



1226 MIAMI DR – ACCESSORY STRUCTURE

- Substandard case started 9/24/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards 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 is 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. (Blevins St)

According to NCAD, Moya Guadalupe and Guadalupe Moya III took possession of property 7/16/2007.

Case, Abatement, and Citation History

Total number of Code complaints: 8

Total number of cases: 13

Owner Compliance: 7

City Abatements: 1

Citations issued: 4



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Date	Case Type	Violation(s)	Status
02/24/2025	SUBSTANDARD	503.4 Floor Surface 305.1 Interior Structure/General 304.6 Exterior Walls 304.4 Structural Members (Exterior) 304.1 Exterior Structure/General 108.1.1 Building Standards (Unsafe Structures) 108.1 Unsafe Unfit Structures and Equipment/General	In progress
01/17/2025	ZONING	Unified Development Code 1.7.2 A. Minimum Requirements	In progress
01/17/2025	JUNKED VEHICLE	13-38 JUNKED VEHICLES	REMOVED BY CITY
01/17/2025	CARE OF PREMISES	TALL WEEDS, LITTER AND SOLID WASTE, AND SIDEWALKS, CURBS, AND GUTTERS CLEAN	In progress
07/24/2024	CARE OF PREMISES	LITTER AND SOLID WASTE	EXPIRED
01/08/2024	CARE OF PREMISES	TALL WEEDS, LITTER AND SOLID WASTE, AND OBSTRUCTING UTILITY EASEMENT	EXPIRED
08/10/2023	PMC STANDARDS	Exterior Maintenance	EXPIRED
10/28/2021	CARE OF PREMISES	LITTER AND SOLID WASTE	EXPIRED
09/15/2020	CARE OF PREMISES	TALL WEEDS, LITTER AND SOLID WASTE, AND SIDEWALKS, CURBS, AND GUTTERS CLEAN	EXPIRED
01/19/2016	JUNKED VEHICLE	13-38 JUNKED VEHICLES	COMPLIANT



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12/16/2015	JUNKED VEHICLE	13-38 JUNKED VEHICLES	COMPLIANT
05/22/2013	CARE OF PREMISES	LITTER AND SOLID WASTE	EXPIRED
05/23/2013	MINIMUM STANDARDS	HOT AND COLD-WATER SUPPLY AND WINDOWS AND DOORS	EXPIRED

Abatement history for 1226 Miami Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 01/17/2025	\$0	JUNKED VEHICLE

Total: 0



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CCPD calls to property:

Nature of Call	1226 Miami Dr.
LAW ENFORCEMENT ASSIST	2
PHYSICAL ATTACK/ATTEMPTED BODILY INJURY	2
ATTEMPT TO CONTACT	4
BROADCAST INFO LAW ENFORCEMENT ONLY	1
BACK UP ROUTINE	1
BURGLARY RESIDENTIAL	1
CIVIL MATTER/STANDBY	3
CODE ENFORCEMENT	1
DAMAGED PROPERTY	1
DISTURBANCE	17
VERBAL DISTURBANCE	1
DRIVE BY SHOOTING	1
FORENSIC SERVICES REQUEST	2
ON VIEW INVESTIGATION	2
KEEP THE PEACE	1
NOISE ORDINANCE VIOLATION	3
PERSON AFFECTED BY MENTAL DISORDER	2
PHYSICAL DISTURBANCE	1
PROPERTY OR ITEM FOUND	1
SHOOTING VICTIM	2
INTENTIONALLY HARMING ONESELF	1
SUSPICIOUS OR UNUSUAL	8
THEFT OF PROPERTY OR SERVICES	1
THEFT OF MOTOR VEHICLE	1
TRESPASSING VIOLATION	6
TELEPHONE REPORTING UNIT	2
UNKNOWN NATURE	3
VERBAL DISTURBANCE	2
SEARCH WARRANT	7
WELFARE CONCERN	1
Grand Total	81



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
02/20/2025	MOYA GUADALUPE	STATED HE EVENTUALLY WANTED TO DEMOLISH THE BUILDING BUT DID NOT HAVE THE RESOURCES TO DO SO. HE ALSO STATED THAT HE DID NOT MIND IF THE CITY WOULD DEMOLISH THE BUILDING.
12/17/2025	MOYA GUADALUPE	CALLED GUADALUPE MOYA 361-218-4424. RECEIVED THE AUTOMATED MESSAGE THAT THE PHONE WAS NOT ACCEPTING CALLS AT THIS TIME.
1/12/2026	MOYA GUADALUPE	CALLED GUADALUPE MOYA 361-218-4424. RECEIVED THE AUTOMATED MESSAGE THAT THE PHONE WAS NOT ACCEPTING CALLS AT THIS TIME

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V252414-022425

Property Owner: MOYA GUADALUPE AND GUADALUPE MOYA III

Address (Residential Commercial): 1226 MIAMI DR

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 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: \$273.15
4. Utilities: Active Inactive-Last active date:
5. Year Structure Built: 1942
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Friday January 2, 2026

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

RE: 1226 MIAMI DR (Accessory Structure)

Case # V252414-022425

**OWNER: MOYA GUADALUPE AND
GUADALUPE MOYA III**

**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 **February 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**.

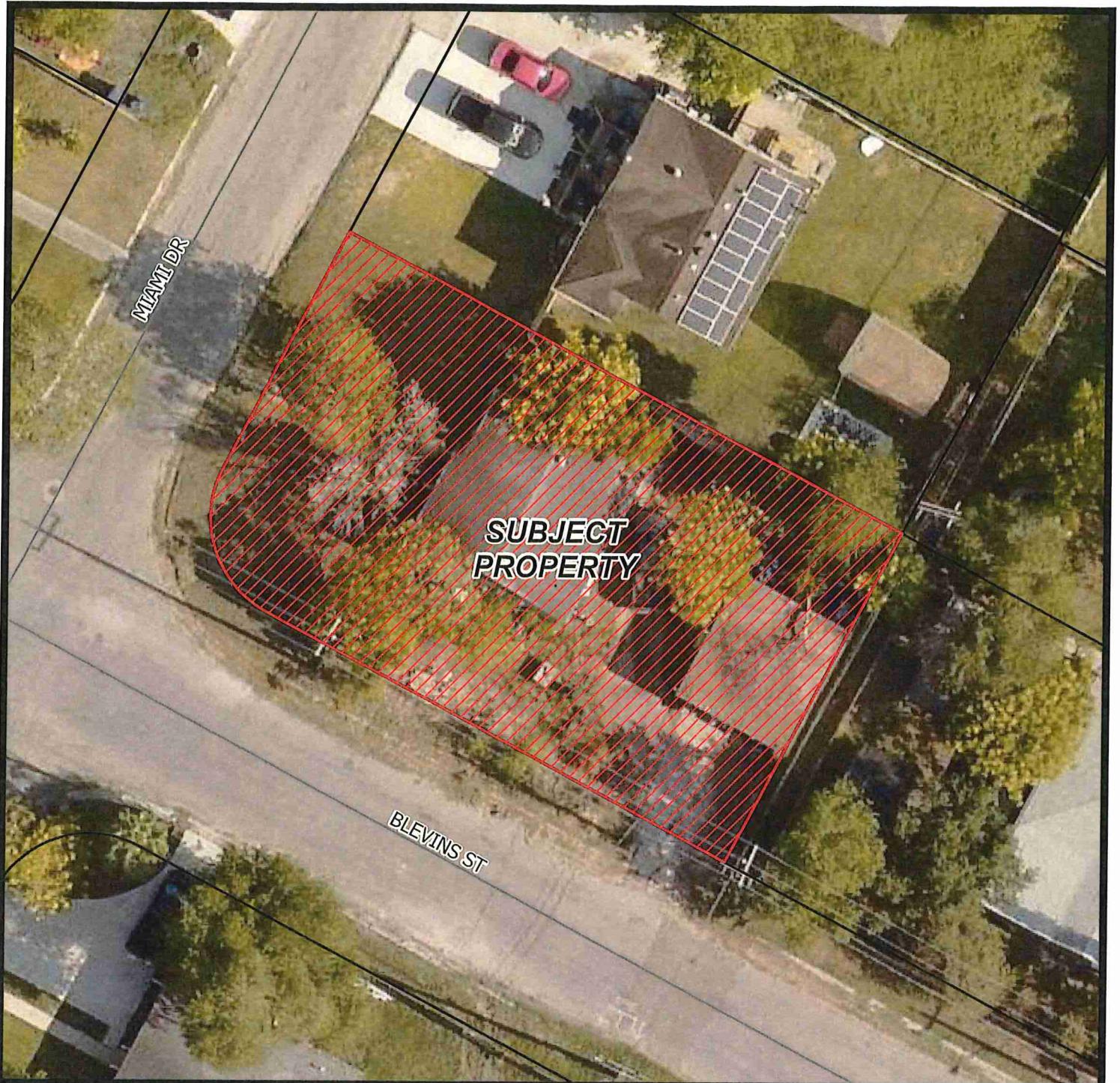
If you have any questions concerning the above, please call (361) 826-3046.

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

CASE TIMELINE FOR 1226 MIAMI DR

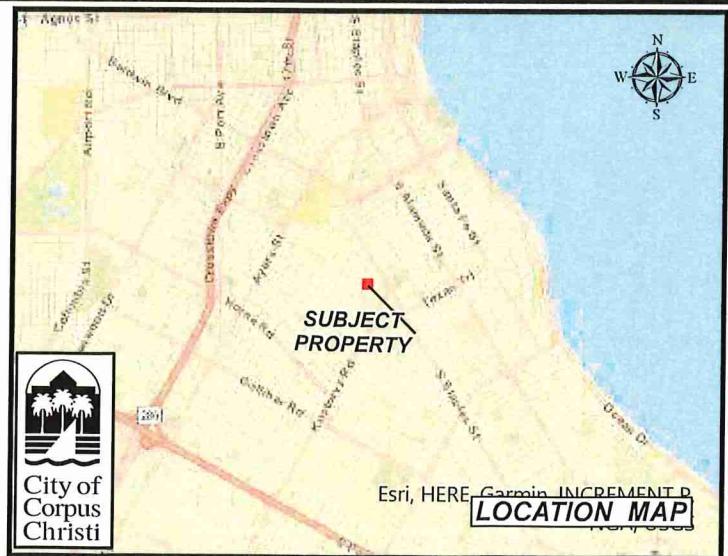
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/20/2025	n/a	n/a
Initial Inspection Completed	2/20/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/25/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	11/15/2025 & 11/18/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/28/2025	Return mail rec'vd 3/28/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	3/26/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	1/2/2026	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



1226 MIAMI DR

Aerial View

 *Subject Property*

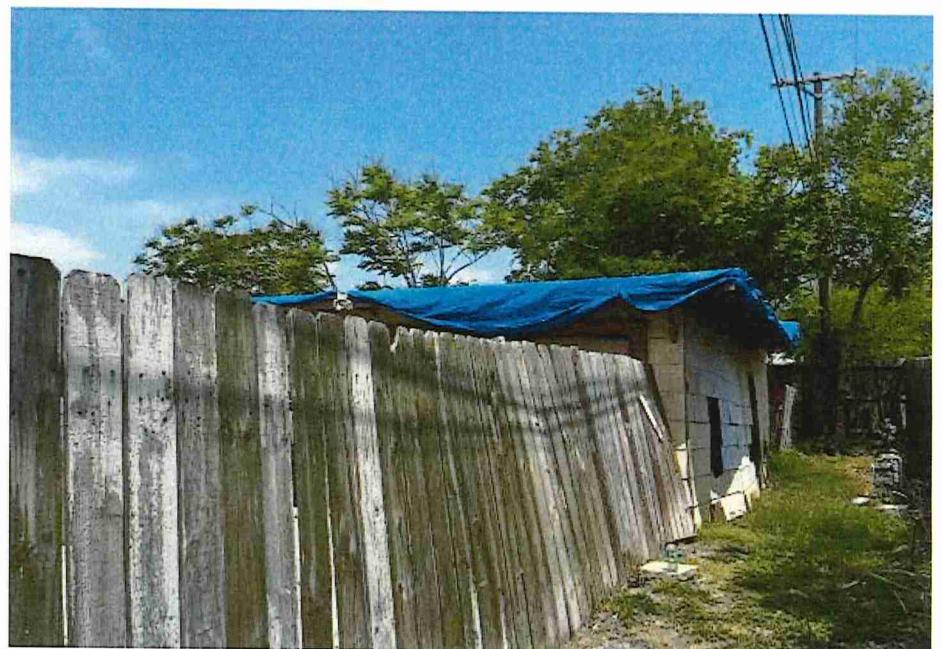
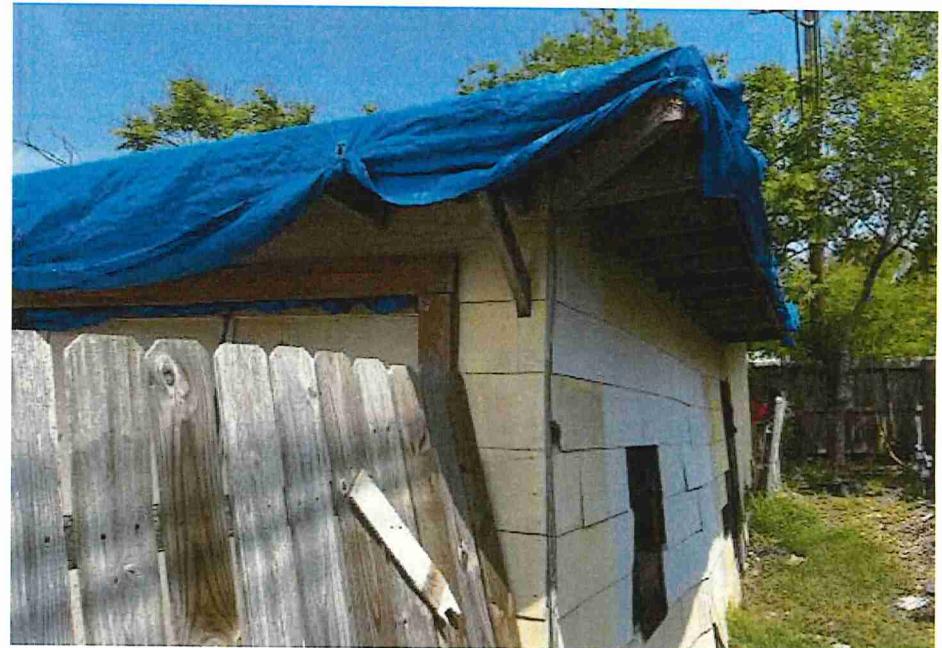


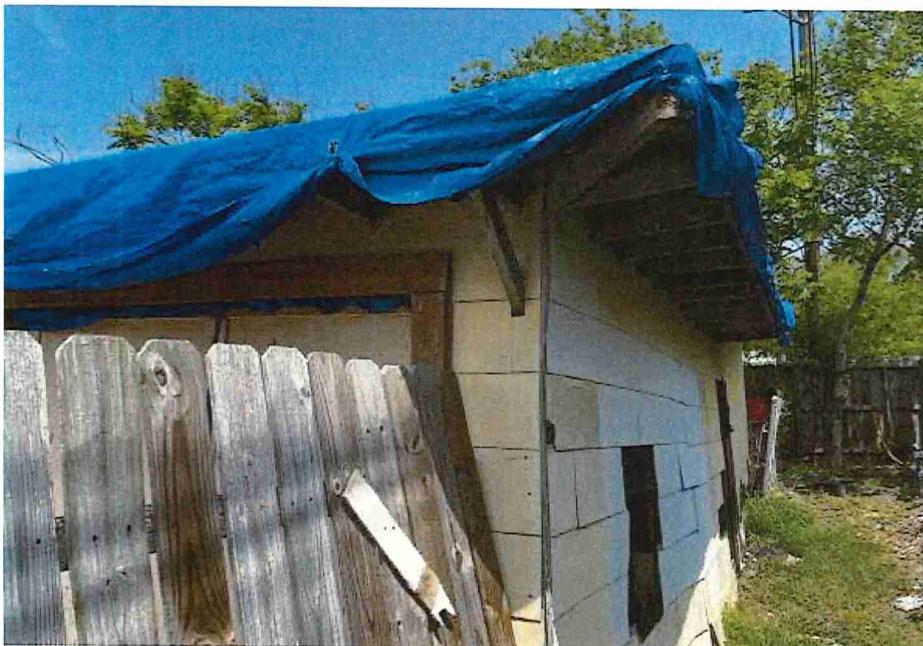
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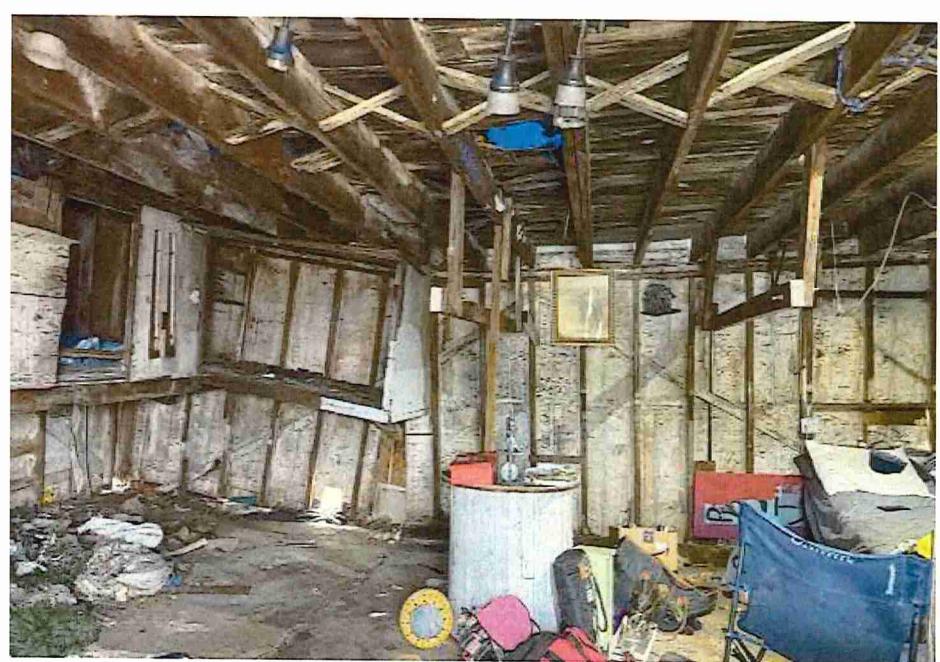
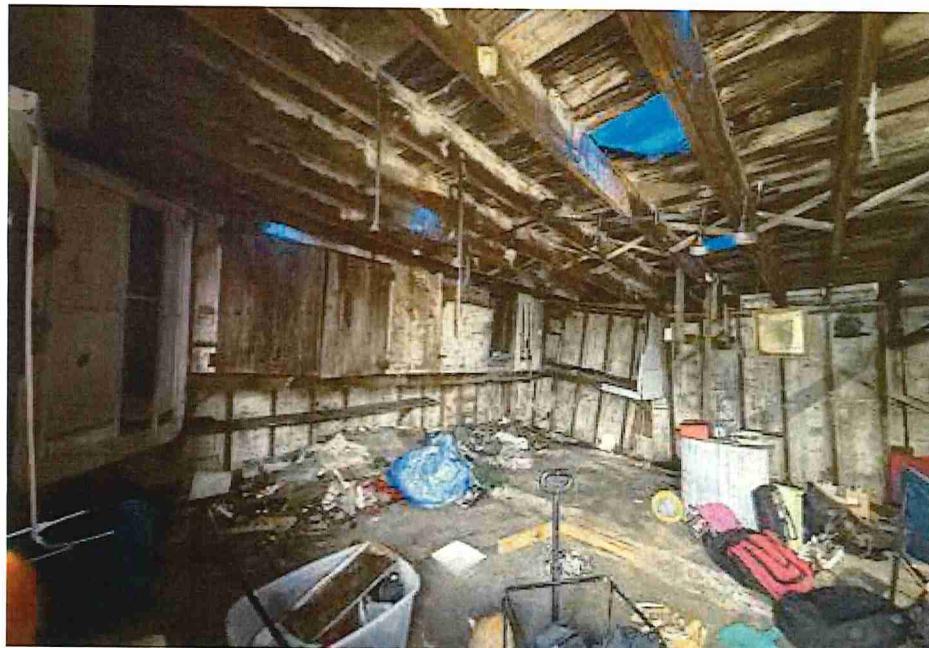
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CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 1226 MIAMI DR
Legal Description: LAWNDALE LT 1 BK 13
Tax Account No: 426000130010
Property Owner: MOYA GUADALUPE AND GUADALUPE MOYA III
Mailing Address: 1226 MIAMI DR
City, State, Zip: CORPUS CHRISTI, TX 78404

Inspection Date: 2/20/2025
Zoning District:
Compliance Officer: Josue Gomez
Placard Date: 2/20/2025
Case No: V252414-022425

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
(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: (In my opinion the concrete foundation appeared to be visible)

Sunken
 Cracked
 Rotten
 Other:

VIOLATION(S): 1226 MIAMI DR

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.

108.1.1 Building Standards: For Building Standards refer to City Code §13-20 et seq and City Of Corpus Christi Technical Construction Codes.

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.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

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

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

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



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

Case No: B1 Letters, V252414-022425

ADDRESS: 1226 MIAMI DR

Tax Account No: 9420-0001-0090

LAST UPDATED ON: Tuesday, November 04, 2025

Owner(s): MOYA GUADALUPE & GUADALUPE MOYA III

LETTERS MAILED from 2/25-10/29/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOYA GUADALUPE & GUADALUPE MOYA III 1226 MIAMI DR. CORPUS CHRISTI, TX. 78404	Owner	B1 LETTER MAIL ON 2/25/25 SIGNED GREEN CARD BY GUADALUPE MOYA REC'VD BY 2/27/25
GUADALUPE MOYA 203 W. UNIVERSITY WAXAHACHIE, TX. 75165	Owner	B1 LETTER MAIL ON 2/25/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
LIEN SOLUTIONS PO BOX 29071 GLENDALE, CA 91209-9071	Lien Holder	B1 LETTER MAILED 10/29/2025 SIGNED GREEN CARD BY NDS DATE OF DELIVERY 11/4/25 REC'VD 11/10/2025