



2848 S ALAMEDA ST – ACCESSORY STRUCTURE

- Substandard case started 4/23/2025.

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. (S Alameda St)

According to NCAD, Brawner Family Trust C/O Katherine N Lutter took possession of property 1/28/2020.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 14

Owner Compliance: 5

City Abatements: 5

Citations issued: 5



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Date	Case Type	Violation(s)	Status
12/5/25	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	In Progress
7/10/25 4/24/25	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
4/24/25	Substandard Structure	305.1 Interior Structure/General 305.2 Structural Members (Interior) 304.1 Exterior Structure/General 108.1.3 Structure Unfit for Human Occupancy 503.4 Floor Surface 302.7 Accessory Structures	In Progress
11/12/24	Substandard Structure	POSSIBLE SUBSTANDARD STRUCTURE OBSERVED	CLOSED
5/22/24	Substandard Structure		CLOSED
5/22/24	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS. Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
11/8/23	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
3/27/23	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
3/27/23	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER	Compliant



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		AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
2/10/21	Care of Premises	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	Compliant
6/17/20	PMC Standards	DUPLICATE CASE. NO VIOLATION.	Duplicate case
3/19/20	PMC Standards	304.13.1 Glazing 505.1 Water System/General	Compliant
3/3/20	PMC Standards	VIOLATION FOUND	Closed
5/5/14	Care of Premises	<p>FENCE ON SIDE OF BUILDING IS DOWN INTO NEIGHBORS YARD. DOOR WAS LOCKED AND NO ANSWER. LEFT PLAQ. AND TOOK PICS*spoke to owner of bus. Charles @ 2:30 05.09 phone # 887-6343 and said that he has workers and equipment to start repairing the fence but neighbor lady will not let the workers work.</p> <p>Makes them leave her property. Told him to call me when that happens and I will bring a DPO over with me to talk to female</p>	Compliant



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Abatement history for 2848 S Alameda St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/09/2023	\$280/\$174	SECURED OPENINGS
2. 03/21/2024	\$370.00/\$174	SECURED OPENINGS
3. 05/22/2024	\$190/\$412	SECURED OPENINGS
4. 12/05/2024	\$295.22/\$125	MOWING & CLEANING
5. 05/20/2025	\$160/\$125	MOWING & CLEANING

Total: \$2,305.22

CCPD calls to property:

Nature of Call	2848 S Alameda St.
ALARM	1
CIVIL MATTER/STANDBY	3
DISTURBANCE	1
TRAFFIC OR PUBLIC HAZARD	1
ON VIEW INVESTIGATION	4
UNAUTHORIZED USE OF MOTOR VEHICLE	1
SEARCH WARRANT	1
Grand Total	12



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
6/13/2024	NICK BRAWNER	MADE CONTACT WITH PROPERTY OWNER ALONG WITH CODE OFFICIAL HEAVEN RODRIGUEZ AND TRAINEE BRIANNA PEREZ. NICK BRAWNER AT THE PROPERTY AND DISCUSSED ALL ISSUES REGARDING THE PROPERTY FOR THE SUBSTANDARD STRUCTURE IN THE REAR OF THE PROPERTY. NICK WAS GIVEN A LIST OF CITY CONTRACTOR TO FIND ONE TO USE FOR THE DEMOLISHING OF THE STRUCTURE TO HIS EMAIL ZOMBIESLAYERNICK@GMAIL.COM.
7/24/2024	NICK BRAWNER	ATTEMPTED TO CONTACT PROPERTY OWNER NICK BRAWNER AT PHONE #361-558-0899. THERE WAS NO ANSWER AND UNABLE TO LEAVE A VOICEMAIL
12/17/2025	NICK BRAWNER	CALLED NICK BRAWNER AT PHONE #361-558-0899. I WENT OVER THE CASE AND PROCESS. HE STATED THAT THEY ARE TRYING TO SELL THE PROPERTY AND HAVE ADVISED THE BUYER THAT IF PURCHASED THEY WILL NEED TO DEMO THE ACCESSORY STRUCTURE.
1/12/2026	NICK BRAWNER	CALLED NICK BRAWNER AT PHONE #361-558-0899 AND LEFT A VOICEMAIL FOR MY CALL TO BE RETURNED.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V255586-042425

Property Owner: BRAUNER FAMILY TRUST C/O KATHERINE N LUTTER

Address (☒Residential ☐Commercial): 2848 S ALAMEDA ST

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Accessory Structure(s)

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the 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: \$22,242.95
4. Utilities: ☐Active ☒Inactive-Last active date:
5. Year Structure Built: 1939
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: 2848 S ALAMEDA ST (Accessory Structure)

Case # V255586-042425

**OWNER: BRAUNER FAMILY TRUST C/O
KATHERINE N LUTTER**

**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 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**.

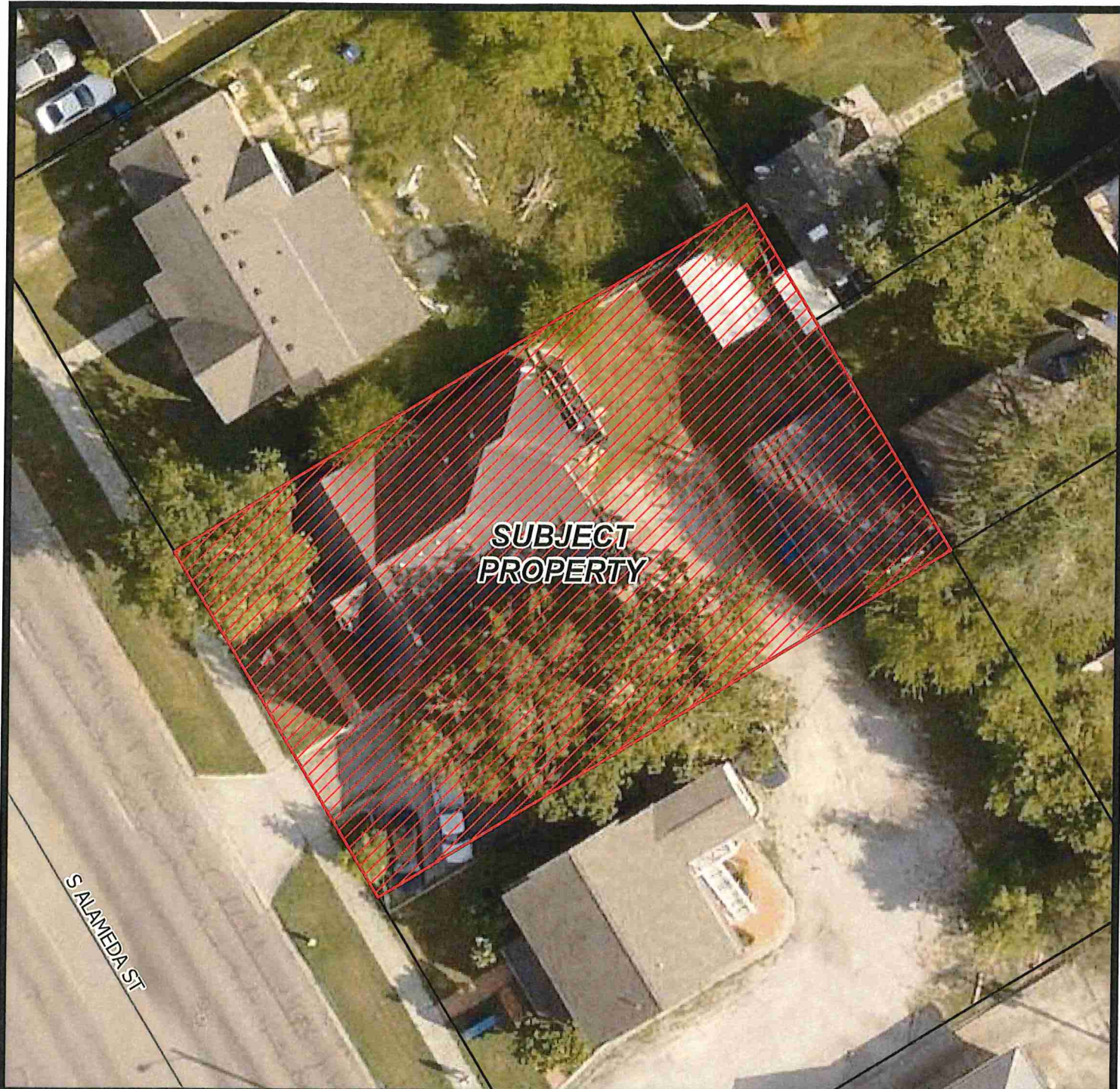
If you have any questions concerning the above, please call (361) 826-3046.

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

CASE TIMELINE FOR 2848 S ALAMEDA ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/23/2025	n/a	n/a
Initial Inspection Completed	4/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/25/2025	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	5/5/2025	Return mail rec'vd 5/5/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	4/26/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	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)



2848 S ALAMEDA ST

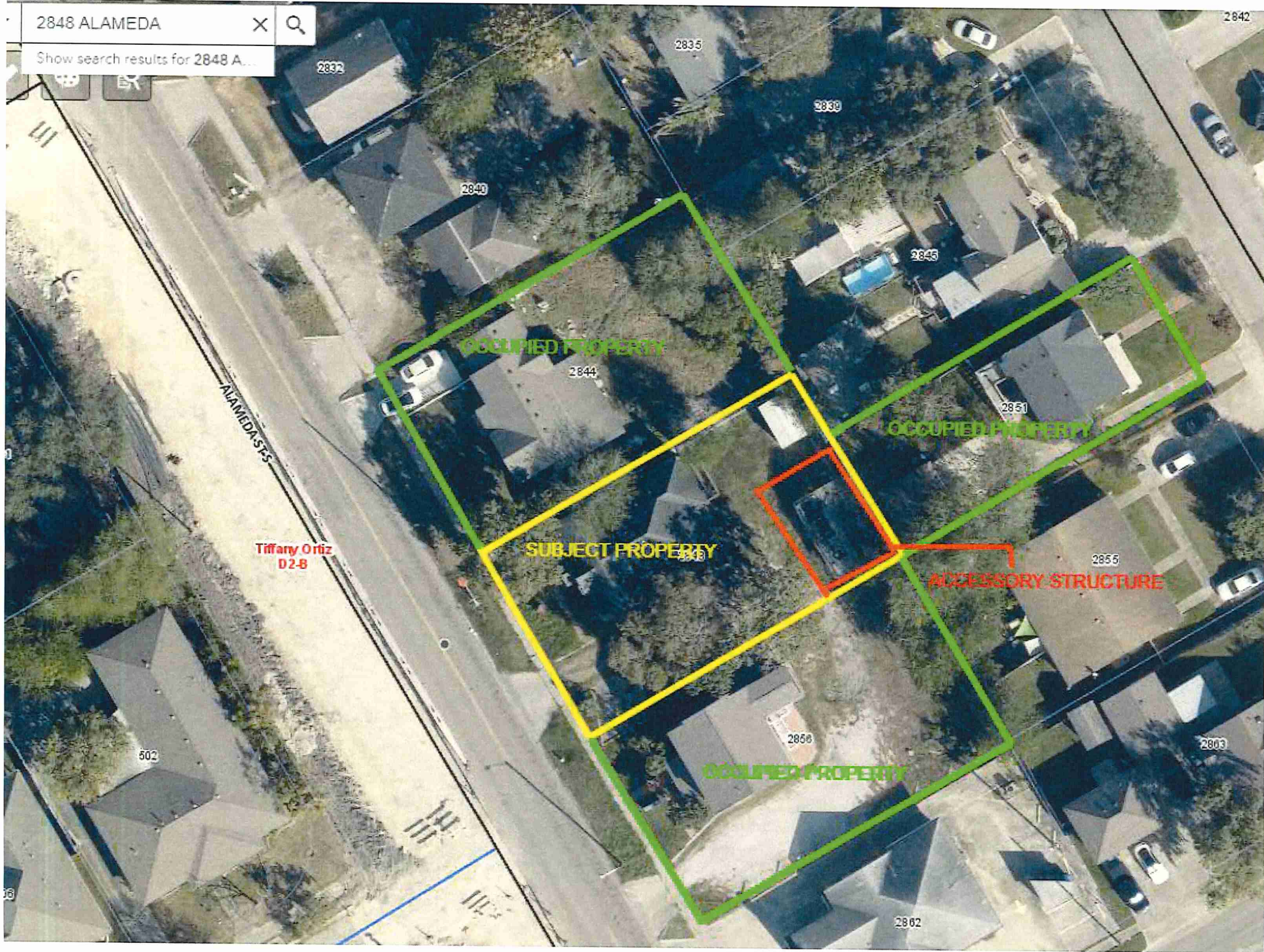
Aerial View



2848 ALAMEDA



Show search results for 2848 A...



Tiffany Ortiz
D2-B

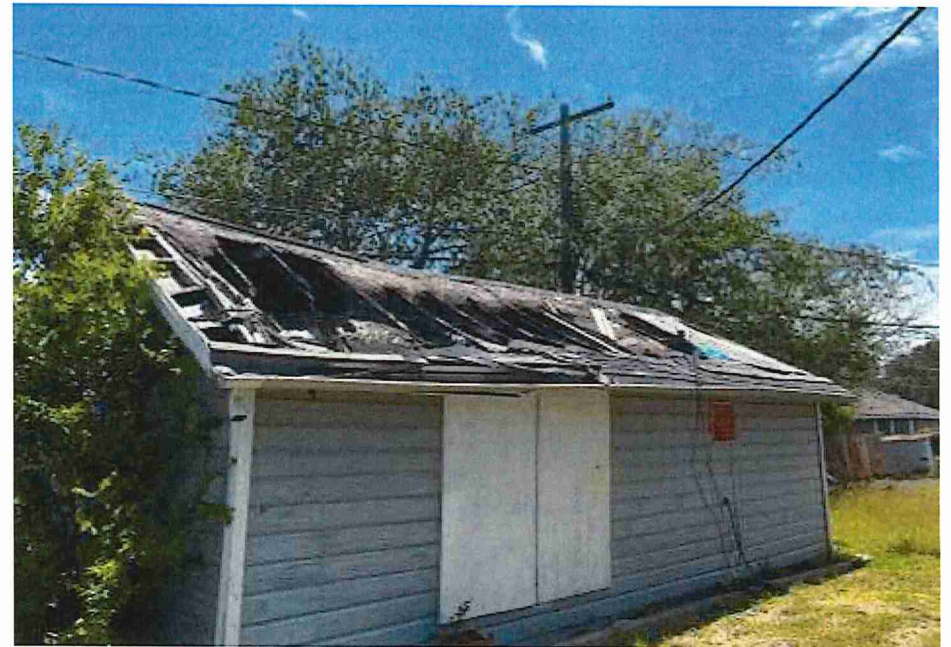
OCCUPIED PROPERTY

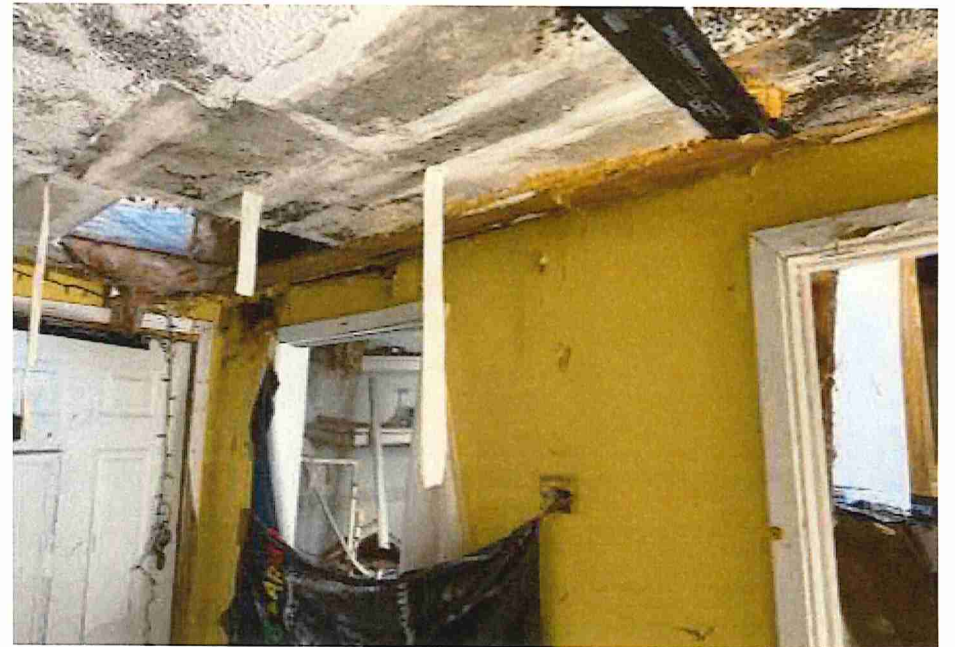
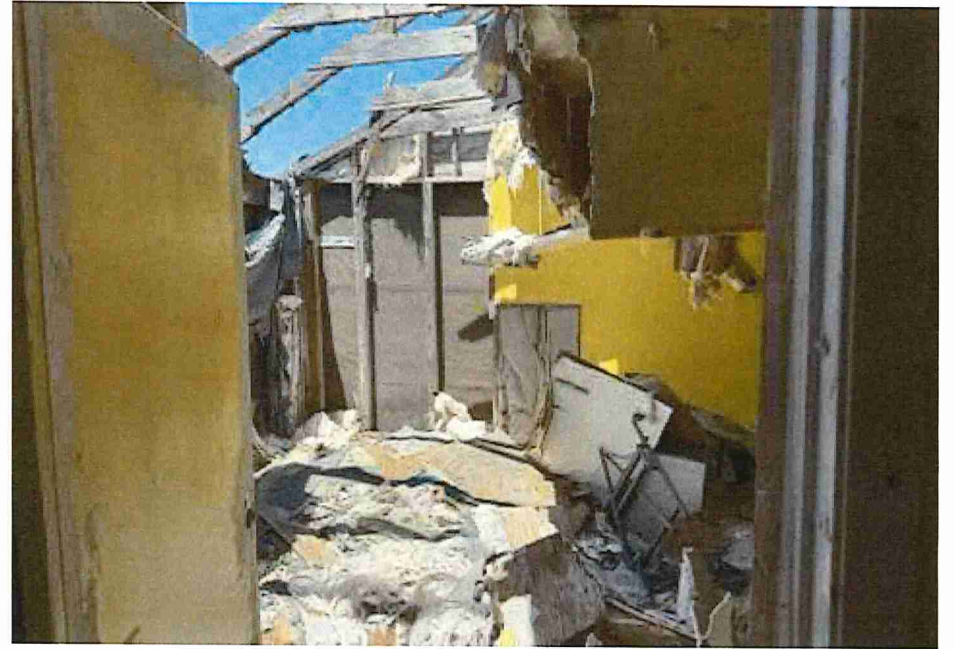
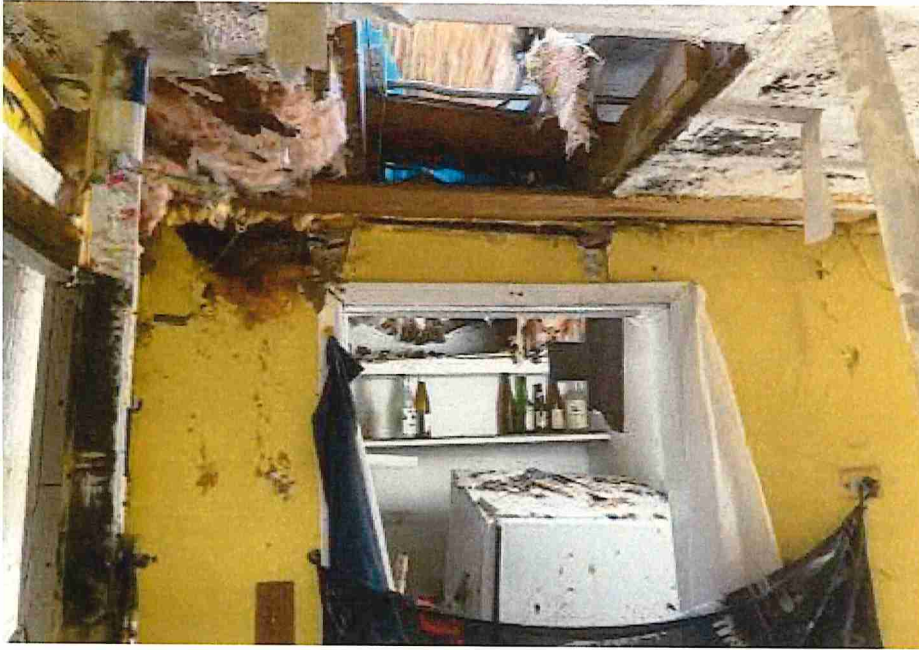
SUBJECT PROPERTY

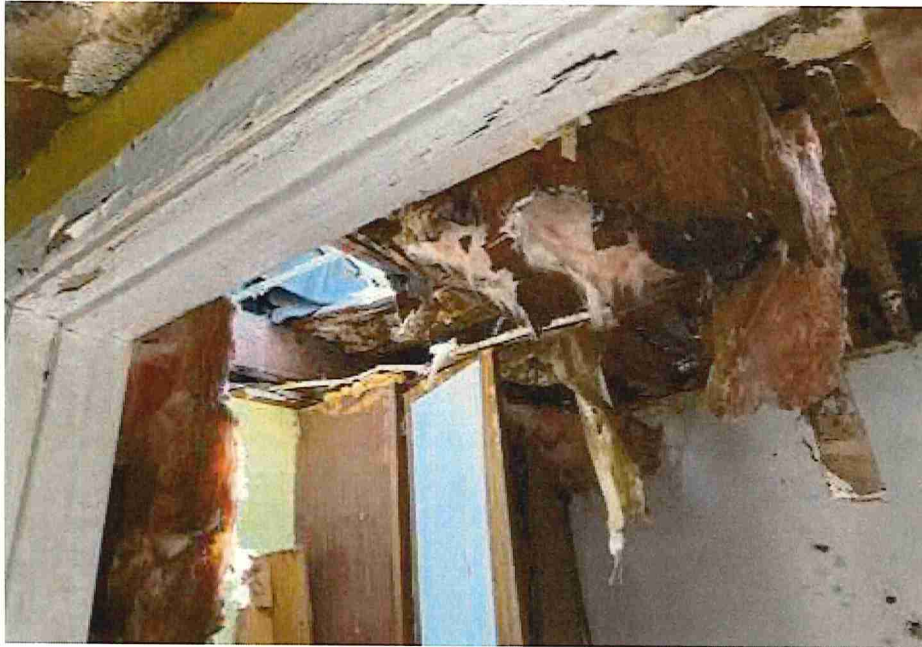
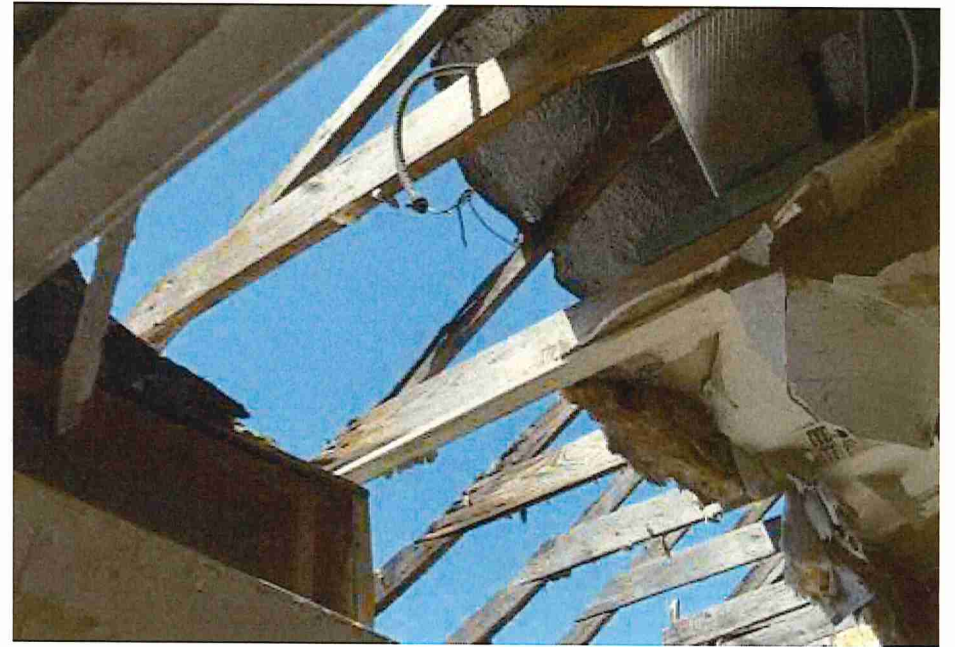
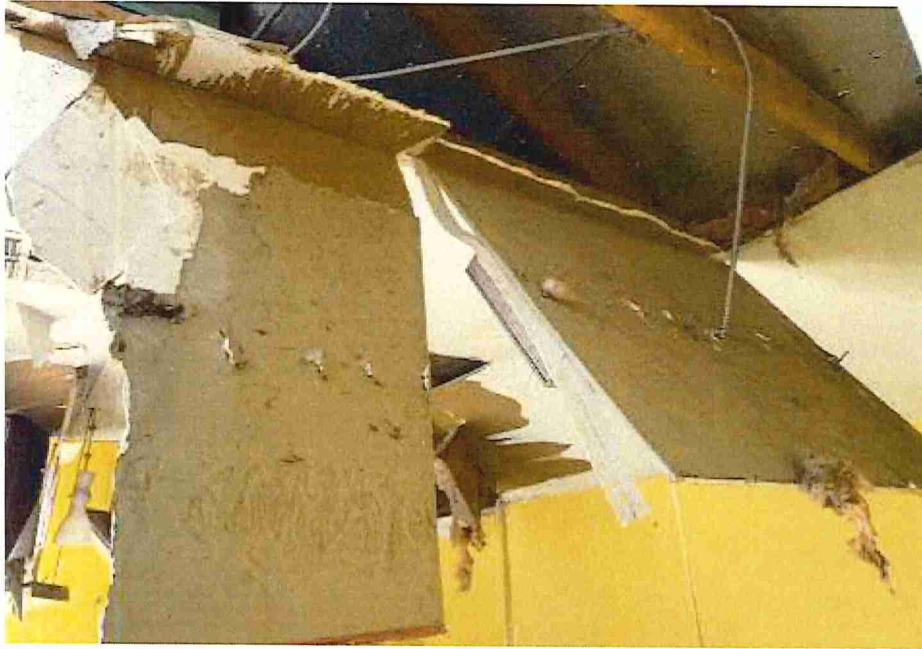
OCCUPIED PROPERTY

ACCESSORY STRUCTURE

OCCUPIED PROPERTY









CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 2848 S ALAMEDA ST
Legal Description: P A CLIFFS LTS 56 THRU 58 BK 808
Tax Account No: 610308080560
Property Owner: BRAWNER FAMILY TRUST
Mailing Address: 2856 S Alameda St
City, State, Zip: Corpus Christi, TX 78404-2731

Inspection Date: 4/23/2025
Zoning District:
Compliance Officer: Josue Gomez
Placard Date: 4/23/2025
Case No: V255586-042425

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:

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:

☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

VIOLATION(S): 2848 S ALAMEDA ST

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.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.
12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

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

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.



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

Case No: B1 Letters, V255586-042425

ADDRESS: 2848 S ALAMEDA ST

Tax Account No: 6103-0808-0560

Owner(s): BRAWNER FAMILY TRUST

LAST UPDATED ON: Friday, November 07, 2025

LETTERS MAILED from 4/25-10/29/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER 1338 LOGAN AVE. CORPUS CHRISTI, TX. 78404-2731	Owner	B1 Letter Mailed on 4/25/2025
BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER 2848 S ALAMEDA ST. CORPUS CHRISTI, TX. 78404	Owner	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'VD 5/5/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
KATHERINE N LUTTER 670 LOUIS HENNA BLVD APT 1204 ROUND ROCK, TX. 78664	Owner	B1 Letter Mailed on 4/25/2025
ADAM NOEL BRAWNER 1338 LOGAN AVE. CORPUS CHRISTI, TX. 78404-2731	Heir	B1 Letter Mailed on 4/25/2025
ADAM NOEL BRAWNER 2848 S ALAMEDA ST. CORPUS CHRISTI, TX. 78404	Heir	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'VD 5/5/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
NICHOLAS IAN LUKE BRAWNER 1338 LOGAN AVE. CORPUS CHRISTI, TX. 78404-2731	Heir	B1 Letter Mailed on 4/25/2025
NICHOLAS IAN LUKE BRAWNER 2848 S ALAMEDA ST. CORPUS CHRISTI, TX. 78404	Heir	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'VD 5/5/25 RETURN TO SENDER VACANT UNABLE TO FRWARD

NICHOLAS IAN LUKE BRAWNER C/O KATHERINE N LUTTER 670 LOUIS HENNA BLVD APT 1204 ROUND ROCK, TX.78664	Heir	B1 Letter Mailed on 9/11/2025 RETURN MAIL REC'VD 9/29/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ADAM NOEL BRAWNER C/O KATHERINE N LUTTER 670 LOUIS HENNA BLVD APT 1204 ROUND ROCK, TX.78664	Heir	B1 Letter Mailed on 9/11/2025 RETURN MAIL REC'VD 9/29/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER 2856 S ALAMEDA ST CORPUS CHRISTI TX 78404-2731	Heir	B1 Letter Mailed on 10/29/2025 RETURN MAIL REC'VD 11/7/25 RETURN TO SENDER VACANT UNABLE TO FORWARD