland Maldonado**

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 **August 20, 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 4428 LEOPARD ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/30/2025	n/a	n/a
Initial Inspection Completed	7/30/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	8/20/2025	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	8/27/2025	Return mail rec'vd 8/27/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/23/24/26-3/27/26 & 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	9/21/2025	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)

ALLEY LEOPARD CORNELIA ALY

WESTCHESTER DR

**SUBJECT
PROPERTY**

4428 LEOPARD ST

Aerial View

 Subject Property

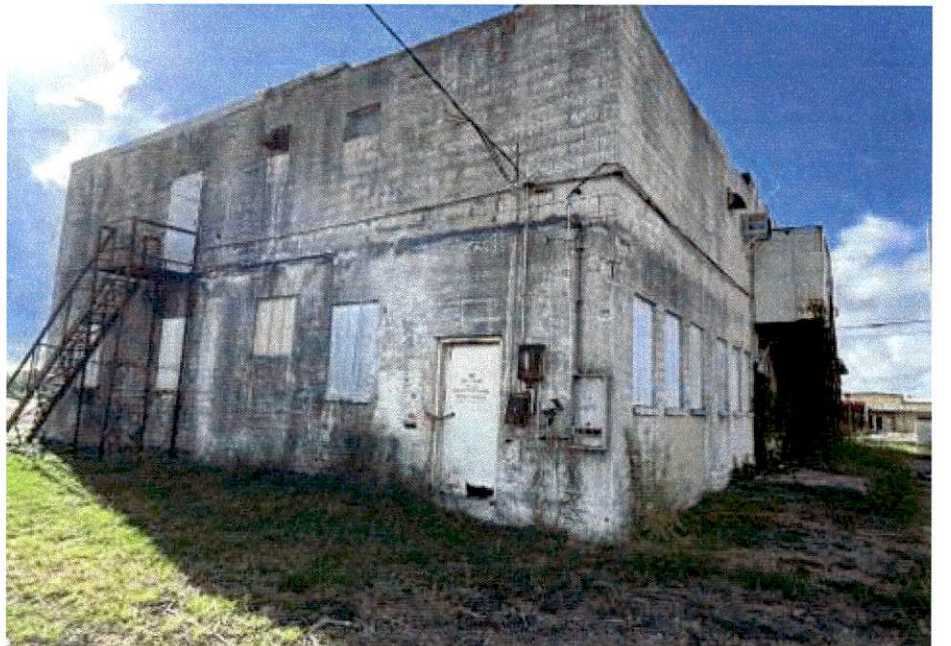


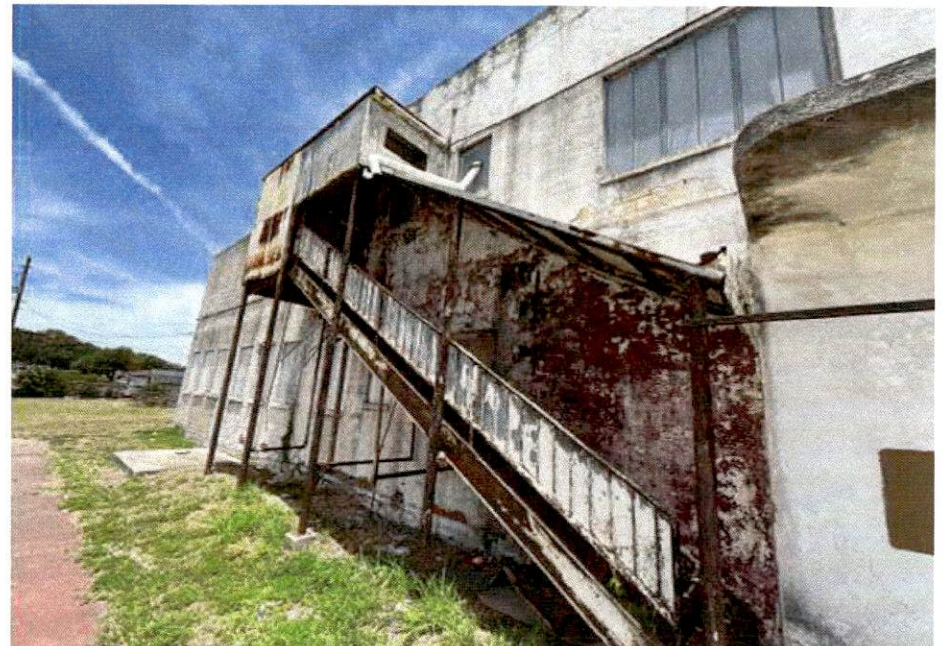
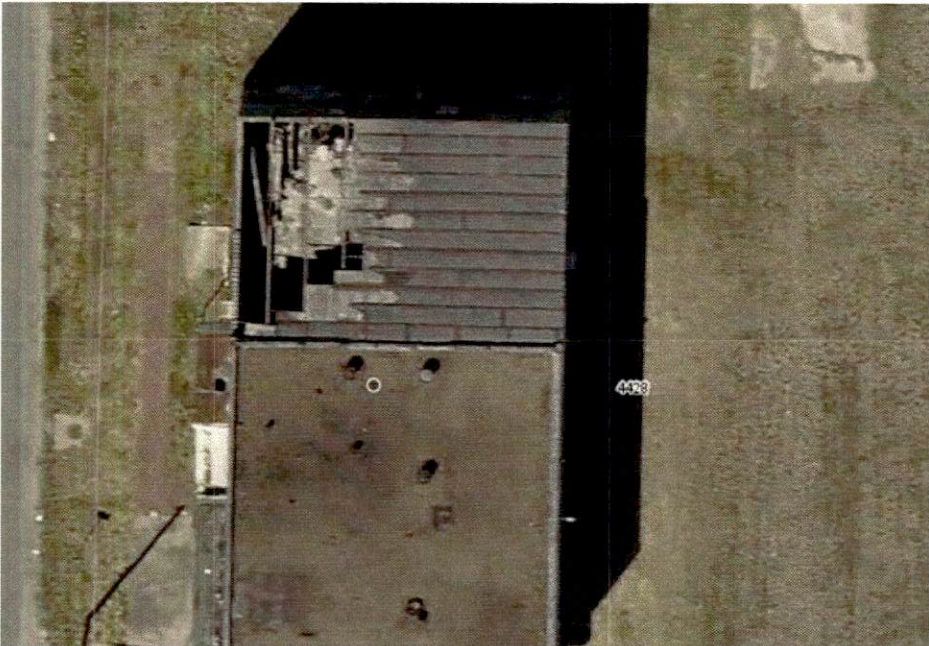
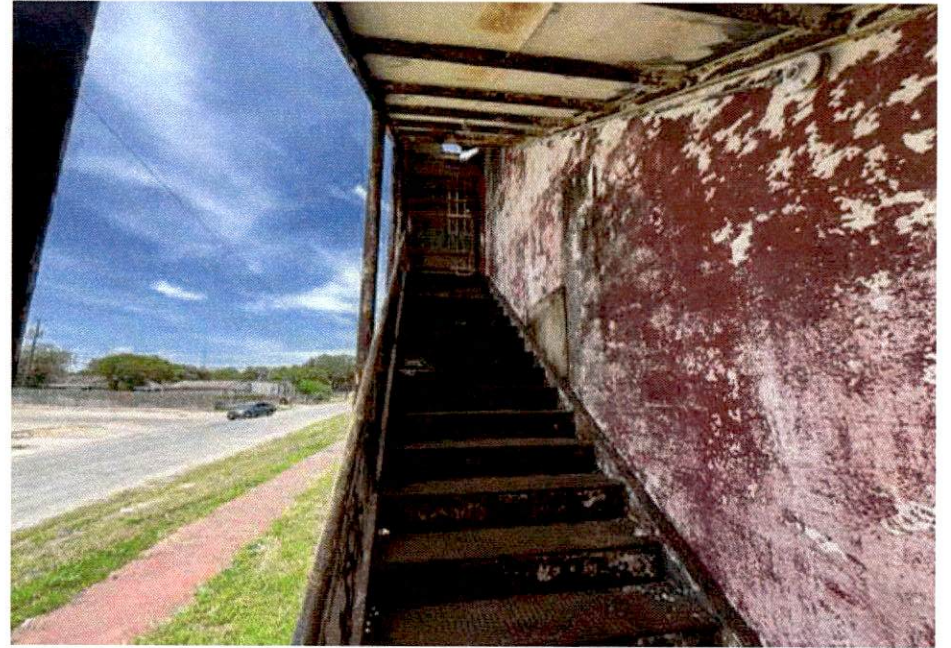
4428 LEOPARD ST, CC, 7E X

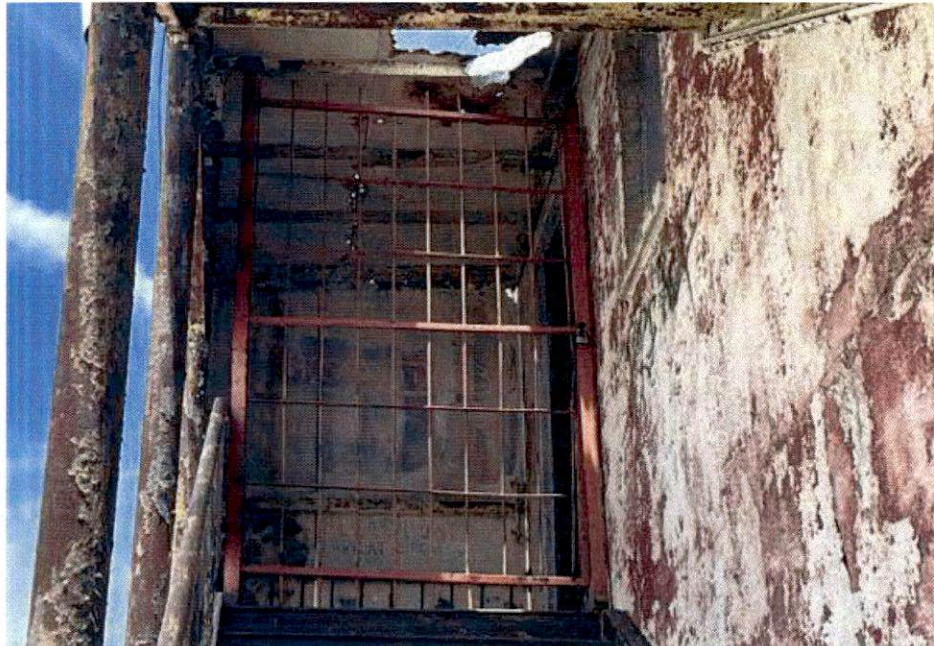


Show search results for 4428 L...











City of Corpus Christi – BUILDING SURVEY

Account Number: 9420-0001-0090

Inspection Date: 7/30/2025

Zoning Use: CG-2

Revised Date: 08/19/2025

Officer: Michael Gutierrez

Property Address: 4428 LEOPARD ST

Legal Description: WESTCHESTER PL LTS 9, 10 & 11 BK 1

Owner: MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP

Mail to: 10118 UP RIVER RD

City, State, Zip: Corpus Christi, TX 78410-2019

<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<u>30,000</u> Sq. Ft.	<u>2</u> Story
<input type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<u>1</u> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 8/19/2025

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:

Building Plumbing Electrical Mechanical
 Fire Health Other:

Smoke Alarms:

Missing Inoperative Improperly Located Additional Alarms Required

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:

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
- X Cracks
- X Holes
- Torn Wallpaper
- Damaged Paneling
- Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- Sheetrock Mildewed / Buckled
- X 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
- Rotten Wood
- Missing Boards
- Holes
- 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: NONE
- Roof Type:
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type:
- Rotten
- Leaning
- Buckled
- Missing
- 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:

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

VIOLATION(S): 4428 LEOPARD ST

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 insanitary, 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.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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.

304.15 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.

304.7 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.



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

Case No: B1 Letters, V263207-073025

ADDRESS: 4428 LEOAPRD ST

Tax Account No: 9420-0001-0090

LAST UPDATED ON: Thursday, April 09, 2026

Owner(s): MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP

LETTERS MAILED from 7/30/2025-4/9/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP 10118 UP-RIVER RD CORPUS CHRISTI, TX 78410-2019	Owner	Consent Letter Mailed on 7/30/2025 SIGNED GREEN CARD BY IDA MCKINZIE DATE OF DELIVERY 8/2/2025 REC'VD 8/5/2025
MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP 10118 UP-RIVER RD CORPUS CHRISTI, TX 78410-2019	Owner	B1 Letter Mailed on 8/20/2025 RETURN MAIL REC'VD 9/9/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
MCKINZIE WILLIAM E JR FAMILY LTD PARTNERSHIP 4428 LEOPARD ST CORPUS CHRISTI TX 78408	Owner	B1 Letter Mailed on 8/20/2025
HMA: WILLIAM E. MCKINZIE JR. MANAGEMENT, LLC 10118 UP-RIVER RD. CORPUS CHRISTI, TX 78410	Registered Agent	B1 Letter Mailed on 8/20/2025 RETURN MAIL REC'VD 9/9/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RA: WILLIAM E MCKINZIE JR 10118 UP-RIVER ROAD CORPUS CHRISTI, TX 78410	Registered Agent	B1 Letter Mailed on 8/20/2025 RETURN MAIL REC'VD 9/9/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GEORGE T EDWARDS 4043 RIDGE TRAIL ROBSTOWN, TX 78380	Heir	B1 Letter Mailed on 9/23/2025
WILLIAM E. MCKINZIE, JR 10117 UPRIVER RD	Heir	B1 Letter Mailed on 10/27/2025 RETURN MAIL REC'VD 11/18/25

CORPUS CHRISTI, TX 78410		RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
WILLIAM WHITEAKER 4417 CHOCORIO RD ALVIN, TX 77511	Attorney	B1 Letter Mailed on 12/24/2025 RETURN MAIL REC'VD 1/20/26 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
WILLIAM E. McKINZIE, JR 4428 LEOPARD ST CORPUS CHRISTI TX 78408	Heir	B1 Letter Mailed on 4/3/2026 RETURN MAIL REC'VD 4/9/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
WILLIAM WHITEAKER 4428 LEOPARD ST CORPUS CHRISTI TX 78408	Attorney	B1 Letter Mailed on 4/3/2026 RETURN MAIL REC'VD 4/9/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD



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



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

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



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

		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



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

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



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

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.

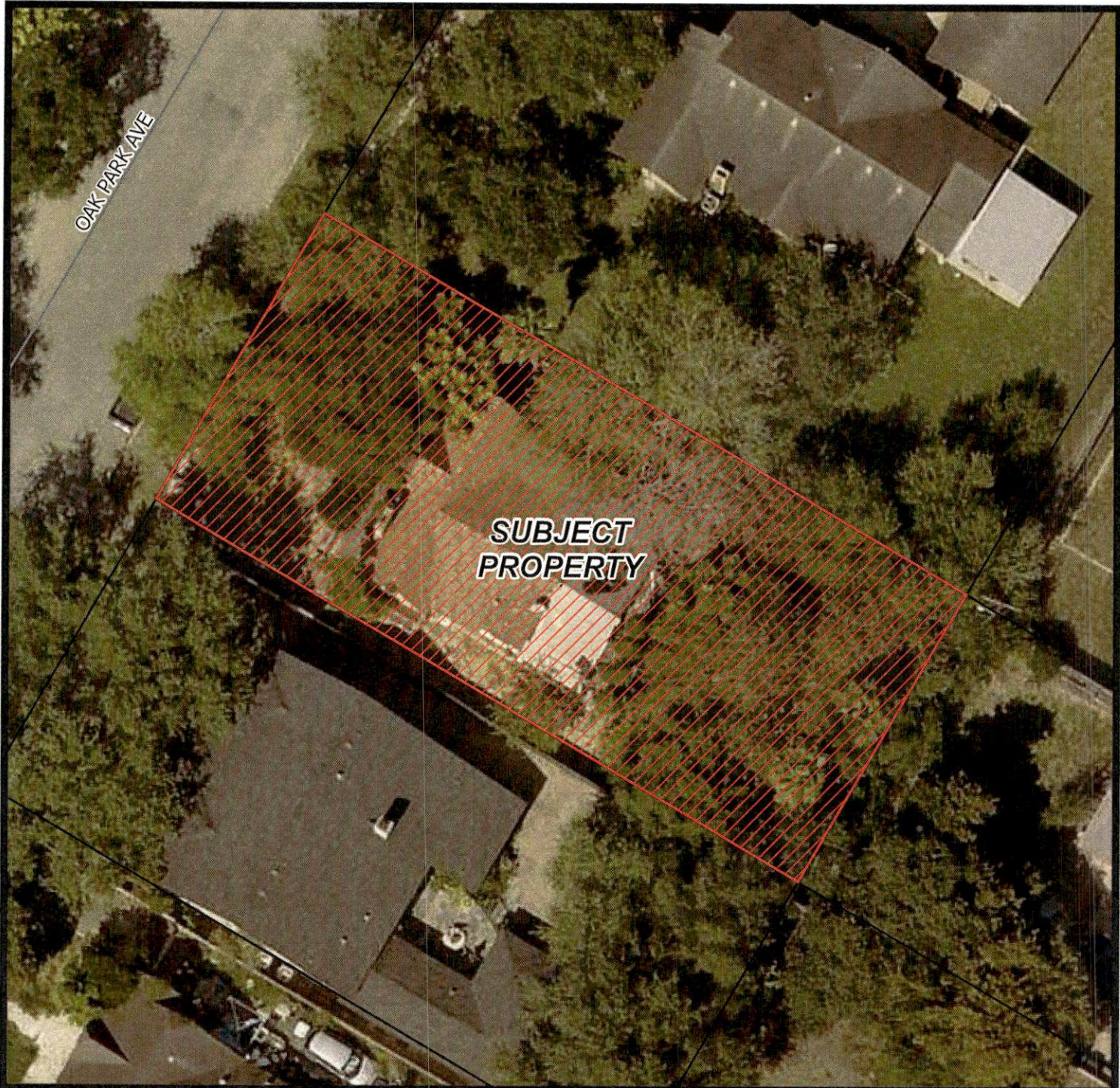


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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



earch results for 842 O...



SUBJECT PROPERTY

OCCUPIED PROPERTY

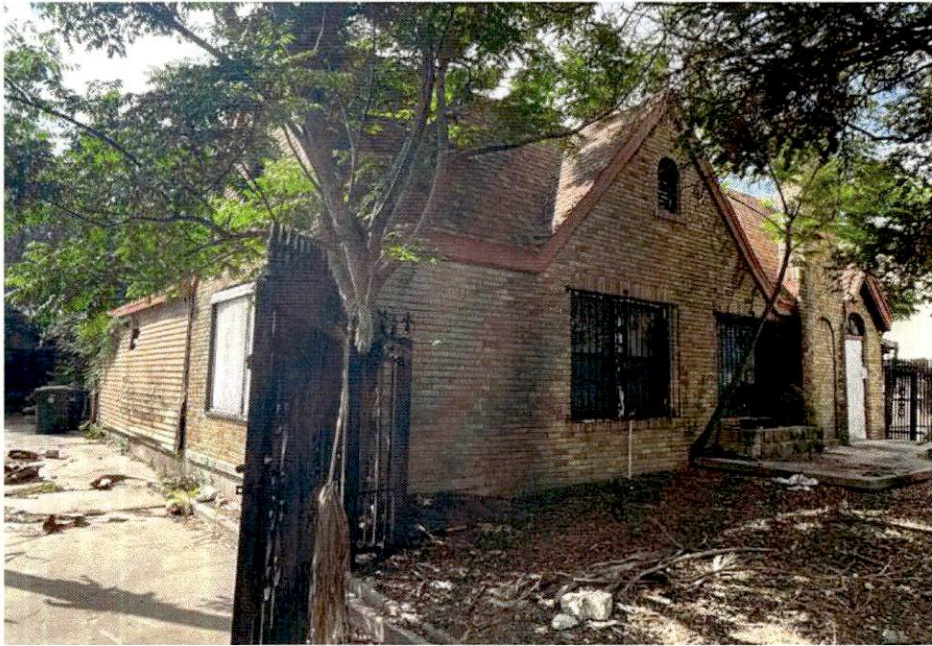
MAIN STRUCTURE

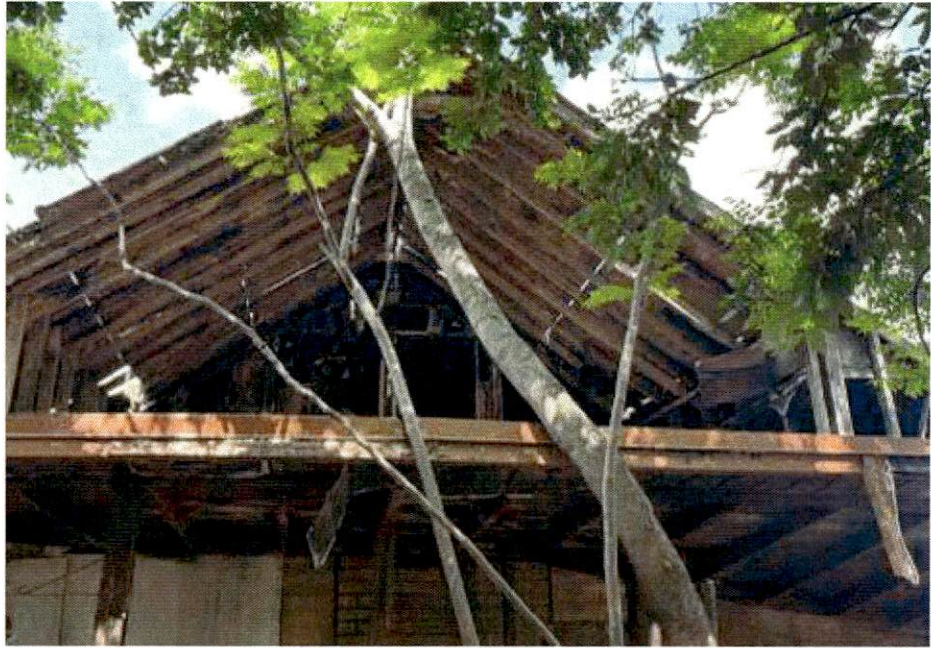
ACCESS 1

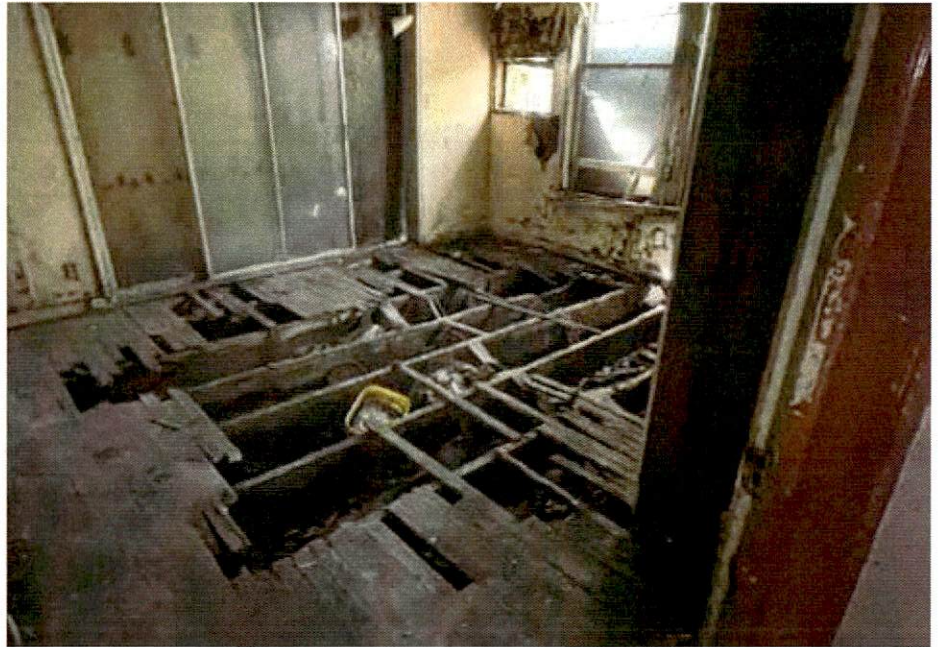
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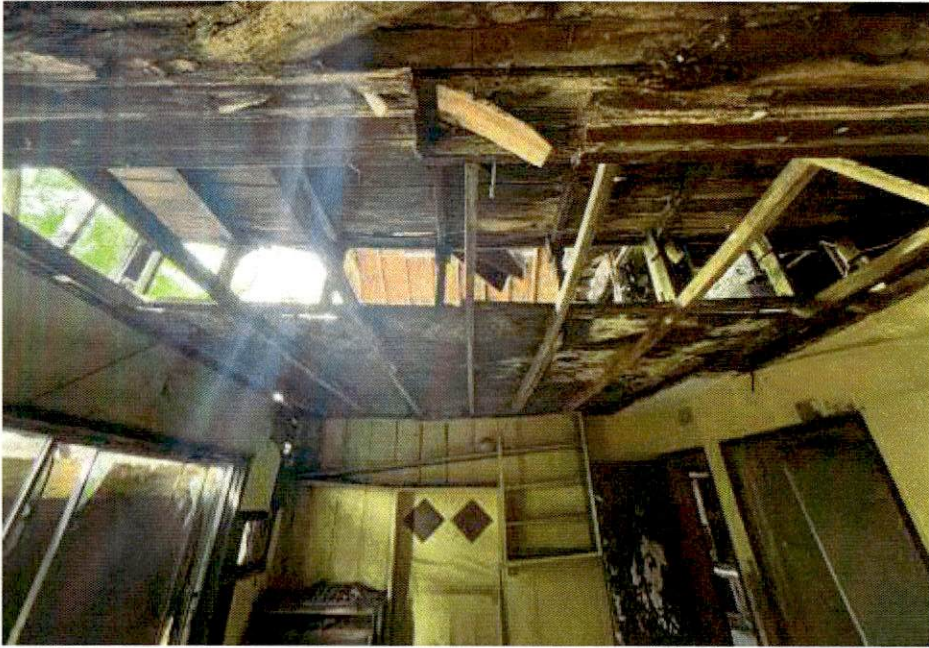
OCCUPIED PROPERTY

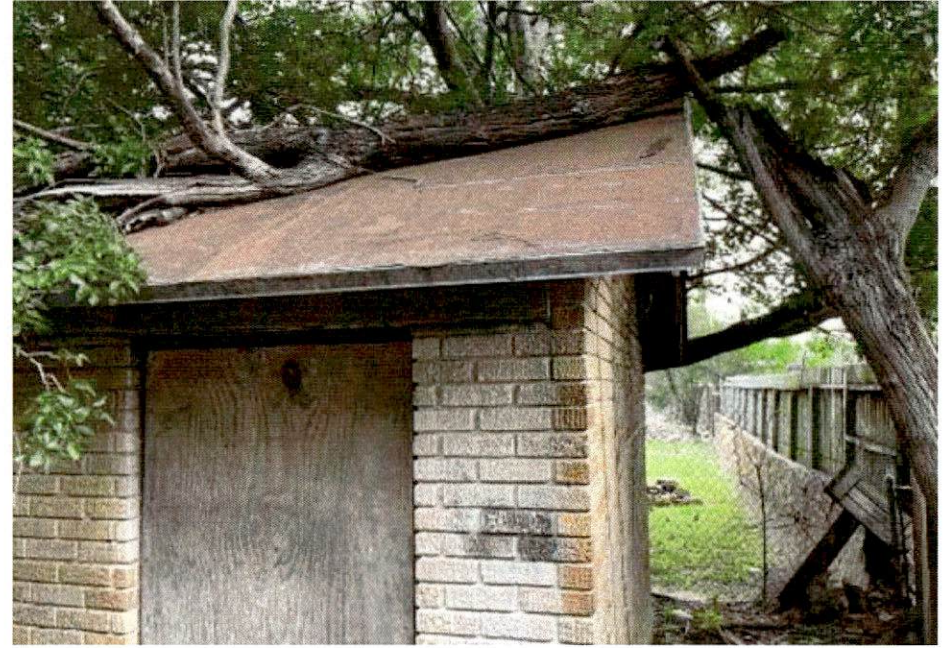
833



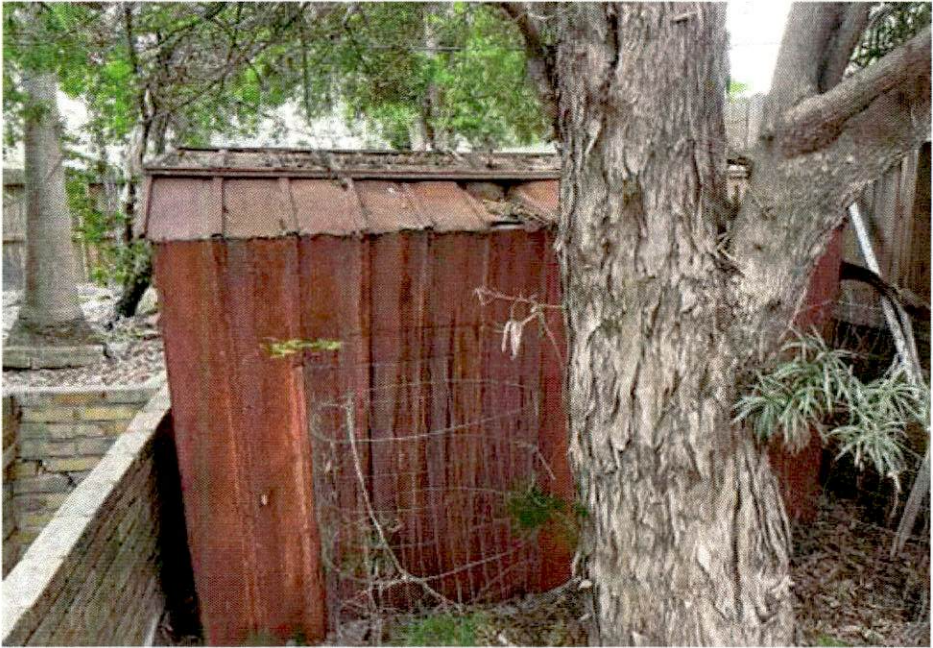












City of Corpus Christi – BUILDING SURVEY

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

Dwelling Commercial Accessory 8,680 Sq. Ft. 2 Story
 Wood Frame Masonry Fire Damage 3 # of Units Inside Inspection
 Vacant Occupied Open 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:

Building Plumbing Electrical Mechanical
 Fire Health Other:

Smoke Alarms:

Missing Inoperative Improperly Located Additional Alarms Required

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 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



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

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 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



909 PARKERS ALLEY. – RESIDENTIAL STRUCTURE

- Substandard case started 5/22/2025.

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. (Ramirez St.)

According to NCAD, the owner Markman Brothers Investments Corpus Christi LLC took possession of property 1/7/2016.

Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 9

Owner Compliance: 5

City Abatements: 1

Citations issued: 1



909 PARKERS ALLEY. – RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
7/7/16	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
2-26-18	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE	CLOSED
1/18/19	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	CLOSED
7/5/20	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	CLOSED
3/30/21	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	COMPLIANT
1/16/24	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	CLOSED
7/22/24	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	VOID
9/13/24	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	COMPLIANT
5/22/25	Substandard Structure	108.1.5 Dangerous Structure or Premises	IN PROGRESS



909 PARKERS ALLEY. – RESIDENTIAL STRUCTURE

Abatement history for 909 Parkers Alley.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 12/02/21	\$175.00/\$125.00	Vacant Building

Total: \$300.00

CCPD calls to property:

Nature of Call	909 Parkers Alley.
Burglary	1
Destruction of Criminal Mischief	1
Disturbance	13
EMS Request/ Medical Trauma	1
Incomplete or Dropped 911	2
Noise Ordinance Violation	1
Physical Attack/ Attempted Bodily Injury	2
Routine EMS Back Up	1
Stabbing Victim	1
Suspicious Or Unusual	1
Unknown Nature	3
Grand Total	27



909 PARKERS ALLEY. – RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7/7/16	NORMA TREVINO	NO PLACARDS AVAILABLE. SPOKE TO NORMA TREVINO 452-0376 WITH MARKSMAN BROTHERS AND EXPLAINED THE VIOLATIONS. SHE STATED SHE'D HAVE HER MAINTENANCE GUYS OUT THERE ASAP.
3/22/18	ROSANNE AND NORMA	TALKED TO ROSANNE (832 888-6419) AND NORMA (832 888-3557) AT MARKSMAN BROTHERS ASKED IF WE COULD CALL IF THERE ARE ANY PROBLEMS WITH THERE PROPERTIES.
7/24/24	RENE	SPOKE WITH RENE AT MARKMAN BROS (CARLEEN WAS NOT IN) AND SHE PROVIDED SHE HANDLES THE PERMITS AND IS AWARE THEY WERE GOING TO PULL SOME, SHE JUST DIDNT KNOW WHICH PROPERTIES THEY WERE GOING TO BE FOR. 7-24-24
6/11/25	LEE	DIRECT CONTACT WITH LEE (SUPERVISOR OS MAINT) (361)775-5645 / ISSUES WERE ADDRESSED / HE STATED HE WILL HAVE HIS CREW TAKE CARE OF THIS PROPERTY
4/29/26	MR. LEE	4-29-26 @ 10:06AM, I CONTACTED THE FIELD SUPERVISOR FOR MARKMAN BROTHERS INVESTMENTS (MBI), MR. LEE (361-775-5645) HE STATED THAT THIS PROPERTY IS ON THEIR DEMO LIST.

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V257839-052225

Property Owner: MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC

Address (Residential Commercial): 909 PARKERS ALLEY

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 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: 1/1/2022
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: 909 PARKERS ALLEY (Residential Structure)

Case # V257839-052225

**OWNER: MARKMAN BROTHERS
INVESTMENTS CORPUS CHRISTI 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 **May 22, 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 909 PARKERS ALLEY

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	5/22/2025	n/a	n/a
Initial Inspection Completed	5/22/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/28/2025	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	6/9/2025	Return mail rec'vd 6/9/2025 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	6/29/2025	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)

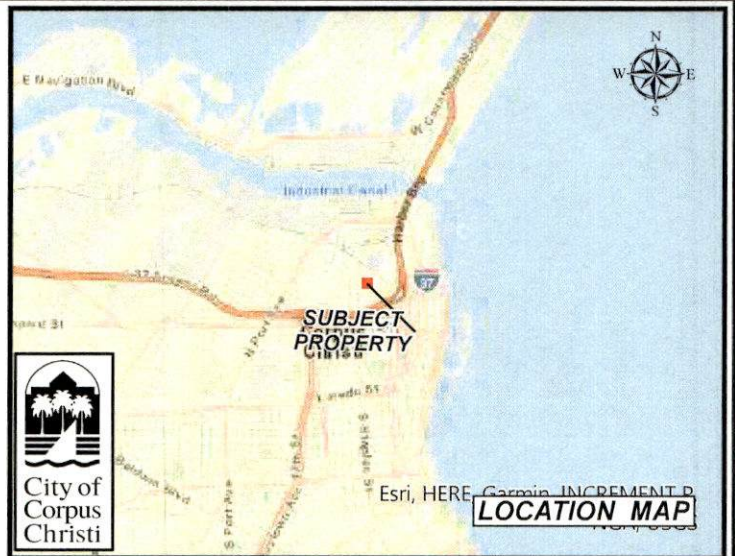


909 PARKERS ALLEY

Aerial View



Subject Property





SUBJECT PROPERTY

902

904

908

1300

912

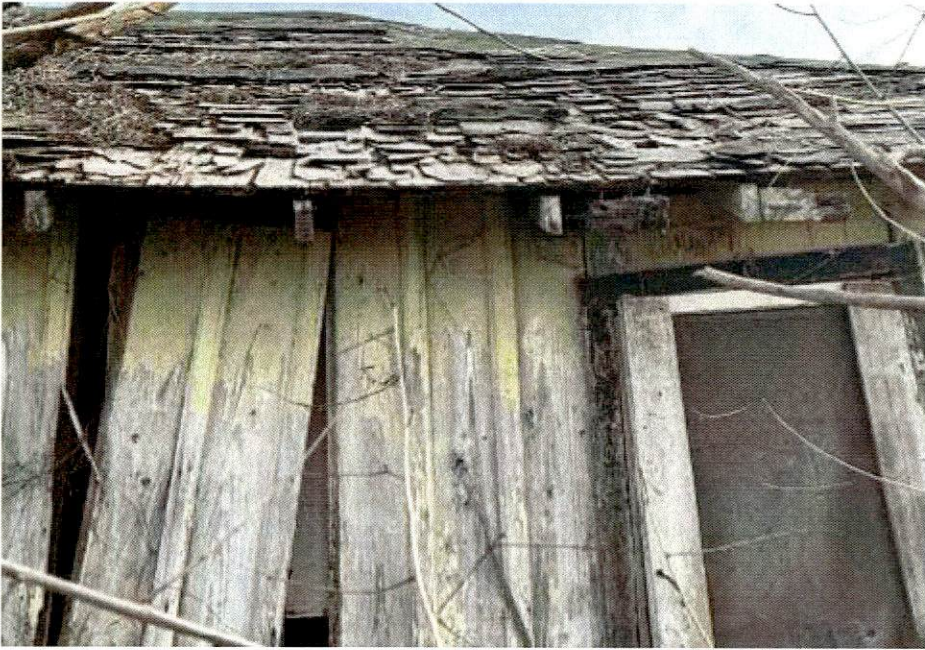
906

903

911

913







City of Corpus Christi – BUILDING SURVEY

Account Number: 640300040050

Inspection Date: 9/22/25

Zoning Use: RM-1

Revised Date: 05/22/2025

Officer: Michael Gutierrez

Property Address: 909 PARKER'S ALLEY

Legal Description: PARKER LT 5 BK 4 D

Owner: MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC

Mail to: 1925 Southwest Fwy

City, State, Zip: Houston, TX 77098-4800

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	7,500 Sq. Ft.	1 Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	1 # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on:

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:

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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- X Rotten Wood
- X Missing Boards
- X Holes
- X Cracks
- X Not Level
- X 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: NONE
- Roof Type:
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type:
- 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:

VIOLATION(S): 909 PARKER'S ALLEY

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.

304.10 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.

304.13 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.

305.4 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.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. 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.

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.



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

Case No: B1 Letters, V257839-052225

ADDRESS: 909 PARKER'S ALLEY

Tax Account No: 6403-0004-0050

LAST UPDATED ON: Monday, January 05, 2026

Owner(s): MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC

LETTERS MAILED from 5/28/2025-12/17/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC 1925 SOUTHWEST FWY HOUSTON, TX. 77095-4800	Owner	B1 Letter Mailed on 5/28/2025 GREEN CARD SIGNED BY BMI INVESTMENTS INC REC'VD 6/5/2025
BMI INVESTEMENTS 1925 SOUTHWEST FWY STE 105 HOUSTON TX 77098-4800	Registered Agent	B1 Letter Mailed on 5/28/2025 GREEN CARD SIGNED BY BMI INVESTMENTS INC REC'VD 6/5/2025
JACK MARKMAN 1925 SOUTHWEST FWY STE 105 HOUSTON TX 77098-4800	Registered Agent	B1 Letter Mailed on 5/28/2025 GREEN CARD SIGNED BY BMI INVESTMENTS INC REC'VD 6/5/2025
FRED HOBBS 311 HOWARD ST SAN ANTONIO TX 78212	Registered Agent	B1 Letter Mailed on 5/28/2025 RETURN MAIL REC'VD 9/9/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MARKROD ENTERPRISE LLC 1901 MORGAN AVE CORPUS CHRISTI TX 78404	Registered Agent	B1 Letter Mailed on 5/28/2025 SIGNED GREEN CARD BY CARLENE H DATE OF DELIVERY 5/30/2025 REC'VD 6/2/2025
RA: JACK MARKMAN 1901 MORGAN AVE CORPUS CHRISTI TX 78404	Registered Agent	B1 Letter Mailed on 5/28/2025 SIGNED GREEN CARD BY CARLENE DATE OF DELIVERY 5/30/2025 REC'VD 6/2/2025
MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC	Owner	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/2026

909 PARKERS ALLEY CORPUS CHRISTI TX 78401		RETURN TO SENDER VACANT UNABLE TO FORWARD
BMI INVESTEMENTS 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/26 RETURN TO SENDER VACANT UNABLE TO FORWARD
JACK MARKMAN 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/26 RETURN TO SENDER VACANT UNABLE TO FORWARD
FRED HOBBS 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/26 RETURN TO SENDER VACANT UNABLE TO FORWARD
MARKROD ENTERPRISE LLC 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/26 RETURN TO SENDER VACANT UNABLE TO FORWARD
RA: JACK MARKMAN 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/26 RETURN TO SENDER VACANT UNABLE TO FORWARD
FRED HOBBS 1925 SOUTHWEST FWY STE 105 HOUSTON TX 77098-4800	Registered Agent	B1 Letter Mailed on 12/17/2025 SIGNED GREEN CARD BY BMI INVESTMENTS INC REC'VD 1/5/2026
MELINA CAIN 416 WESTHEIMER RD HOUSTON HARRIS COUNTY TX 77006	Registered Agent	B1 Letter Mailed on 12/17/2025 SIGNED GREEN CARD BY UNREADABLE REC'VD 1/5/2026
BMI INVESTMENTS INCORPORATED 1925 SOUTHWEST FWY STE 105 HOUSTON TX 77098-4800	Registered Agent	B1 Letter Mailed on 12/17/2025 SIGNED GREEN CARD BY BMI INVESTMENTS INC REC'VD 1/5/2026
ALLEGIANCE BANK	Registered Agent	B1 Letter Mailed on 12/17/2025

1925 SOUTHWEST FWY STE 105 HOUSTON TX 77098-4800		SIGNED GREEN CARD BY BMI INVESTMENTS INC REC'VD 1/5/2026
BMI INVESTMENTS INCORPORATED 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
ALLEGIANCE BANK 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
MELINA CAIN 909 PARKERS ALLEY CORPUS CHRISTI TX 78401	Registered Agent	B1 Letter Mailed on 12/17/2025 RETURN MAIL REC'VD 1/5/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD