



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Building Standards Board

Thursday, November 20, 2025

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: Chairman Solberg & Board Member Henderson
(9.25.2025 meeting)**

IV. Approval of Minutes: September 25, 2025

- 1. [25-1754](#) Building Standards Board Meeting Minutes DRAFT 9.25.2025**

Attachments: [9-25-25 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

- 2. [25-1803](#) BSB Property Spreadsheet**

Attachments: [BSB Property Spreadsheet](#)

VI. Emergency Demolition Status: No action required.

3. [25-1804](#) Emergency Demolition Spreadsheet

Attachments: [Emergency Demolition Spreadsheet](#)

VII. Discussion and Possible Action: Calendar Approval

4. [25-1805](#) Building Standards Board 2026 Calendar

Attachments: [2026 BSB Meeting Dates](#)

VIII. 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. (Item A)

A. New Business for Discussion and Possible Action

5. [25-1748](#) Case Number: V244787-092424
Property Address: 1534 Dorado St
Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: [1534 DORADO ST](#)

6. [25-1749](#) Case Number: V255943-043025
Property Address: 1618 Harvard St
Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: [1618 HARVARD ST](#)

7. [25-1750](#) Case Number: V255554-042525
Property Address: 2007 Howard St
Staff Recommendation: Demolish Residential Structure

Attachments: [2007 HOWARD ST](#)

8. [25-1466](#) Case Number: V254848-041025
Property Address: 5117 Margaret Ave
Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: [5117 MARGARET AVE](#)

9. [25-1751](#) Case Number: V252204-021925
Property Address: 1908 Peabody Ave
Staff Recommendation: Demolish Accessory Structure

 Attachments: [1908 PEABODY AVE](#)
10. [25-1752](#) Case Number: V250886-013025
Property Address: 4425 Valdez Dr
Staff Recommendation: Demolish Residential Structure

 Attachments: [4425 VALDEZ DR](#)
11. [25-1753](#) Case Number: V248998-121324
Property Address: 5453 Wharton St
Staff Recommendation: Demolish Residential & Accessory Structure

 Attachments: [5453 WHARTON ST](#)

IX. **Staff Reports**

X. **Question and Answer Period**

XI. **Future Agenda Items**

XII. **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@cctexas.com, 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
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Meeting Minutes - Draft

Building Standards Board

Thursday, September 25, 2025

1:30 PM

City Hall, Council Chambers.

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 Chairman Solberg and Board Member Henderson absent.

II. Public Comment: None.

III. Approval of Absences: None (All members present at 7.24.2025 BSB meeting)

IV. Approval of Minutes: July 24, 2025

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

1. [25-1475](#) Building Standards Board Meeting Minutes DRAFT 7.24.2025

Attachments: [7-24-25 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

2. [25-1472](#) BSB Property Spreadsheet

Attachments: [BSB Property Spreadsheet](#)

VI. Emergency Demolition Status: No action required.

3. [25-1473](#) 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. (Item A)

Presentations on individual properties given by Rosie Dominguez, Supervisor-Code Compliance, Development Services.

A. New Business for Discussion and Possible Action

4. [25-1464](#) Case Number: V253577-031925
Property Address: 1002 Francesca St
Staff Recommendation: Demolish the Residential Structure

Attachments: [1002 FRANCESCA ST](#)

A motion was made by Board Member Hurlburt requiring the owner to demolish the residential structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Pena. The Vote: All Aye. The motion passed.

5. [25-1465](#) Case Number: V252500-022525
Property Address: 4321 Jose Dr
Staff Recommendation: Demolish the Residential Structure

Attachments: [4321 JOSE DR](#)

A motion was made by Board Member Pena requiring the owner to demolish the residential structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

6. [25-1467](#) Case Number: V254841-041025
Property Address: 2954 Sabinas St
Staff Recommendation: Demolish the Accessory Structure

Attachments: [2954 SABINAS ST](#)

A motion was made by Board Member Clark requiring the owner to demolish the accessory structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Hurlburt. The Vote: All Aye. The motion passed.

7. [25-1468](#) Case Number: V254879-041125
Property Address: 205 Sullivan St
Staff Recommendation: Demolish the Accessory Structures A & B

Attachments: [205 SULLIVAN](#)

A motion was made by Board Member Ewing requiring the owner to demolish the residential and accessory structure (A & B) within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Hurlburt. The Vote: All Aye. The motion passed.

VIII. Staff Reports

Jon Perez, Program Manager, updated the Board regarding the abatement budget. He stated with no funds for abatements/demolitions for the upcoming fiscal year, there would be discussed if the department would pause any further Building Standards Board hearings. He would provide an update before the next hearing in November.

IX. Question and Answer Period: None**X. Future Agenda Items: None.****XI. Adjournment**

Being no other business to conduct, Vice Chairman Martinez adjourned at 1:57 p.m.

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V224401-020924	119 Parr St.	8/23/2024	10/4/2024	10/15/2024	D223755	Demo by City	11/14/2024
V224701-021324	2958 Sabinas St.	8/23/2024	10/4/2024	10/14/2024	D223675	Demo by City	11/6/2024
V221003-121323	4442 Valdez Dr.	8/23/2024	10/4/2024	10/14/2024	D223673	Demo by City	10/31/2024
V223866-020224	5030 Kosarek Dr	8/23/2024	10/4/2024	10/14/2024	D223672	Demo by City	11/15/2024
V222702-011224	5314 Burton Ln.	8/23/2024		7/10/2024	D216143	Owner demo	7/16/2024
V225317-022224	702 Southern St.	8/23/2024	10/4/2024	9/11/2024	D221438	Owner demo	10/1/2024
V224520-021224	921 Duncan aka 923 Duncan St	8/23/2024	10/4/2024	11/18/2024	D223756	Demo by City	12/6/2024
V224818-021524	10350 Up River Rd.	11/21/2024	1/3/2025			Appeal deferred	
V22447-020924	1219 Elgin St.	11/21/2024	1/3/2025			Appeal deferred	
V224151-020624	1258 Golla Dr.	11/21/2024	1/3/2025	1/29/2025	D230674	Demo by City	2/24/2025
V222340-010824	2418 John St.	11/21/2024		12/23/2024	D228512	Owner Demo	12/27/2024
V223506-012824	2542 Montgomery St.	11/21/2024	1/3/2025	1/29/2025	D230672	Demo by City	3/3/2025
V223995-020524	4113 Dinn St	11/21/2024				Property sold	
V220687-120823	412 Coke St. aka 1821 Lipan	11/21/2024	1/3/2025	2/6/2025	D231003	Demo by City	2/26/2025
V223582-012924	4917 Moravian (accessory)	11/21/2024	1/3/2025	12/23/2024	D228444	Demo on hold by City	
V224436-020924	804 14th St. (accessory)	11/21/2024	1/3/2025		Not needed due to structure under 200 sq ft	Demo by City	4/4/2025
V224432-020924	806 14th St.	11/21/2024	1/3/2025	1/29/2025	D230670	Demo by City	3/7/2025
V238713-072224	1313 Ramirez St.	1/23/2025	2/24/2025			Demo on hold by City	
V230056-041824	1747 15th St Building #1	1/23/2025	2/24/2025			Demo on hold by City	
V230292-042224	1747 15th ST Building #2	1/23/2025	2/24/2025			Demo on hold by City	
V232991-052224	302 Louise Dr. (accessory)	1/23/2025				Owner Demo	2/14/2025
V233746-053124	3609 S. Saxet Dr	1/23/2025	2/24/2025	3/10/2025	D233579	Demo by City	3/31/2025
V227835-032624	5825 Hall Ave. (accessory)	1/23/2025	2/24/2025	4/15/2025	D235863	Demo by City	4/22/2025
V229763-041524	938 Mendoza St.	1/23/2025	2/24/2025	3/10/2025	D233578	Demo by City	4/3/2025
V247181-103124	11252 Leopard St.	3/27/2025	4/28/2025		Not needed for mobile home	Demo by City	5/30/2025
V221738-122723	1516 Howard St.	3/27/2025	4/28/2025			Demo on hold by City	
V247670-111124	1822 Keys St.	3/27/2025	4/28/2025	5/7/2025	D237719	Demo by City	6/7/2025
V223990-060424	2221 Bolivar St. (accessory)	3/27/2025	4/28/2025	5/7/2025	D237724	Demo on hold by City	
V235205-061424	2629 Deer St.	3/27/2025	4/28/2025		Not needed for mobile home	Demo by City	6/2/2025
V247370-110524	3142 Crest Veil Dr.	3/27/2025	4/28/2025		D237715	Demo on hold by City	
V229766-041524	4517 Ramona Dr.	3/27/2025	4/28/2025	5/7/2025	D237711	Demo by City	6/3/2025
V248795-120924	4901 Concord St. (accessory)	3/27/2025	4/28/2025	5/2/2025	D237624	Owner Demo	5/6/2025
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	
V242714-082724	2410 Baldwin Blvd (accessory)	5/22/2025	6/23/2025			Owner Demo	7/2/2025

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		
V248056-111824	4513 Gulfbreeze Blvd Bldg 5	5/22/2025	6/23/2025			Owner demo	9/2/2025
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			Demo on hold by City	
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			Demo on hold by City	
V254879-041125	205 Sullivan	9/25/2025	11/3/2025			Demo on hold by City	
V244787-092424	1534 Dorado St	11/20/2025					
V255554-042525	2007 Howard St	11/20/2025					
V254841-041025	5453 Wharton St	11/20/2025					
V250886-013025	4425 Valdez Dr	11/20/2025					
V254848-041025	5117 Margaret Ave	11/20/2025					
V252204-021925	1908 Peabody Ave	11/20/2025					
V255943-043025	1618 Harvard St	11/20/2025					
	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
1210 ROCKLAWN	Residential	8/1/2024	Emergency demolition declared	8/9/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/9/2024
1111 BUFORD	Residential	8/16/2024	Emergency demolition declared	8/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/27/2024
3025 DAVID	Residential	8/30/2024	Emergency demolitiion declared	9/12/2024	OWNER DEMOLISHED-COMPLETE	9/16/2024
403 S. PORT	Commercial	8/26/2024	Emegency demolition declared	8/26/2024	CASE CLOSED DUE TO STRUCTURE COLLAPSING AND NO LONGER BEING LISTED AS AN EMERGENCY DEMO CASE	9/13/2024
710 16TH ST	Residential	11/11/2024	Emergency demolition declared	11/11/2024	DEMOLISHED BY EMER. DEMO DECLARATION	12/3/2024
1211 11TH ST	Residential	11/20/2024	Emergency demolition declared	11/25/2024	DEMOLISHED BY EMER. DEMO DECLARATION	1/23/2025
11273 UP RIVER RD	Residential	12/2/2024	Emergency demolition declared	12/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	1/30/2025
1615 COMANCHE	Residential	12/9/2024	Emergency demolition declared	12/9/2024	DEMOLISHED BY EMER. DEMO DECLARATION	2/7/2025
1010 NAS	Residential	12/11/2024	Emergency demolition declared	12/11/2024	OWNER DEMOLISHED-COMPLETE	1/22/2025
4510 STONEGATE WAY	Residential	12/20/2024	Emegency demolition declared	12/23/2024	DEMOLISHED BY EMER. DEMO DECLARATION	2/7/2025
1432 S. 19TH ST	Residential	1/8/2025	Emergency demolition declared	1/8/2025	DEMOLISHED BY EMER. DEMO DECLARATION	2/25/2025
7001 ASHDOWN	Residential	1/10/2025	Emergency demolition declared	1/13/2025	DEMOLISHED BY EMER. DEMO DECLARATION	3/17/2025
205 SULLIVAN	Residential	1/9/2025	Emergency demolition declared	1/13/2025	DEMOLISHED BY EMER. DEMO DECLARATION	2/12/2025
4606 BLUNDELL	Residential	1/17/2025	Emergency demolition declared	1/22/2025	OWNER DEMOLISHED-COMPLETE	3/18/2025
4417 DINN	Residential	1/25/2025	Emergency demolition declared	1/28/2025	DEMOLISHED BY EMER. DEMO DECLARATION	4/6/2025
1127 VERBENA	Residential	1/28/2025	Emergency demolition declared	1/28/2025	OWNER DEMOLISHED-COMPLETE	2/10/2025
366 SHAWNEE	Residential	2/14/2025	Emergency demolition declared	2/14/2025	DEMOLISHED BY EMER. DEMO DECLARATION	3/21/2025
422 SCOTT	Residential	2/24/2025	Emergency demolition declared	2/25/2025	DEMOLISHED BY EMER. DEMO DECLARATION	5/8/2025
2837 DAVID	Residential	3/4/2025	Emergency demolition declared	3/4/2025	DEMOLISHED BY EMER. DEMO DECLARATION	4/5/2025

Emergency Demolitions FY2022

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
3314 CHURCHILL	Residential	3/7/2025	Emergency demolition declared	3/7/2025	DEMOLISHED BY EMER. DEMO DECLARATION	5/3/2025
2813 ALVIN	Residential	3/11/2025	Emergency demolition declared	3/11/2025	OWNER DEMOLISHED-COMPLETE	5/6/2025
2726 NIAGARA	Residential	3/12/2025	Emergency demolition declared	3/12/2025	OWNER DEMOLISHED-COMPLETE	3/26/2025
2901 BLAKE ST	Residential	3/18/2025	Emergency demolition declared	3/21/2025	OWNER OBTAINED PERMITS AND REPAIRED TO CODE. CASE CLOSED COMPLAINT	6/4/2025
3318 CHURCHILL	Residential	4/2/2025	Emergency demolition declared	4/3/2025	DEMOLISHED BY EMER. DEMO DECLARATION	5/14/2025
1146 DORTHY	Residential	4/3/2025	Emergency demolition declared	4/3/2025	OWNER DEMOLISHED-COMPLETE	4/10/2025
714 JOSEPHINE	Residential	4/3/2025	Emergency demolition declared	4/3/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/16/2025
6338 OLD BROWNSVILLE	Commercial	3/31/2025	Emergency demolition declared	3/31/2025	OWNER DEMOLISHED-COMPLETE	4/24/2025
2842 PRESCOTT	Residential	4/7/2025	Emergency demolition declared	4/7/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/26/2025
706 S PORT	Commercial	4/24/2025	Emergency demolition declared	4/24/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/7/2025
1807 LIPAN	Residential	4/18/2025	Emergency demolition declared	4/18/2025	OWNER DEMOLISHED-COMPLETE	5/8/2025
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	DEMO PENDING ABATEMENT FUNDS	
758 SHARON	Residential	5/15/2025	Emergency demolition declared	5/15/2025	DEMO PENDING ABATEMENT FUNDS	
3004 WASHINGTON ST	Residential	5/19/2025	Emergency demolition declared	5/19/2025	DEMO PENDING ABATEMENT FUNDS	
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 PENDING ABATEMENT FUNDS	
1801 MARY ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/27/2025

Emergency Demolitions FY2022

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
950 LOUIS LYNCH	Residential	6/16/2025	Emergency demolition declared	6/16/2025	DEMO PENDING ABATEMENT FUNDS	
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 PENDING ABATEMENT FUNDS	
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO PENDING ABATEMENT FUNDS	
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 PENDING ABATEMENT FUNDS	
2941 AGNEST ST	Commercial	9/2/2025	Emergency demolition declared	9/2/2025	DEMO PENDING ABATEMENT FUNDS	
3002 WASHINGTON	Residential	10/16/2025	Emergency demolition declared	10/16/2025	DEMO PENDING ABATEMENT FUNDS	

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:

- 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;
- 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
- Via mail to the owner(s) as determined by searches of:
 - Nueces County real property records;
 - Nueces County Appraisal District records;
 - Records of the Secretary of State;
 - Assumed name records of the county in which the building is located;
 - Tax records of the municipality; and
 - 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 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.

- If the plan is approved by the director of development services, said plan must be implemented within one (1) business day of approval.
- If the plan is determined infeasible by the director of development services, the required affidavits shall be executed for commencement of the emergency demolition.
- 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.
- 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:

- File copies of the affidavits among the official records of the code enforcement case file;
- Provide notice to the owner and lienholders/mortgagees of record; and
- 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.

Emergency Demolitions FY2022

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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(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)

**2026 Meeting Calendar
Building Standards Board
(Every other month/4th Thursday-1:30 p.m.)
City Hall Council Chambers
1201 Leopard**

1.22.2026

3.26.2026 (Cancelled)

5.28.2026

7.23.2026

9.24.2026

11.19.2026



1534 DORADO ST – RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 9/23/2024.

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 a 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 the residential & accessory structure (Building Survey attached)

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

According to NCAD, Gonzales Gaspar ET UX Irene took possession of property 1/13/1998.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 15

Owner Compliance: 1

City Abatements: 22

Citations issued: 15



1534 DORADO ST – RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
04/25/2025	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	In progress
09/24/2024	Substandard Structure	Main and accessory structures unfit for human occupancy	In progress
04/22/2024	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
04/27/2023	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
12/14/2022	Substandard Structure	Main and accessory structures unfit for human occupancy	Closed
09/20/2022	Unsecure Vacant Building	Unsecured openings	Expired
04/26/2022	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
05/14/2021	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
05/14/2021	Unsecure Vacant Building	Unsecured Opening	Expired
07/20/2018	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
07/21/2017	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
06/20/2016	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
07/06/2015	Junked Vehicle	Inoperable Jeep	Owner compliance
04/28/2015	Vacant Building	Tall weeds, liter and solid waste and sidewalks, curbs and gutters	Expired
10/16/2023	Care of premises	Tall weeds	Expired



1534 DORADO ST – RESIDENTIAL & ACCESSORY STRUCTURE

Abatement history for 1534 Dorado St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/27/2025	\$160 / \$125	Tall Weeds
2. 11/08/2024	\$160 / \$125	Tall Weeds
3. 09/24/2024	\$147.28 / \$125	Tall Weeds
4. 06/05/2024	\$78.64 / \$125	Tall Weeds
5. 03/12/2024	\$125 / \$125	Tall Weeds
6. 12/28/2023	\$103.6 / \$125	Tall Weeds
7. 10/19/2023	\$147.28 / \$125	Tall Weeds
8. 12/16/2022	\$370 / \$174	Secure Openings
9. 10/28/2022	\$90 / \$174	Secure Openings
10. 03/13/2023	\$82.54 / \$125	Tall Weeds
11. 12/16/2022	\$78.64 / \$125	Tall Weeds
12. 10/28/2022	\$147.28 / \$125	Tall Weeds
13. 08/26/2022	\$103.6 / \$125	Tall Weeds
14. 06/02/2022	\$103.6 / \$125	Tall Weeds
15. 02/10/2022	\$147.28 / \$125	Tall Weeds
16. 12/02/2021	\$147.28 / \$125	Tall Weeds
17. 09/20/2021	\$222.28 / \$125	Tall Weeds
18. 06/17/2021	\$147.28 / \$125	Tall weeds
19. 06/30/2021	\$80 / \$174	Secure Opening
20. 03/03/2018	\$97.36 / \$73	Tall Weeds
21. 03/30/2017	\$244.13 / Unknown	Tall Weeds
22. 09/21/2016	\$112.36 / Unknown	Tall Weeds

Total: **\$5690.43**



1534 DORADO ST – RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1534 Dorado St.
Physical Attack/Attempted Bodily Injury	3
Attempt to Contact	5
Broadcast Info Law Enforcement Only	4
Civil Matter/standby	7
Code Enforcement	1
Disturbance	30
Physical Altercation	2
Building Fire	1
Incomplete or Dropped 911 Call	5
On View Investigation	11
EMS Request/medical Emergency	2
Missing Person	3
Quality of Life	2
Intentionally Harming Oneself	1
Serve Court Subpoena	4
Suspicious or Unusual	1
Theft of Property or Services	1
EMS Request/medical Trauma	1
Telephone Reporting Unit	3
Unknown Nature	1
Unauthorized Use of Motor Vehicle	1
Search Warrant	2
Grand Total	91



1534 DORADO ST – RESIDENTIAL & ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
N/A	N/A	*PROPERTY OWNERS ARE DECEASED*

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V244787-092424

Property Owner: Gonzales Gaspar ET UX Irene

Address (☒Residential ☐Commercial): 1534 Dorado 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 and 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: \$23,529.57
4. Utilities: ☐Active ☒Inactive-Last active date: 11/10/15
5. Year Structure Built: 1960
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27,2025

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

RE: 1534 DORADO ST (Residential & Accessory Structure) Case # V244787-092424

OWNER: GONZALES GASPAR ET UX IRENE

**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 **September 23, 2024**, 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.

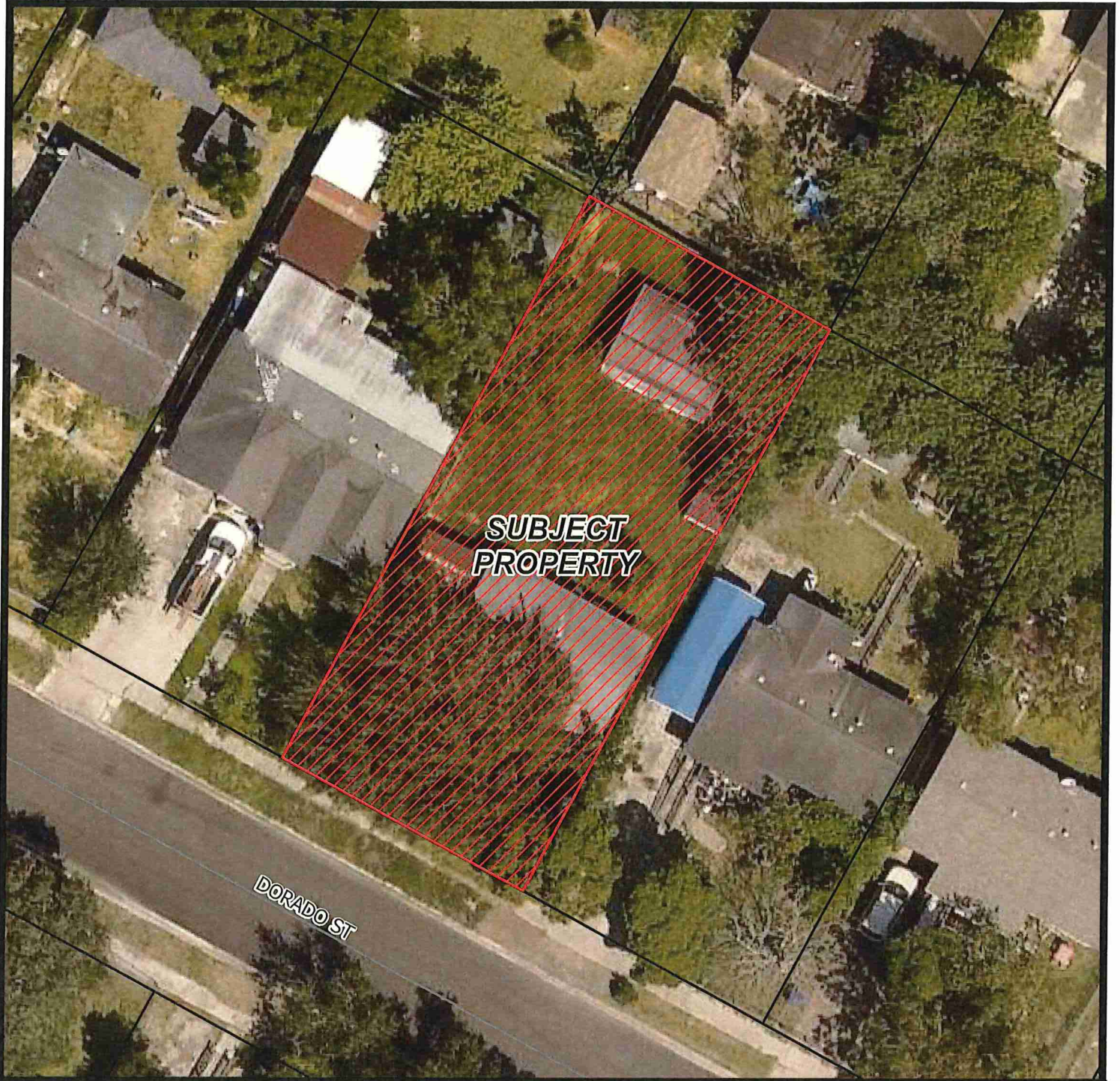


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 1534 DORADO ST

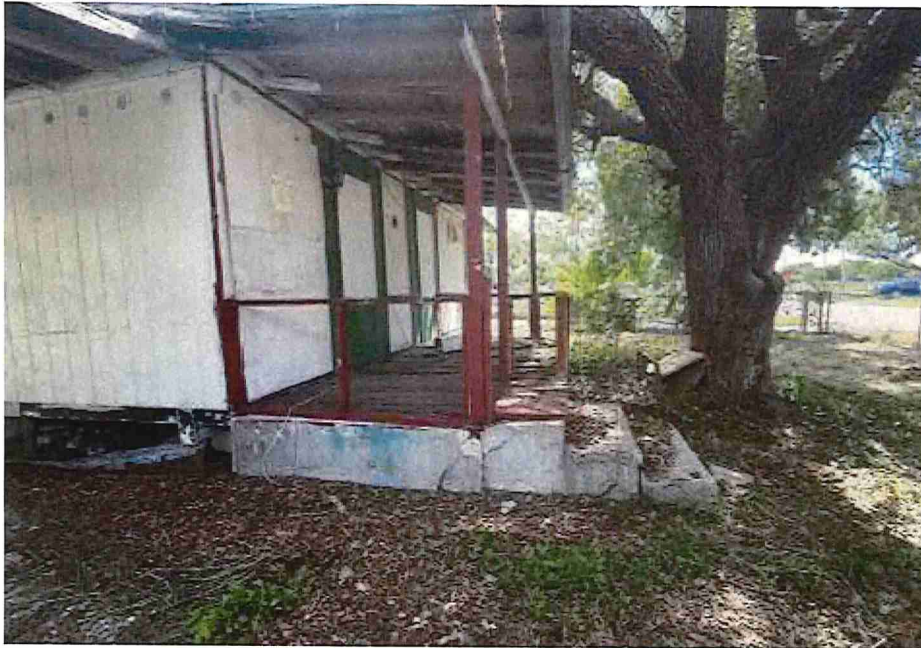
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	9/24/2024	n/a	n/a
Initial Inspection Completed	9/24/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/30/2025	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	9/12/2025 & 9/15/2025	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	10/12/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/7/2025	Return mail rec'vd 5/7/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	6/5/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	10/12/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



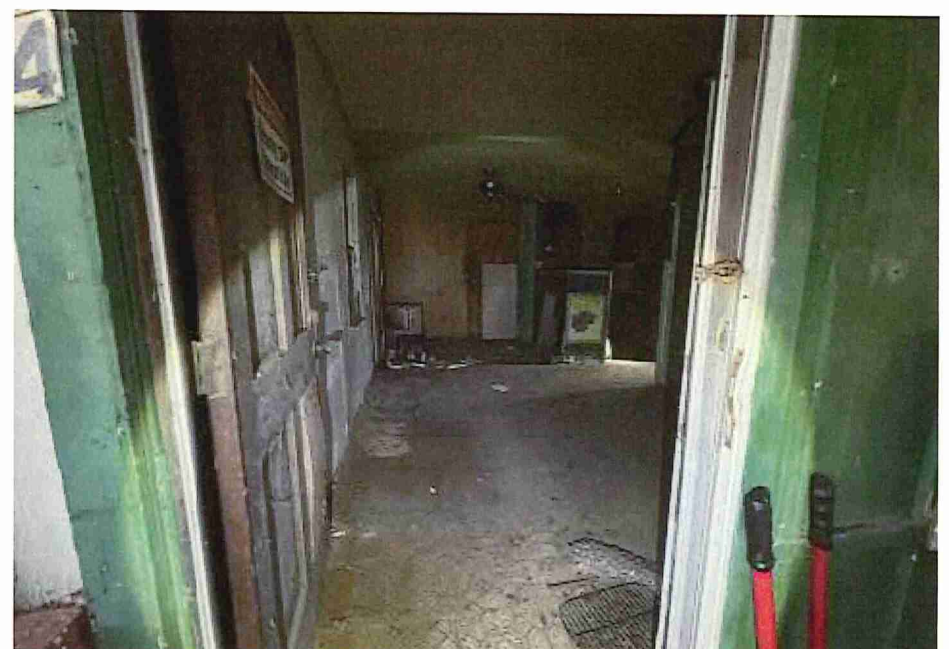
1534 DORADO ST

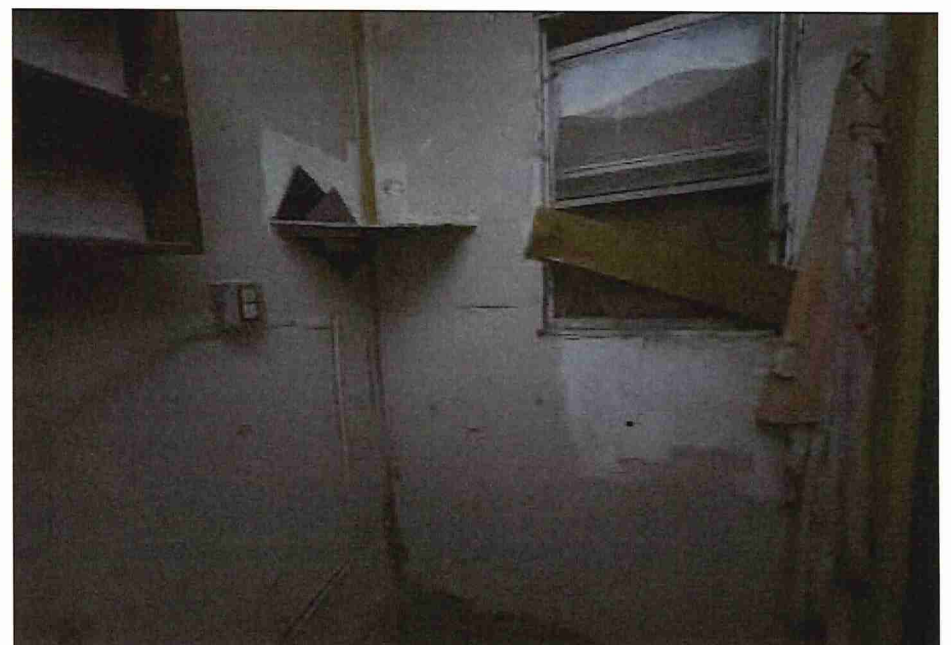
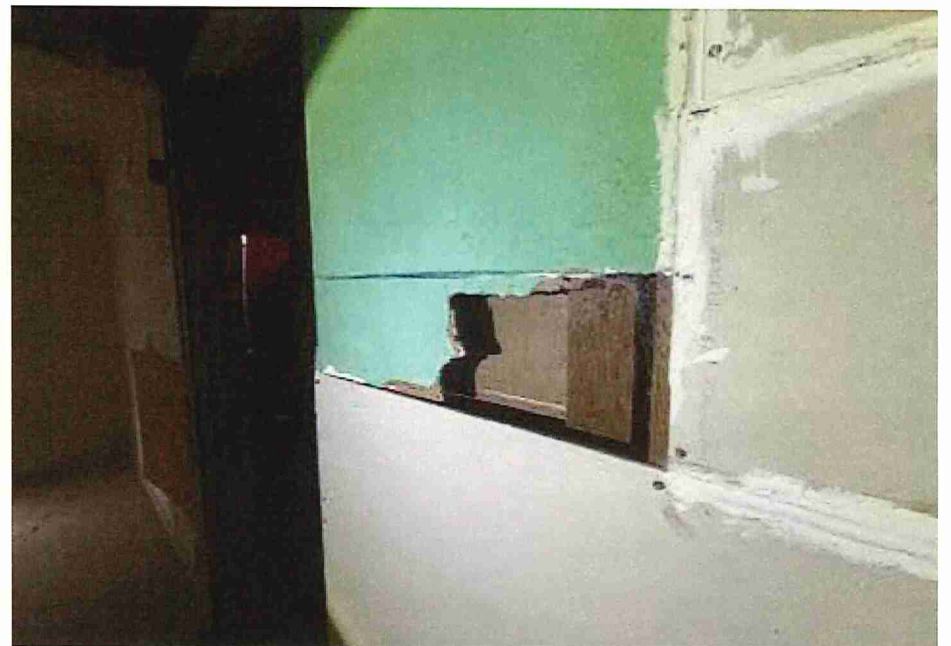
Aerial View

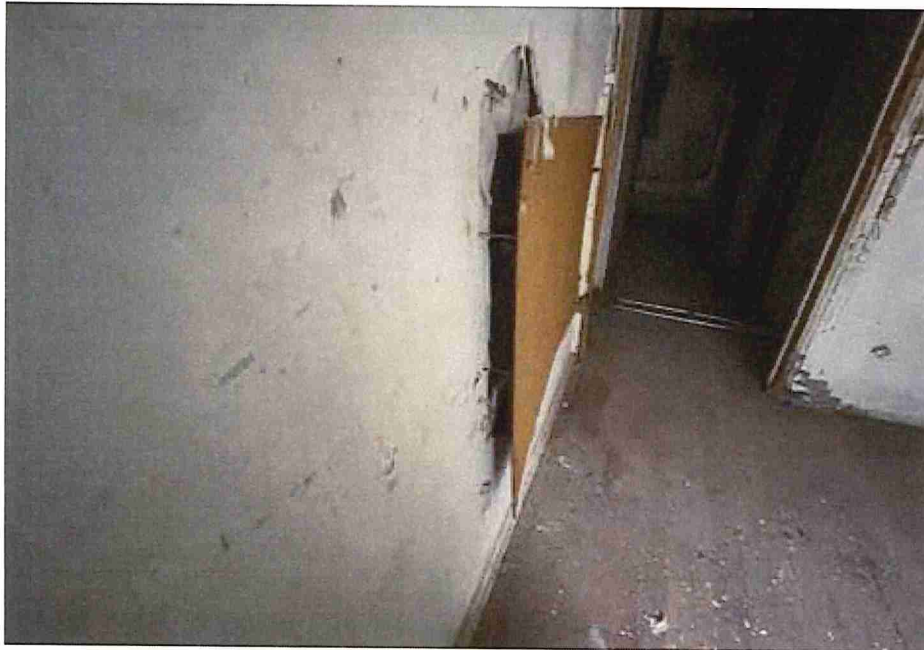
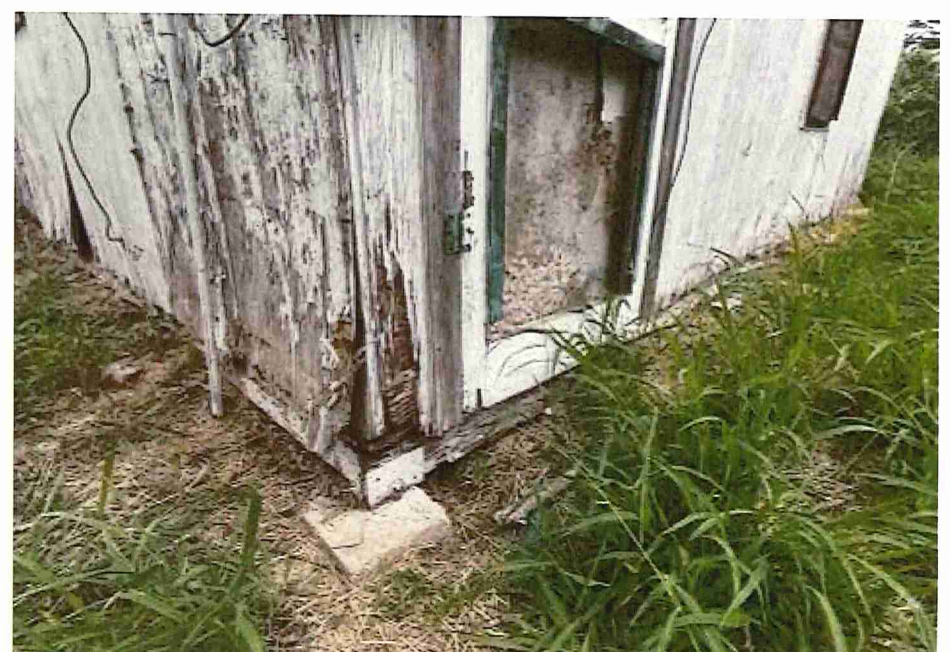


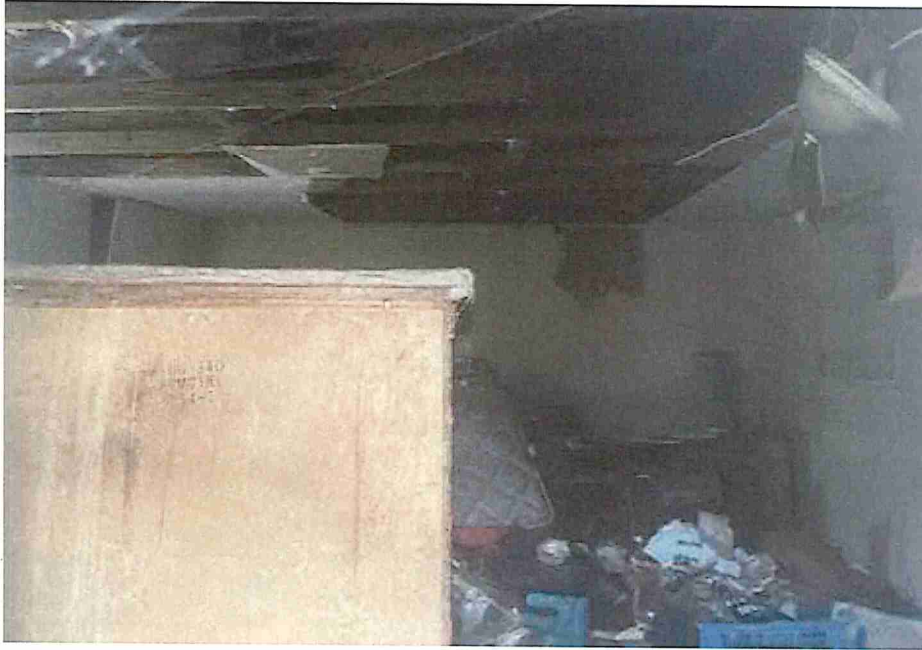












City of Corpus Christi – BUILDING SURVEY

Account Number: 4570-0004-0420

Inspection Date: 9/24/2024

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Grace Elledge

Property Address: 1534 DORADO ST

Legal Description: LOS ENCINOS BLK D LOT 42

Owner: GONZALES GASPAR ET UX IRENE

Mail to: 1534 DORADO

City, State, Zip: CORPUS CHRISTI, TX 78417

☒ Dwelling	☐ Commercial	☐ Accessory	☐ Sq. Ft.	☐ Story
☒ Wood Frame	☐ Masonry	☐ Fire Damage	☐ # of Units	☒ Inside Inspection
☒ Vacant	☐ Occupied	☒ Open	☒ Placard	

Placard Posted on: 4/23/2025

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
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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:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

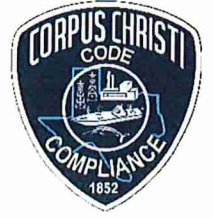
- ☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

- ☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

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



CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 1534 DORADO ST
Legal Description: LOS ENCINOS BLK D LOT 42
Tax Account No: 4570-0004-0420
Property Owner: GONZALES GASPAR ET UX IRENE
Mailing Address: 1534 DORADO
City, State, Zip: CORPUS CHRISTI, TX 78417

Inspection Date: 9/24/2024
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 4/23/2025
Case No: V244787-092424

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): 1534 DORADO 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.

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.

304.10 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.

304.15 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.

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.

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, V244787-092424

ADDRESS: 1534 DORADO ST

Tax Account No: 4570-0004-0420

LAST UPDATED ON: Friday, October 03, 2025

Owner(s): GONZALES GASPAR ET UX IRENE

LETTERS MAILED from 4/30-9/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
GONZALES GASPAR ET UX IRENE 1534 DORADO ST CORPUS CHRISTI TX 78417	Owner	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
GASPAR GONZALES AKA GASPER F GONZALEZ 1534 DORADO ST CORPUS CHRISTI TX 78417	Owner	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF IRENE GONZALES AKA IRENE R GONZALEZ 1534 DORADO ST CORPUS CHRISTI TX 78417	DECEASED OWNER UNKNOWN HEIRS	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF GASPAR GONZALES AKA GASPAR F GONZALEZ 1534 DORADO ST CORPUS CHRISTI TX 78417	DECEASED OWNER UNKNOWN HEIRS	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
CYNTHIA KNUTSON 2526 FIG ST CORPUS CHRISTI TX 78404	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ANNETTE R GONZALES 4618 DIETRICH RD APT 212	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/7/2025

SAN ANTONIO TX 78219		RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
DAVID GONZALES 1534 DORADO ST CORPUS CHRISTI TX 78417	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/9/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ANNETTE R GONZALES 1534 DORADO ST CORPUS CHRISTI TX 78417	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
IRENE GONZALES AKA IRENE R GONZALEZ 1534 DORADO ST CORPUS CHRISTI TX 78417	Owner	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
FIDEL NOYOLA 1534 DORADO ST CORPUS CHRISTI TX 78417	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
CYNTHIA KNUTSON 1534 DORADO ST CORPUS CHRISTI TX 78417	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
JIMMY VICTOR GONZALES 1534 DORADO ST CORPUS CHRISTI TX 78417	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
GASPER H GONZALES 1534 DORADO ST CORPUS CHRISTI TX 78417	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNETTE R GONZALES 2718 JUPE DR SAN ANTONIO TX 78222-1209	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER

		VACANT UNABLE TO FORWARD
JIMMY VICTOR GONZALES 3141 ELDERBERRY LN CORPUS CHRISTI TX 78415	Heir	B1 NOTICE MAILED 4/30/2025 RETURN MAIL REC'VD 5/22/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GASPER H GONZALES 314 MONTAGUE AVE SAN ANGELO, TX 76905-5110	Heir	B1 NOTICE MAILED 4/30/2025 SIGNED GREEN CARD-(UNREADABLE) REC'VD 5/12/2025
CYNTHIA D KNUTSON AKA CYNTHIA GONZALEZ 840 CULBERA RD SAN ANTONIO TX 78201-6210	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 10/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CYNTHIA D KNUTSON AKA CYNTHIA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNETTE R. GONZALES AKA ANNETTE R. GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNETTE RODRIGUEZ 2718 JUPE DR. SAN ANTONIO, TX. 78222-1209	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 10/3/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF VICENTE GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
DAVID GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD

SYLVIA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 VACANT
DIANA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
OLANDA GONZALEZ 1534 DORADO ST CORPUS CHRISTI, TX 78417	Heir	B1 NOTICE MAILED 9/11/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 4/23/2025.

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 a 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 the residential & accessory structure (Building Survey attached)

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

According to NCAD, Amaya Elizardo A and Maria R Amaya took possession of property 7/21/1998.

Case, Abatement, and Citation History

Total number of Code complaints: 0

Total number of cases: 5

Owner Compliance: 1

City Abatements: 1

Citations issued: 0



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
08/14/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
04/30/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
09/05/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/30/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/18/2018	Vacant Building	Tall weeds and litter and solid waste	Expired

Abatement history for 1618 Harvard St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/21/2025	\$899 / \$125	Tall Weeds

Total: \$1024



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1618 Harvard St.
Disturbance	4
On View Investigation	2
Overdose of Alcohol or Drugs	1
Quality of Life	1
Broadcast Info Law Enforcement Only	1
Burglary	1
Intentionally Harming Oneself	2
Grand Total	12

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		Property owners are deceased
04/21/2025	Eloy Amaya , Sandra Amaya and Nina flores	Code officer D. Rohde went to property with CCPD DPO Aaron Schmidt and another patrol officer for a separate complaint about litter and solid waste and very high grass. Son of deceased owners, Eloy Amaya was present at the time of the inspection. Eloy gave a false name to officer Schmidt to cover up some tickets that he had. Officer Schmidt was not happy with the lie, and we started to ask what his real name was and finally got the right information. Eloy stated that he is the son of the deceased homeowners of the property. Eloy stated that he stays at the property from time to time and that he does not have any documentation to show that he has any ownership to the property. Eloy stated his sisters Nina and Sandra had documentation. Officer Schmidt called



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

		Sandra Amaya, and we spoke to Sandra on the phone. Sandra stated that her sister Nina had power of attorney and would have the most documentation, but she did not have anything to prove that she had any kind of ownership to the property. Eloy stated that his sister Nina lived on Sherman street a couple of streets away. they drove to Nina's house and made contact with her and explained that the property was a vacant building with several code violations and is in severe disrepair with no active utilities and that Eloy said she had all the documentation. Nina stated that she only had power of attorney of her mother's meds and hospital rights not the actual property. Nina also stated that her parents did not leave a will and that none of the siblings have petitioned the courts to get the property into their names. Nina stated that she does not have a deed or title for the property and cannot show any kind of documentation of ownership to the property in question. Nina stated that she does not want anything to do with the property and in the future if she wants to get it into her name, she will go through the legal process to get the property changed into her name. upon leaving Nina's property Sandra Amaya showed up and they spoke to her as well. they told her that Nina was not able to show us any kind of documentation or anything showing the ownership to property 1618 Harvard. Sandra stated that she hasn't gone over there since her parents passed away two years ago and that she knew her brother would go over there sometimes
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11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V255943-043025

Property Owner: Amaya Elizardo A and Maria R Amaya

Address (☒Residential ☐Commercial): 1618 Harvard 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 and 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:
4. Utilities: ☐Active ☒Inactive-Last active date: 5/7/15
5. Year Structure Built: 1957
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27,2025

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

RE: 1618 HARVARD ST (Residential & Accessory Structure) Case # V255943-043025

**OWNER: AMAYA ELIZARDO A AND MARIA
R AMAYA**

**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.

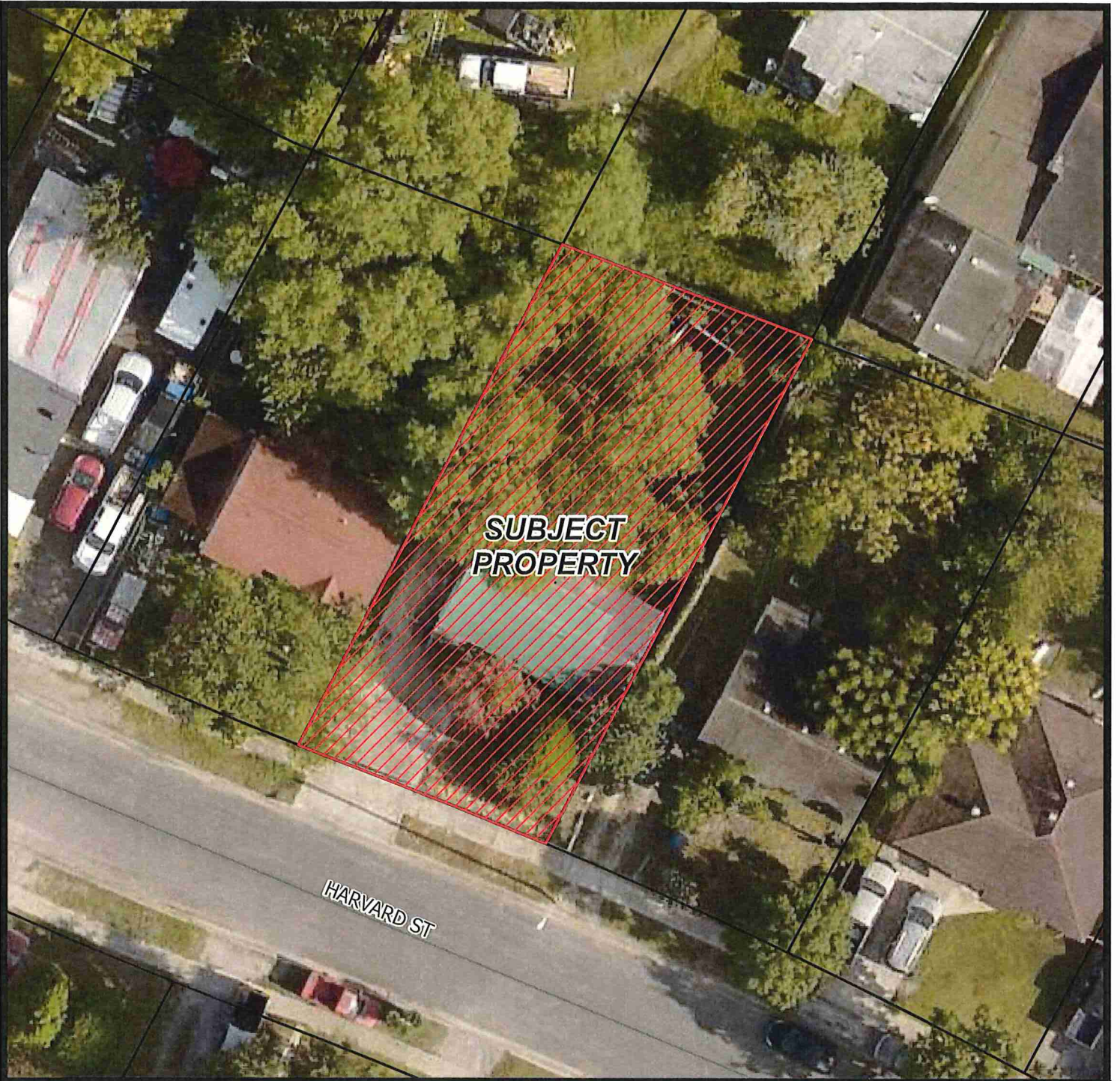


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 1618 HARVARD ST

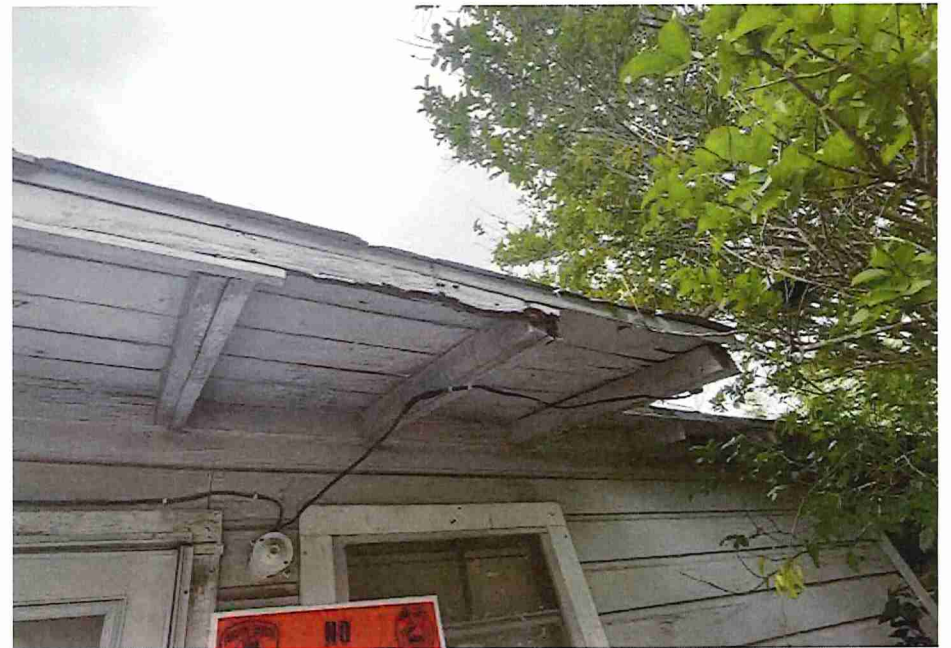
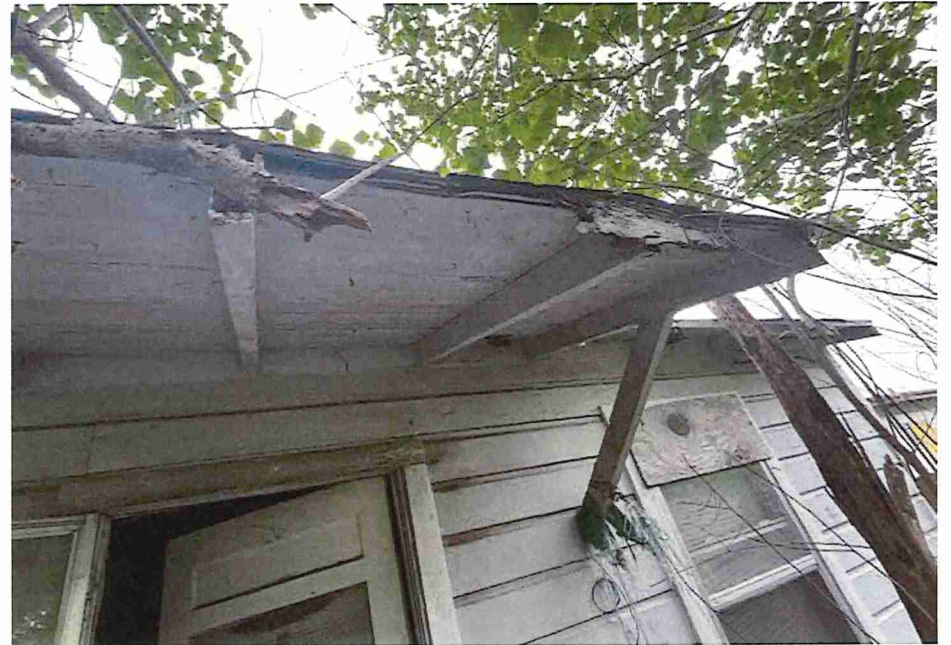
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/23/2025	n/a	n/a
Initial Inspection Completed	4/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/9/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/14/2025	Return mail rec'vd 5/14/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	6/10/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

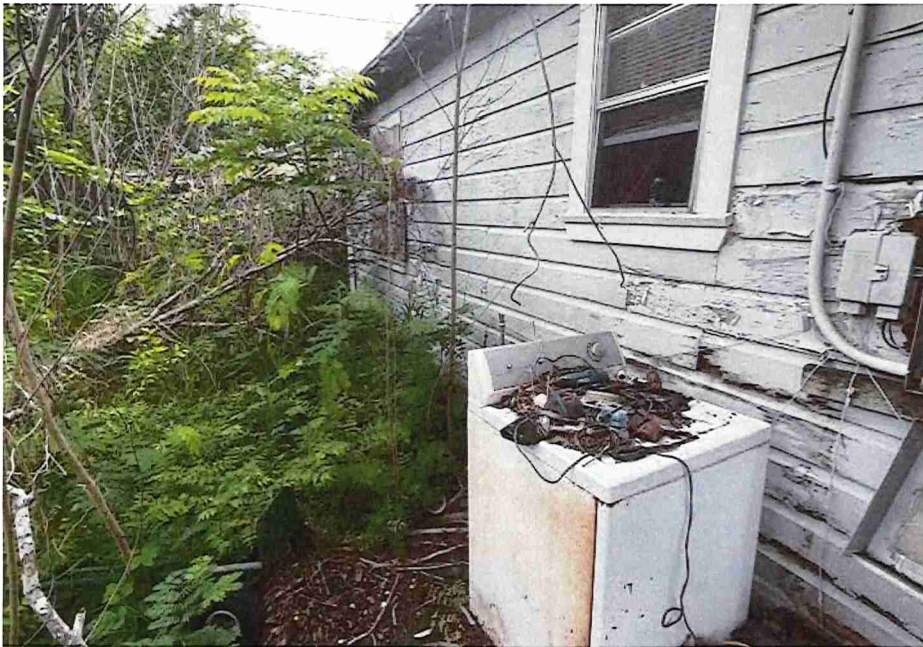


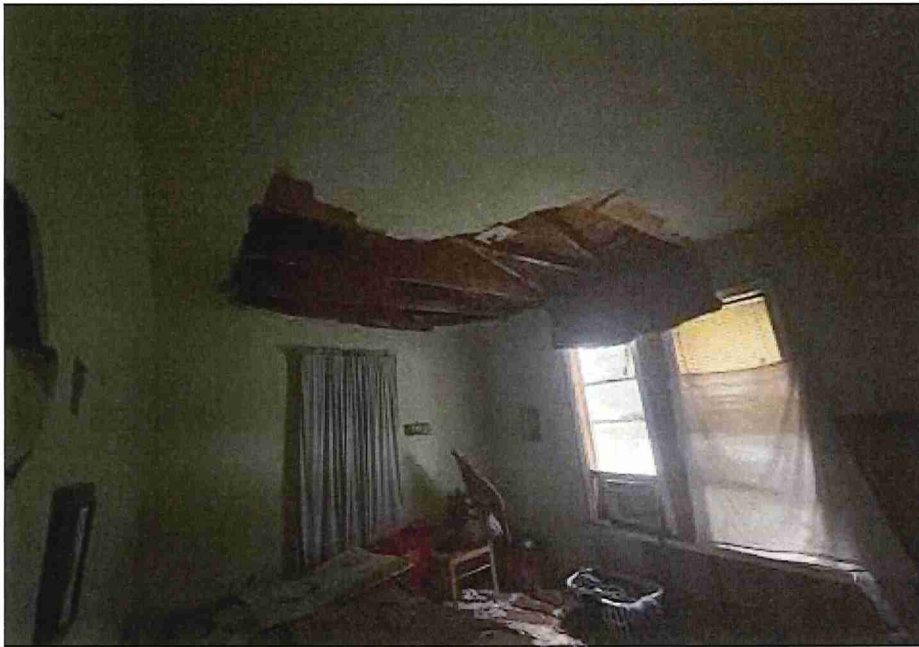
1618 HARVARD

Aerial View





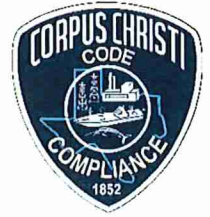








CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 1618 HARVARD ST
Legal Description: CHULA VISTA BLK 5 LOT 5
Tax Account No: 158500050050
Property Owner: AMAYA ELIZARDO A AND MARIA
Mailing Address: R AMAYA
City, State, Zip: CORPUS CHRISTI, TX 78416

Inspection Date: 4/23/2025
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 4/23/2025
Case No: V255943-043025

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:

City of Corpus Christi – BUILDING SURVEY

Account Number: 158500050050

Inspection Date: 4/23/2025

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Steven Arredondo

Property Address: 1618 HARVARD ST

Legal Description: CHULA VISTA BLK 5 LOT 5

Owner: AMAYA ELIZARDO A AND MARIA

Mail to: R AMAYA

City, State, Zip: CORPUS CHRISTI, TX 78416

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 1 ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 4/23/2025

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

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

VIOLATION(S): 1618 HARVARD 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.

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.

304.10 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.

304.15 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.

305.3 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.

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, V255943-043025

ADDRESS: 1618 HARVARD ST

Tax Account No: 1585-0005-0050

LAST UPDATED ON: Monday, June 02, 2025

Owner(s): AMAYA ELIZARDO A AND MARIA R AMAYA

LETTERS MAILED from 5/8/-5/8/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
AMAYA ELIZARDO AND MARIA R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF AMAYA ELIZARDO AND MARIA R AYAMA 1618 HARVARD ST CORPUS CHRISTI TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ELIZARDO AMAYA JR 1618 HARVARD ST CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 6162 MISTY MEADOW RD APT 401 CORPUS CHRISTI TX 78414	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/14/2025 RETURN TO SENDER NOT DELIVERBALE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 1618 HARVARD ST CORPUS CHRISTI TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EMILIO R AMAYA 1618 HARVARD ST	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25

CORPUS CHRISTI TX 78416		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EMILIO R AMAYA 3530 XANADO ST CORPUS CHRISTI TX 78415	Heir	B1 Letter Mailed on 5/8/2025 SIGNED RETURN GREEN CARD DATE OF DELIVERY 5-9-28
VENINA A FLORES AKA NINA FLORES 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FRWARD
VENINA A FLORES AKA NINA FLORES 1606 SHERMAN ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FRWARD
EDUARDO R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EDUARDO R AMAYA PO BOX 189 MODESTO, CA 95353-0189	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/22/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
SANDRA A QUEZADA AKA SANDRA AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SANDRA A QUEZADA AKA SANDRA AMAYA 4426 MISTLETOE DR CORPUS CHRISTI TX 78411	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FRWARD
ELOY R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 CERT RETURN MAIL REC'VD 5/27/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

UNKNOWN HEIRS OF ELIZARDO AMAYA JR 6162 MISTY MADOW RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 CERT RETURN MAIL REC'VD 5/14/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
NINA FLORES 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LARRY AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LARRY AMAYA 6162 MISTY MEADOW RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/14/225 LARRY AMAYA RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
LEONARD AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LEONARD AMAYA 6162 MISTY MEADOW RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF MARIA R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF AMAYA ELIZARDO	Heir	B1 Letter Mailed on 5/8/2025

1618 HARVARD ST CORPUS CHRISTI TX 78416		RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 6162 MISTY MEADOWS RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST AMAYA AKA ERNEST AMAYA 314 KNICKERBOCKER ST APT 7 CORPUS CHRISTI TX 78418-3438	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD



2007 HOWARD ST – RESIDENTIAL 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 of the 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. (19th St)

According to NCAD, Burris Sean took possession of property 7/15/2024.

Case, Abatement, and Citation History

Total number of Code complaints: 10

Total number of cases: 4

Owner Compliance: 1

City Abatements: 0

Citations issued: 0

Date	Case Type	Violation(s)	Status
4/24/25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress
9/11/24	Care of Premises	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	Compliant



2007 HOWARD ST – RESIDENTIAL STRUCTURE

7/11/23	PMC Standards	304.2 Protective Treatment (Exterior), 304.3 Address Identification, 304.6 Exterior Walls, 304.7 Roofs and Drainage	Closed
10/13/17	PMC Standards	304.2 Protective Treatment (Exterior), 304.3 Address Identification, 304.6 Exterior Walls, 304.7 Roofs and Drainage	Closed

Abatement history for 2007 Howard St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. <u>NONE</u>		

Total: \$0.00

CCPD calls to property:

Nature of Call	2007 Howard St.
Disturbance In Progress	
Noise Ordinance Violation Music or Party	
Suspicious Circumstance(s) Not In Progress	
Suspicious Vehicle In Progress	
Grand Total	



2007 HOWARD ST – RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
4-28-25	MR. BURRIS	4-28-25 @ 1:50PM, PROPERTY OWNER, MR. BURRIS (972-825-6936) CALLED FRUSTRATED THAT HE IS RECEIVING CORRECTION NOTICES IN THE MAIL. FEELING PRESSURED BY THE CITY AND HAS ONLY OWNED THE PROPERTY SINCE 7/15/24.
10-24-25	MR. BURRIS	10-24-25 @ 3:49PM, CALLED THE PROPERTY OWNER, MR. BURRIS (972-825-6936) HE WAS VERY FRUSTRATED THAT HE IS RECEIVING A CALL FROM THE CITY ABOUT A PROPERTY THAT HE ONLY RECENTLY PURCHASED. HE ALSO STATED THAT HE IS FEELING PRESSURED BY THE CITY. HE WANTS EXTRA TIME TO BRING HIS PROPERTY INTO COMPLIANCE.

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V255554-042525

Property Owner: SEAN BURRIS

Address (☒Residential ☐Commercial): 2007 Howard St

Staff Recommendation(s): **Demolition**

☒Residential Structure only

☐Accessory Structure(s)

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the residential structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☒ No ☐ Yes If deceased verification by: ☐Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: Owner ☒Unsecure
3. Taxes due: ☒ Current ☒Past due -Amount owed:
4. Utilities: ☐Active ☒Inactive-Last active date: 1/24/2018
5. Year Structure Built: 1955
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27, 2025

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

RE: 2007 Howard St (Residential Structure)

Case # V255554-042525

OWNER: SEAN BURRIS

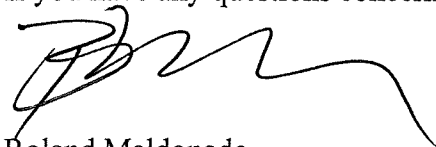
**Code Compliance Supervisor
Roland Maldonado**

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.

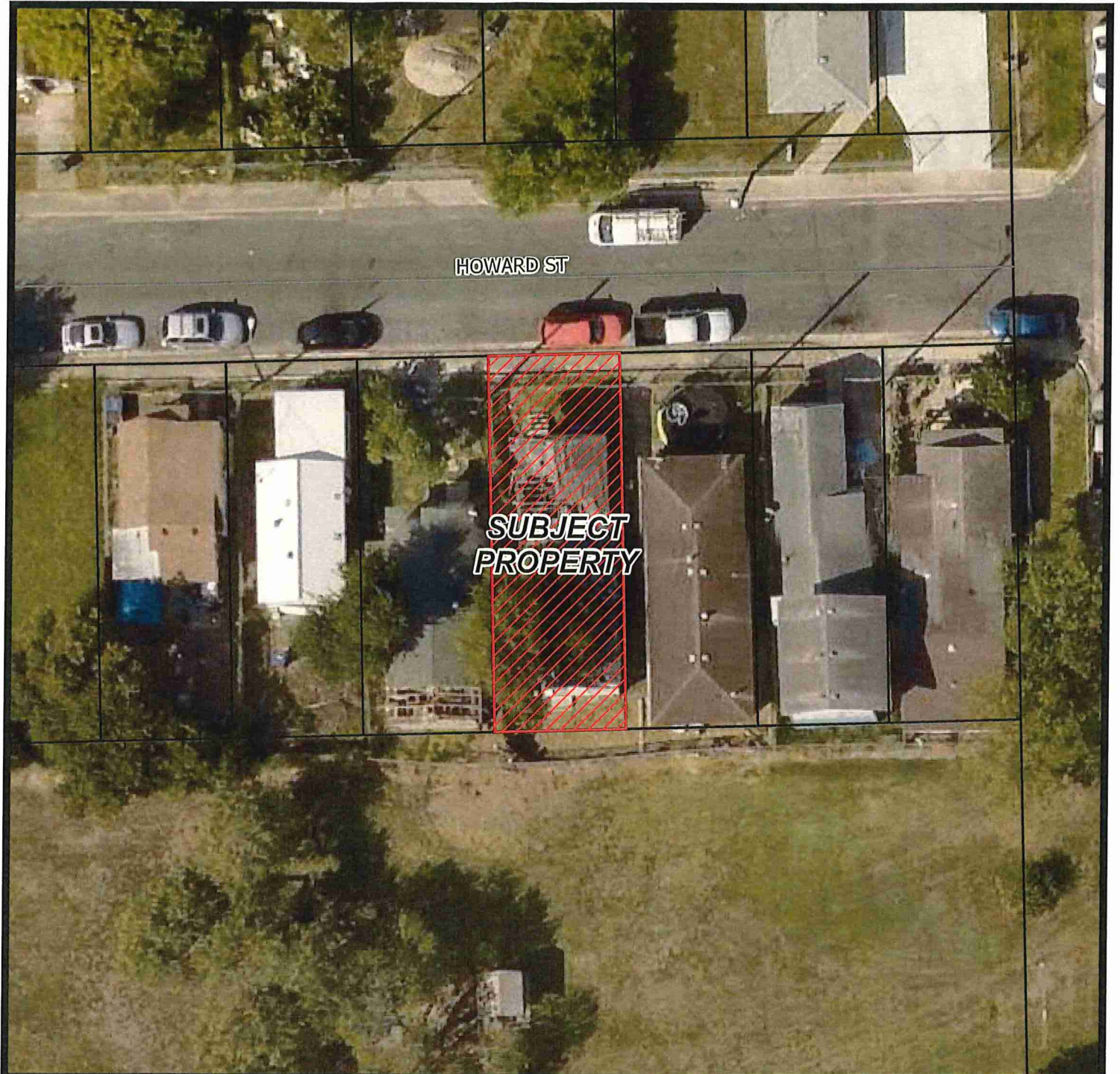


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 2007 HOWARD

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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/1/2025	Return mail rec'vd 5/1/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	5/26/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



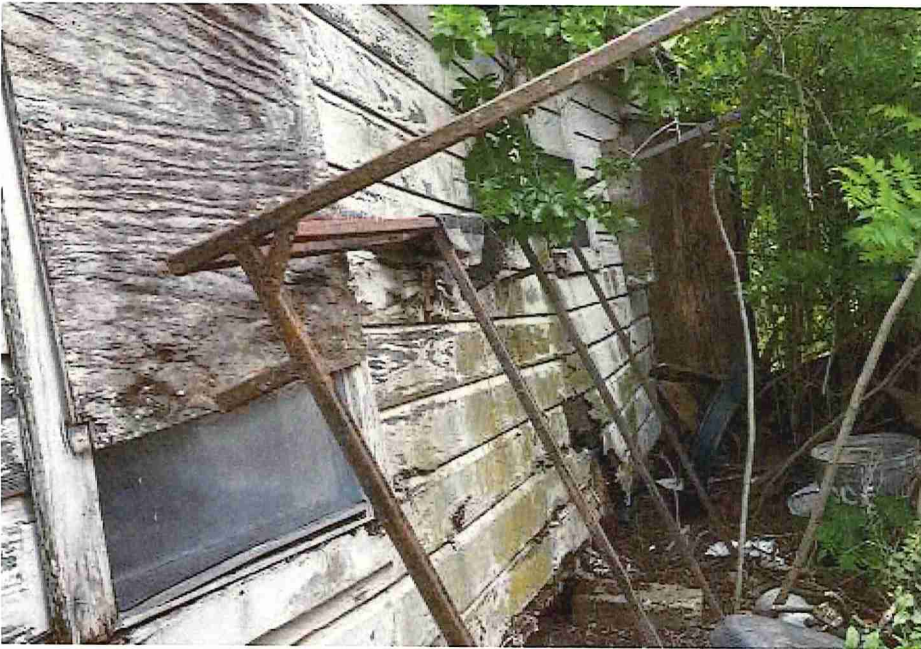
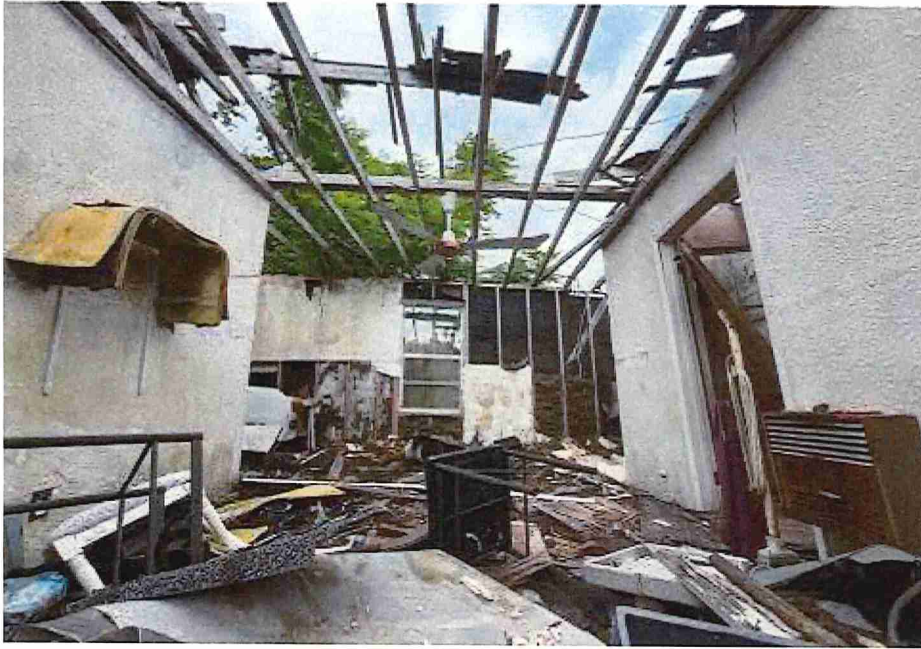
2007 HOWARD ST

Aerial View









City of Corpus Christi – BUILDING SURVEY

Account Number: 964000020200

Inspection Date: 4/23/2025

Zoning Use: RM-3

Revised Date: 04/24/2025

Officer: MICHAEL GUTIERREZ

Property Address: 2007 HOWARD ST

Legal Description: WILBURN LT 20 BK 2

Owner: SEAN BURRIS

Mail to: 327 S GUADALUPE ST

City, State, Zip: SAN MARCOS, TX 78666-6309

☒ Dwelling ☐ Commercial ☐ Accessory 1,765 Sq. Ft. 1 Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 1 # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 4/23/2025

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
- ☒ 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): 2007 HOWARD 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 unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.
12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

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

304.10 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.

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

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

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

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.

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.



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

Case No: B1 Letters, V255557-042425

ADDRESS: 2007 HOWARD ST

Tax Account No: 9640-0002-0200

Owner(s): SEAN BURRIS

LAST UPDATED ON: Monday, May 05, 2025

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

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
B1 NOTICE-CERT#9589 0710 5270 2051 8987 63- MAILED OUT 4/25/2025 SEAN BURRIS 327 S GUADALUPE ST. SAN MARCOS, TX 78666-6309	Owner	B1 Letter Mailed on 4/25/2025 RETURN SIGNED GREEN CARD REC'D 4/30/25 SIGNED BY UNREADABLE
B1 NOTICE-CERT#9589 0710 5270 2051 8987 70- MAILED OUT 4/25/2025 SEAN BURRIS 2007 HOWARD ST. CORPUS CHRISTI, TX 78408	Owner	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'D 5/5/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
B1 NOTICE-CERT#9589 0710 5270 2051 8987 87- MAILED OUT 4/25/2025 SEAN BURRIS 7805 HOLLOW OAK LIVE OAK, TX. 78233-2920	Owner	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'D 5/1/25 RETURN TO SENDER MOVED LEFT NO ADDRESS UNABLE TO FORWARD



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 of the 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	Tall Weeds

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
	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 GANDSON-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.

11/3/2025

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:
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 October 27, 2025

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

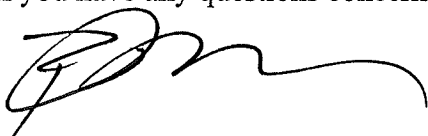
**Code Compliance Supervisor
Roland Maldonado**

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.

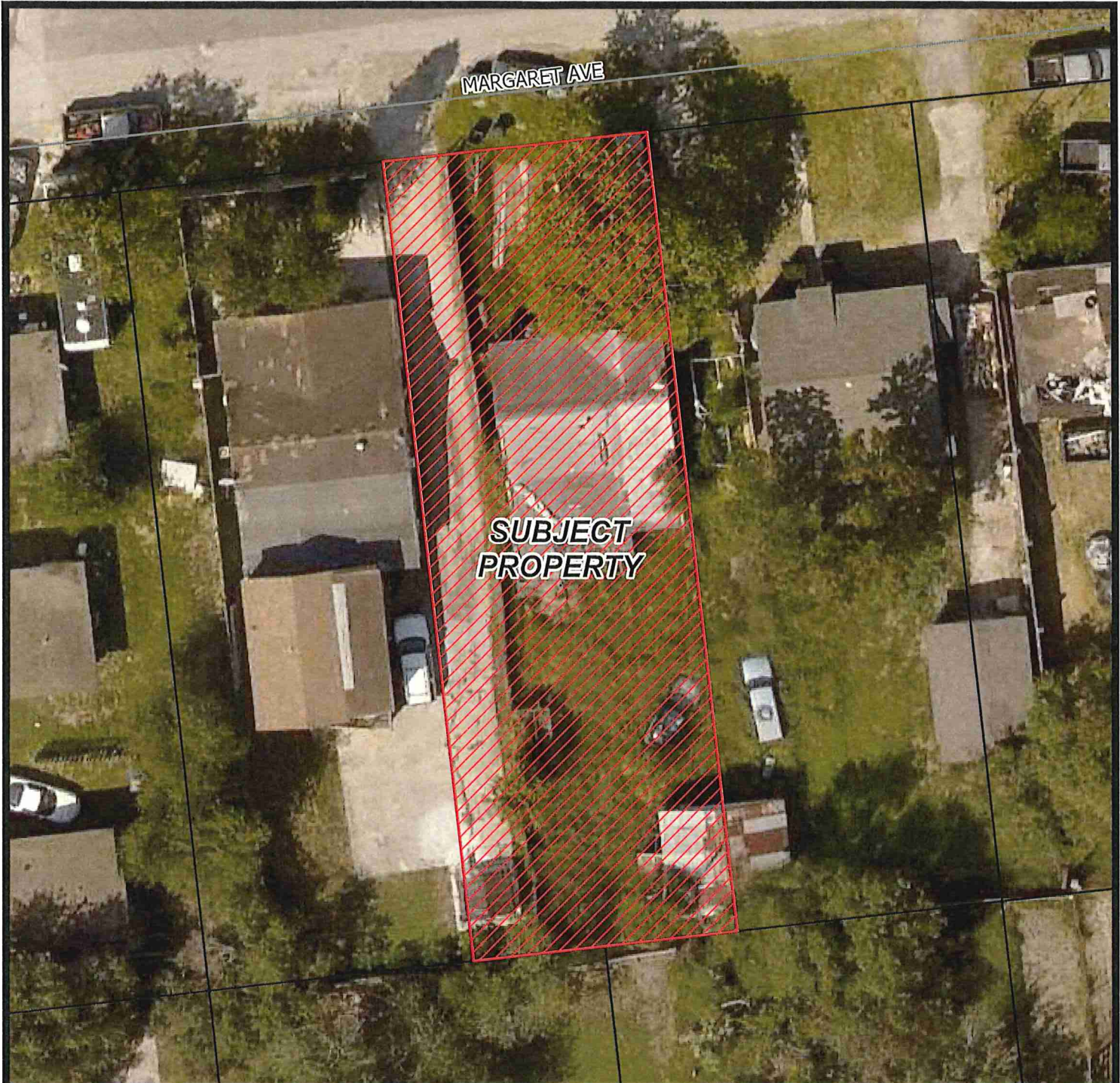


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 5117 MARGARET AVE.

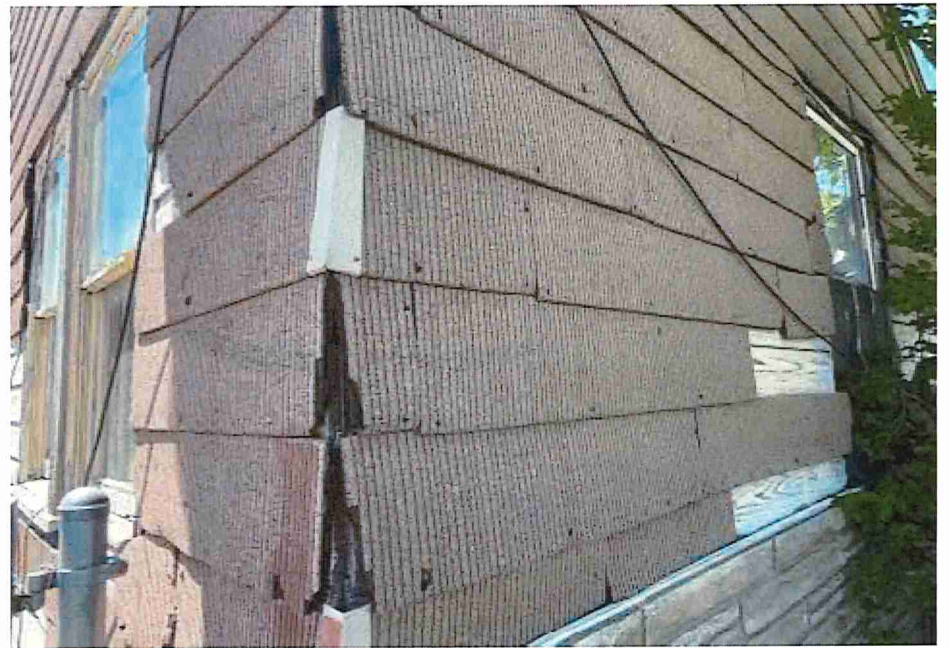
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/8/2025	n/a	n/a
Initial Inspection Completed	4/8/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known 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	7/29/2025 & 7/30/2025	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	8/1/2025	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	8/4/25-5/30/25 & 6/2/25-6/6/25	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	5/20/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	8/1/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



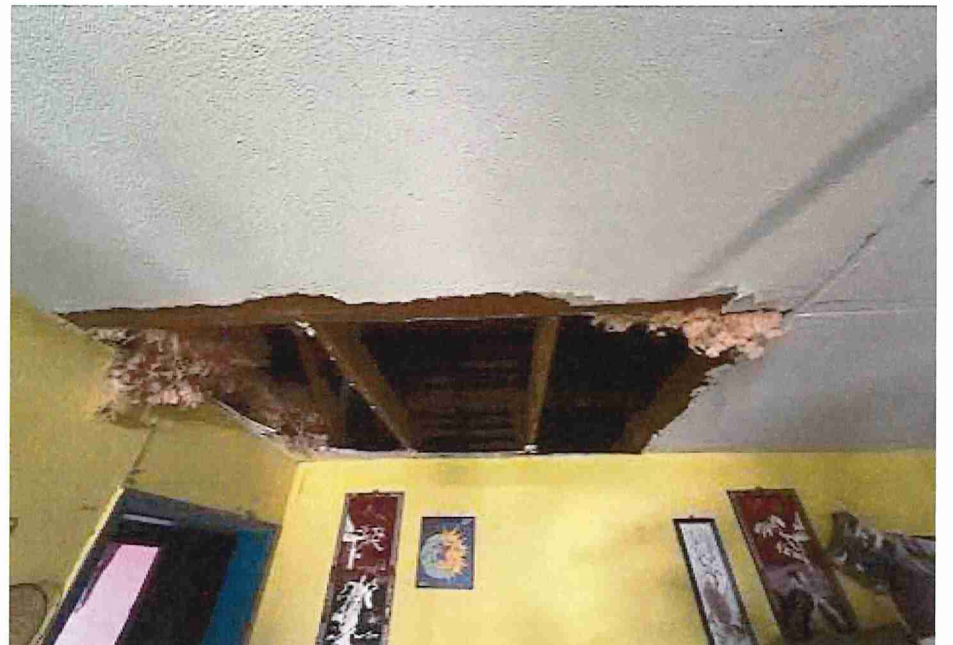
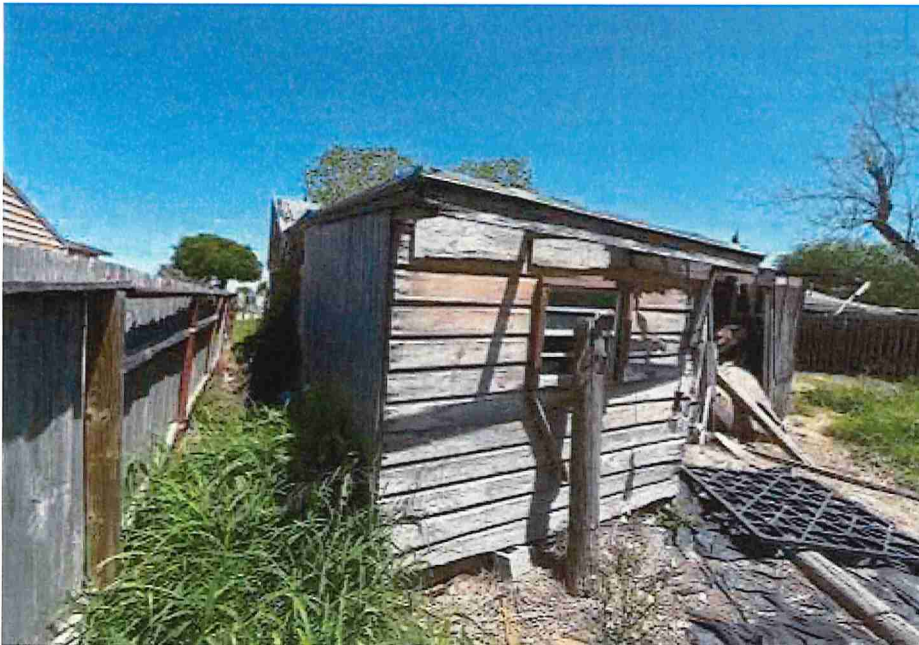
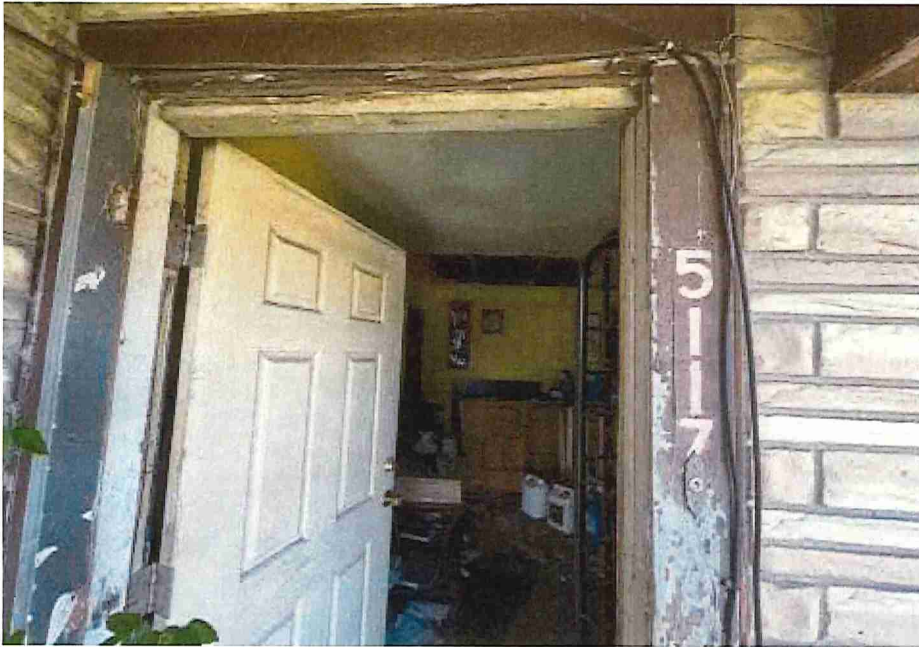
5117 MARGARET

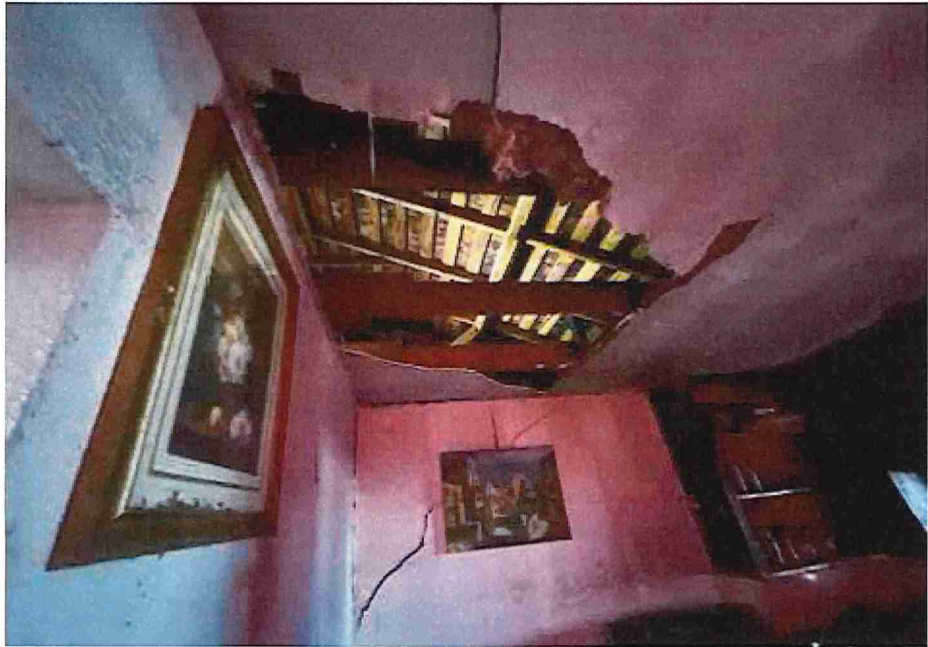
Aerial View

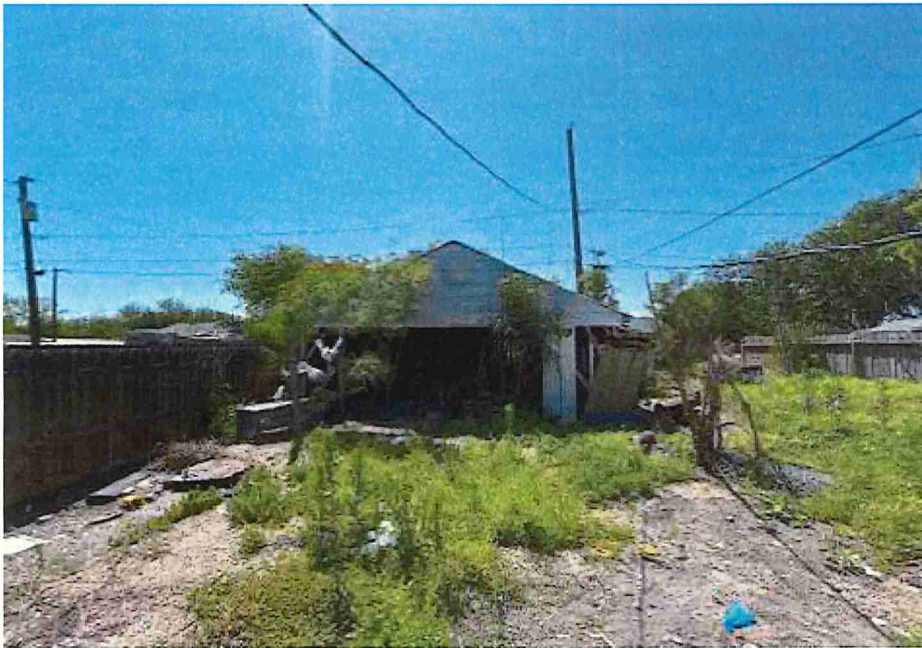
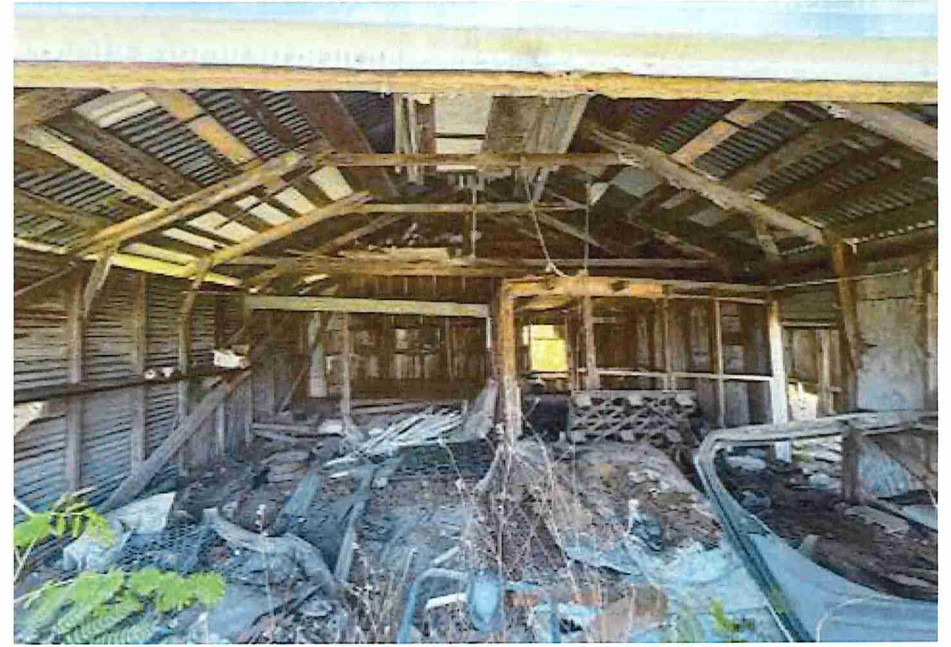


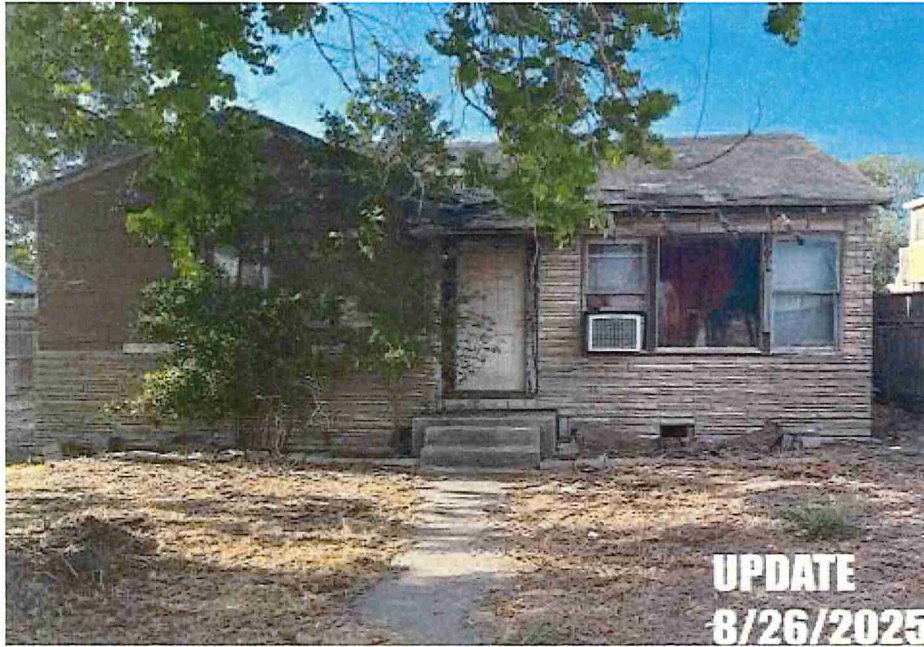












City of Corpus Christi – BUILDING SURVEY

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

☒ Dwelling ☐ Commercial ☒ Accessory 7,500 Sq. Ft. 1 Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 1 # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☐ 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:

☒ 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:

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:

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:

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:

VIOLATION(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.

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.

304.1 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: Monday, May 05, 2025

Owner(s): ALVAREZ FRANCISCO G ETALS

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

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



1908 PEABODY AVE – ACCESSORY STRUCTURE

- Substandard case started 2/17/2025.

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 of the 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. (Blevins St)

According to NCAD, Mejia Rosemary took possession of property 7/6/2011.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 12

Owner Compliance: 10

City Abatements: 0

Citations issued: 1

Date	Case Type	Violation(s)	Status
7/24/2013	Care of Premises	Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
7/24/2013	Minimum Standards	Section 13-22 (301.3) HOT AND COLD-WATER SUPPLY	COMPLIANT



1908 PEABODY AVE – ACCESSORY STRUCTURE

9/18/2013	Minimum Standards	Section 13-22 (301.3) HOT AND COLD-WATER SUPPLY	COMPLIANT
9/19/2013	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	COMPLIANT
12/18/2014	Junked Vehicle	Section 13-38 JUNKED VEHICLES	COMPLIANT
12/22/2014	Minimum Standards	Section 13-22 (306.4) OPEN STORAGE	COMPLIANT
5/4/2020	Care of Premises	Section 22-6 LITTER AND SOLID WASTE & Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	COMPLIANT
11/7/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	COMPLIANT
11/7/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	COMPLIANT
11/7/2024	Zoning	Unified Development Code 7.4.4 Categories of Outside Display and Storage	COMPLIANT
2/19/2025	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	CLOSED
2/19/2025	Substandard Structure	108.1.5 Dangerous Structure or Premises	IN PROGRESS

Abatement history for 1908 Peabody Ave.

Date

Cost/Admin Fee

Case Type

1.

NONE

Total: \$0.00



1908 PEABODY AVE – ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1908 Peabody Ave.
Physical Attack/attempted Bodily Injury	1
Broadcast Info Law Enforcement Only	3
Burglary	2
Cardiac Arrest	1
Destruction or Criminal Mischief	3
Disturbance	8
On View Officer Flagged Down	1
Traffic or Public Hazard	1
On View Investigation	6
Parking Violation	1
Shots Fired/deadly Conduct	1
Serve Court Subpoena	1
Suspicious or Unusual	7
Suspicious Person	1
Suspicious Vehicle	1
Traffic Accident/Crash	1
Theft of Property or Services	1
Telephone Reporting Unit	6
Verbal Disturbance	2
Search Warrant	1
Grand Total	49

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
9/29/2020	FRANK	SPOKE TO FRANK, GAVE ONE WEEK TO CLEAN UP REAR RIGHT CORNER AND WEED EAT. PROPERTY HAS BEEN FRESHLY CUT AND GOOD PROGRESS



1908 PEABODY AVE – ACCESSORY STRUCTURE

		HAS BEEN MADE. ***FRANK 361-558-2700***
11/18/2024	OWNER	SPOKE WITH OWNER, (361)558-2700 HE WAS SICK WITH COVID, NEEDS AN EXTENSION TO GET THE VEHICLES MOVED FROM OTHER PROPERTY. HE HAS UNTIL 11-25 TO MOVE THE VEHICLES.
2/17/2025	HUSBAND OF THE DECEASED PROPERTY OWNER	I LEFT A PLACARD WITH THE HUSBAND OF THE DECEASED PROPERTY OWNER. HE STATED THAT HE IS GOING THROUGH SOME FINANCIAL DIFFICULTIES BUT KNOWS THAT THE ACCESSORY STRUCTURE NEEDS TO BE DEMOLISHED. HE ALSO STATED THAT HE WILL START TO CLEAN UP THE PROPERTY.
3/21/2025	HUSBAND OF THE DECEASED PROPERTY OWNER	3-21-25 @ 1:57PM, THE HUSBAND OF THE DECEASED PROPERTY OWNER CALLED ME (361-558-2700) AND ASKED FOR AN EXTENSION. HE STATED THAT HE IS STILL DEALING WITH FINANCIAL ISSUES DUE TO BURYING HIS WIFE AND UNEXPECTED BILLS. HE ALSO STATED THAT HE HAS STARTED TO CLEAN UP THE PROPERTY MOWING AND REMOVING LITTER/SOLID WASTE.
4/9/2025	FRANCISCO ALBINO	SPOKE WITH HUSBAND FRANCISCO ALBINO. I STATED TO HIM THAT I WAS PUTTING HIS ADDRESS ON THE ABATEMENT LIST TO BE CONSIDERED FOR PICK UP LITTER SOLID WASTE. HE AGREED THAT WOULD BE A GOOD IDEA. TO HELP HIM OUT. HE STATED TO ME THAT HE IS IN THE PROCESS IN REMOVING THE JV'S ON THE DRIVEWAY. HE WAS GOING TO SELL THEM TO THE PICK AND PULL PARTS COMPANY. I TOLD HIM AS SOON AS I KNOW IF HE GETS APPROVED FOR ABATEMENT I WILL LET HIM KNOW. PENDING APPROVAL
4/25/2025	FRANCISCO	SPOKE WITH HUSBAND FRANCISCO. HE STATED THAT HE IS WORKING ON GETTING MORE THINGS OUT OF HIS



1908 PEABODY AVE – ACCESSORY STRUCTURE

		PROPRTY. HE NEEDS ALITTLE MORE TIME.
5/8/2025	ROSIE MANCINAS	5-8-25 @ 12:54PM, I RECEIVED AN EMAIL THAT ROSIE MANCINAS (361-800-2293) CAME INTO THE OFFICE TO DISCUSS A NOTICE THAT WAS RECEIVED BY HER SON IN LAW, FRANK. IT WAS STATED BY ROSIE MANCINAS THAT FRANK IS IN THE DETENTION CENTER.
5/8/2025		5-8-25 @ 1:52PM, I CALLED ROISE MANCINAS (361-800-2293). THERE WAS NO ANSWER, I LEFT A MESSAGE TO RETURN MY CALL.
5/16/2025	DAUGHTER OF DECEASED PROPERTY OWNER	SOME PROGRESS HAS BEEN MADE. WOOD MATERIAL ON THE SIDE OF FENCE HAS BEEN REMOVED. MR. MEIJA IS NOT LIVING ON THE PROPERTY. DETAINED BY POLICE. AUNT AND DAUGHTERS ARE LIVING IN THE HOME. SPOKE TO THEM TO GET THINGS CLEARED OUT FROM THE PROPERTY. THEY WILL WORK ON IT. GAVE THEM MY BUSINESS CARD TO CONTACT ME. **NOTE - PROPERTY OWNER DECEASED (WIFE)**
5/27/2025	AUNT OF DECEASED PROPERTY OWNER	SPOKE WITH AUNT GETTING RID OF LITTER SOLID WASTE ON THE PROPERTY. SHE STATED TO ME THAT SHE WILL WORK ON IT. WILL FOLLOW UP IN 10 DAYS. **NOTE** - DECEASED PROPERTY OWNER

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V252204-021925

Property Owner: MEJIA ROSEMARY

Address (☒Residential ☐Commercial): 1908 Peabody Ave

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:
4. Utilities: ☒Active ☐Inactive-Last active date:
5. Year Structure Built: 2011
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27, 2025

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

RE: 1908 PEABODY AVE (Accessory Structure)

Case # V252204-021925

OWNER: MEJIA ROSEMARY

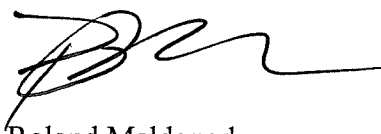
**Code Compliance Supervisor
Roland Maldonado**

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 17, 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.

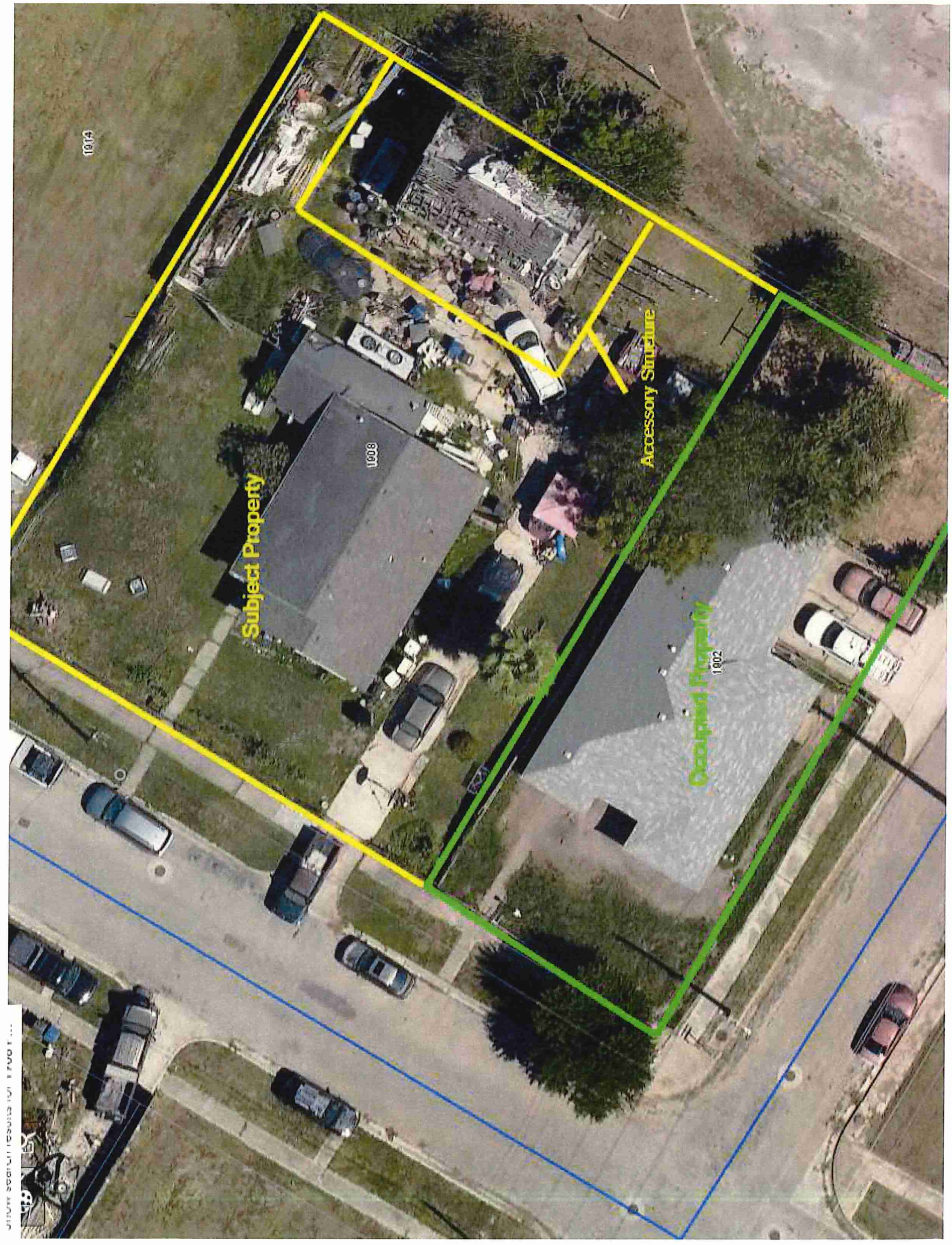


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 1908 PEABODY AVE

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/17/2025	n/a	n/a
Initial Inspection Completed	2/17/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/20/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/14/2025	Return mail rec'vd 3/14/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	3/21/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



1914

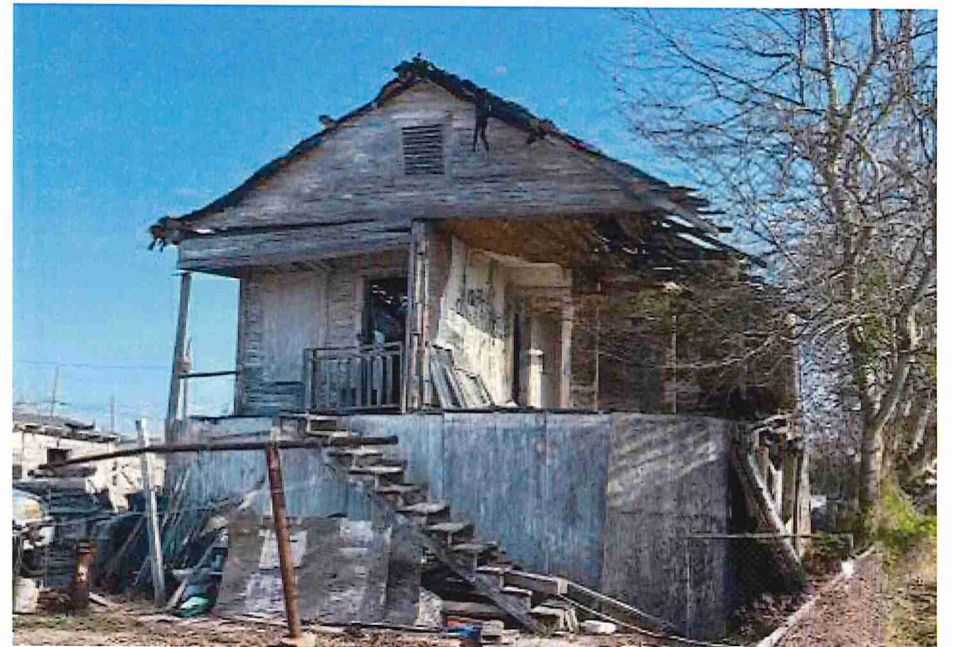
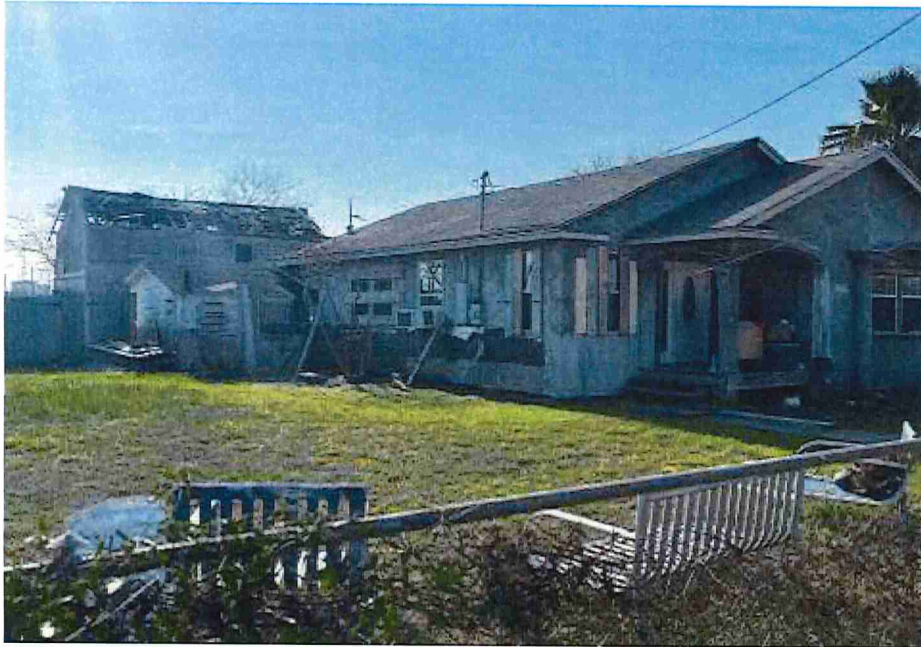
1908

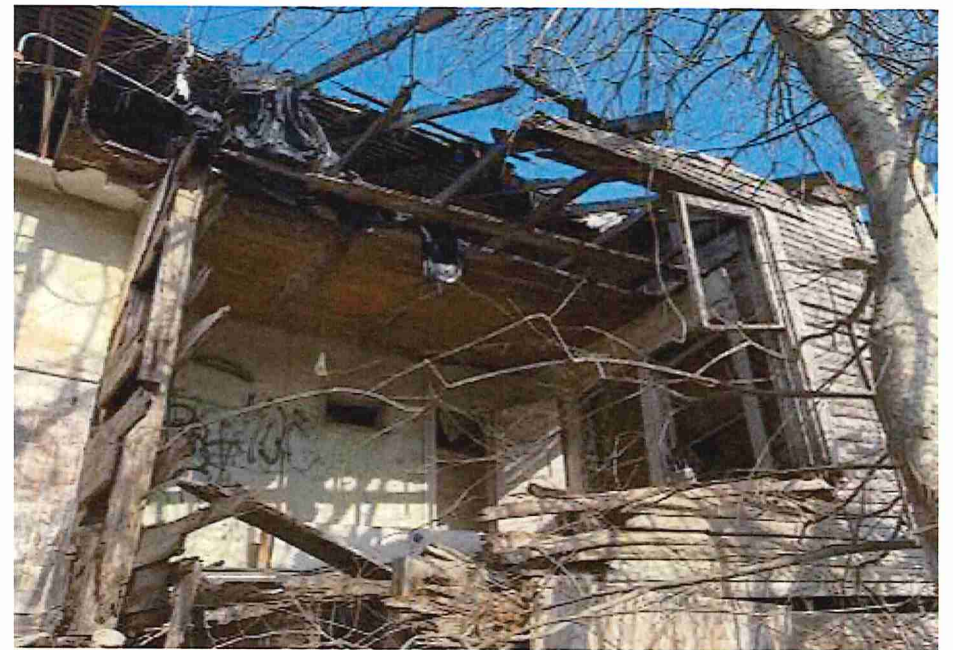
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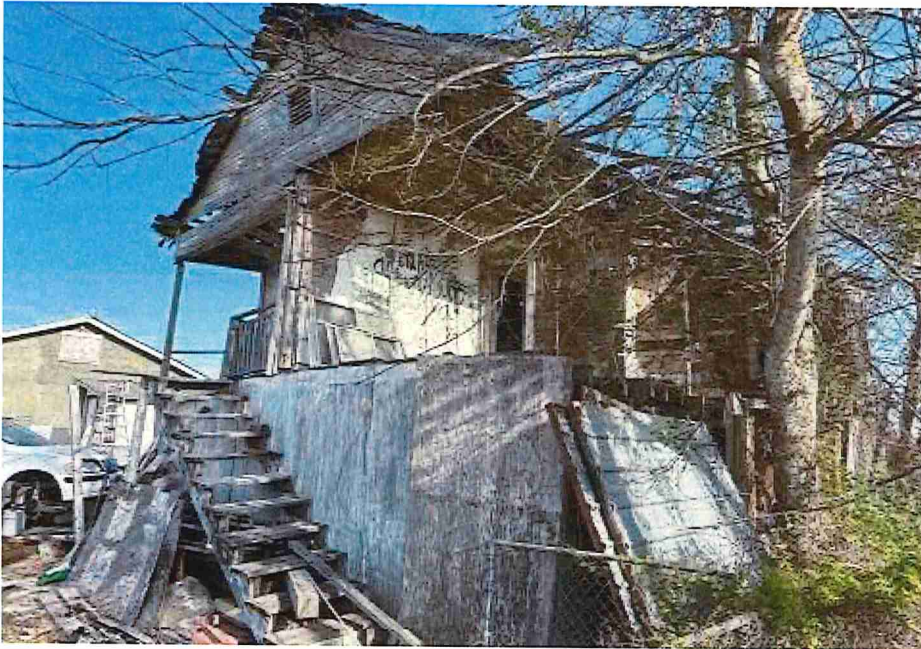
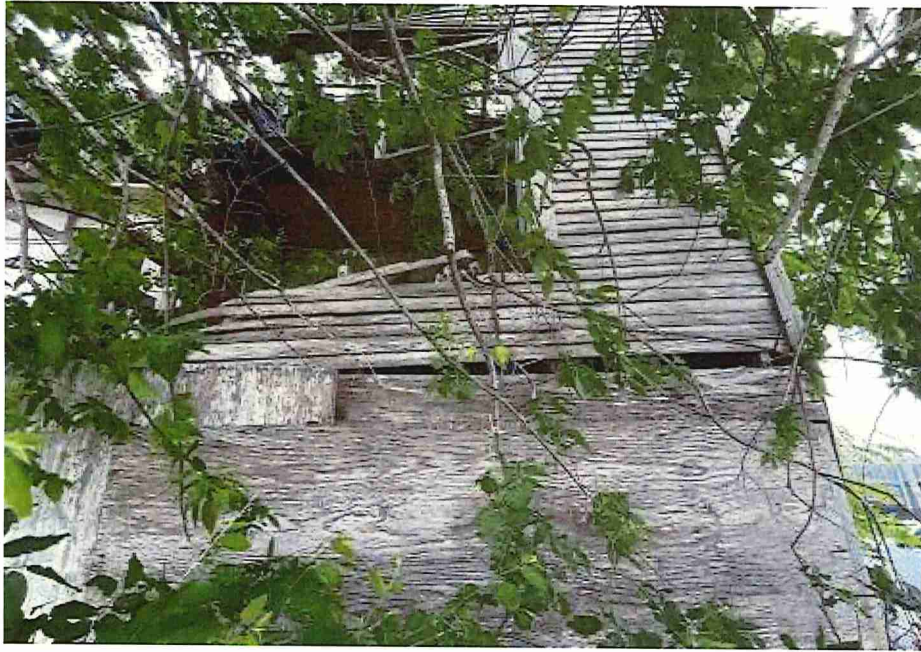
Subject Property

Accessory Structure

Occupied Property









CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 1908 PEABODY AVE.

Legal Description: HILLCREST LTS 3 THRU 6 BLK 33

Tax Account No: 3443-0033-0030

Property Owner: ROSEMARY MEJIA

Mailing Address: 1908 PEABODY AVE

City, State, Zip: CORPUS CHRISTI, TX 78407

Inspection Date: 2/17/2025

Zoning District: RS-6

Compliance Officer: Michael Gutierrez

Placard Date: 2/17/25

Case No: V252204-021925

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

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16	12			
Roof Cover	17	15			
Wall Framing	18	12			
Siding	15	10			
Foundation	24	18			
Doors/Windows	10	8			
Total %	100	75			

CODE ENFORCEMENT DIVISION
ACCESSORY BUILDING SURVEY

_____Other:

VIOLATION(S): 1908 PEABODY AVE

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.

304.10 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.

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

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

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

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

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.

305.5 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.

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.

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.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.



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

Case No: B1 Letters, V252204-021925

ADDRESS: 1908 PEABODY AVE

Tax Account No: 3443-0033-0030

Owner(s): ROSEMARY MEJIA

LAST UPDATED ON: Wednesday, October 01, 2025

LETTERS MAILED from 2/20-9/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MEJIA ROSEMARY 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Owner	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ROSEMARY MEJIA 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Unknown Heirs of Owner	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSEMARY MEJIA 2212 HOWARD ST. CORPUS CHRISTI, TX. 78408	Owner	B1 LETTER MAIL ON 2/20/2025
UNKNOWN HEIRS OF ROSEMARY MEJIA 2212 HOWARD ST. CORPUS CHRISTI, TX. 78408	Unknown Heirs of Owner	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FRANCISCO ALBINO MEJIA 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Heir	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FRANCISCO ALBINO MEJIA JR C/O FRANCISCO ALBINO MEJIA 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Heir	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED

ARIEL YVONNE MEJIA C/O FRANCISCO ALBINO MEJIA 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Heir	UNABLE TO FORWARD B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ELIZABETH MEJIA C/O FRANCISCO ALBINO MEJIA 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Heir	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'D 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EMMANUEL MEJIA C/O FRANCISCO ALBINO MEJIA 1908 PEABODY AVE. CORPUS CHRISTI, TX. 78407-2438	Heir	B1 LETTER MAIL ON 2/20/25 RETURN MAIL REC'VD 3/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MARK ANTHONY MEJIA C/O FRANCISCO ALBINO MEJIA 1908 PEABODY AVE CORPUS CHRISTI, TX 78407	Heir	B1 LETTER MAIL ON 9/11/25 RETURN MAIL REC'VD 10/1/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD



4425 VALDEZ DR – RESIDENTIAL STRUCTURE

- Substandard case started 1/23/2025.

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 of the 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. (Valdez Dr)

According to NCAD, Quintanilla Gloria G ET Al took possession of property 5/23/1994.

Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 15

Owner Compliance: 2

City Abatements: 21

Citations issued: 2



4425 VALDEZ DR – RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
06/25/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
06/05/2025	Vacant lot	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Closed due to wrong case type
01/30/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
05/29/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/07/2023	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/30/2022	Unsecured Vacant Building	Unsecured openings	Expired
06/30/2022	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
10/13/2021	Emergency Measures	Bee infestation	Abated by City
04/14/2021	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
02/09/2021	Unsecured Vacant Building	Unsecured openings	Expired
12501/14/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
12/20/2018	PMC Standards	304.6 Exterior Walls 304.7 Roofs and Drainage 505.4 Water Heating	Expired
06/26/2018	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired



4425 VALDEZ DR – RESIDENTIAL STRUCTURE

07/30/2014	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
08/14/2012	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired

Abatement history for 4425 Valdez Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 10/17/2024	\$14.31 / \$125	Tall Weeds
2. 10/16/2024	\$295 / \$125	Tall Weeds
3. 07/05/2024	\$112.75 / \$125	Tall Weeds
4. 05/05/2024	\$135 / \$125	Tall Weeds
5. 04/29/2024	\$88.75 / \$125	Tall Weeds
6. 02/22/2024	\$95.52 / \$125	Tall Weeds
7. 08/10/2022	\$190 / \$174	Secured openings
8. 06/16/2023	\$88.75 / \$125	Tall Weeds
9. 12/23/2022	\$88.75 / \$125	Tall Weeds
10. 10/24/2022	\$125.5 / \$125	Tall Weeds
11. 08/10/2022	\$99.25 / \$125	Tall Weeds
12. 11/15/2021	\$85 / \$125	Tall Weeds
13. 10/15/2021	\$165.53 / \$125	Tall Weeds
14. 05/25/2021	\$125.5 / \$125	Tall Weeds
15. 03/11/2021	\$120 / \$174	Secured openings
16. 01/25/2021	\$190.17 / \$125	Tall Weeds
17. 05/20/2020	\$131.62 / \$125	Tall Weeds
18. 04/18/2018	\$125.5 / \$125	Tall Weeds
19. 01/22/2019	\$125.5 / \$125	Tall Weeds
20. 08/17/2018	\$125.5 / \$125	Tall Weeds
21. 08/16/2012	\$Unknown / \$115.5	Tall Weeds

Total: 5241.40



4425 VALDEZ DR – RESIDENTIAL STRUCTURE

CCPD calls to property:

Nature of Call	4425 Valdez Dr.
Physical Attack/Attempted Bodily Injury	1
Broadcast Info Law Enforcement Only	1
Burglary	4
Burglary Residential	1
Civil Matter/Standby	1
Disturbance	1
On View Investigation	6
Quality of Life	2
Serve Court Subpoena	1
Suspicious or Unusual	1
Telephone Reporting Unit	2
Unknown Nature	1
Search Warrant	1
Grand Total	23

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		PROPERTY OWNER IS DECEASED

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V250886-013025

Property Owner: QUINTANILLA GLORIA G ET AL

Address (☒Residential ☐Commercial): 4425 Valdez 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 residential structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒Obituary ☐Death Certificate
2. Structure Entered by: ☒Search Warrant ☐Consent Given by: Owner ☐Unsecure
3. Taxes due: ☐ Current ☒Past due -Amount owed: \$55,668.60
4. Utilities: ☐Active ☒Inactive-Last active date: 11/1/2022
5. Year Structure Built: 1955
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27, 2025

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

RE: 4425 VALDEZ (Residential Structure)

Case # V250886-013025

OWNER: QUINTANILLA GLORIA G ET AL

**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 **January 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.

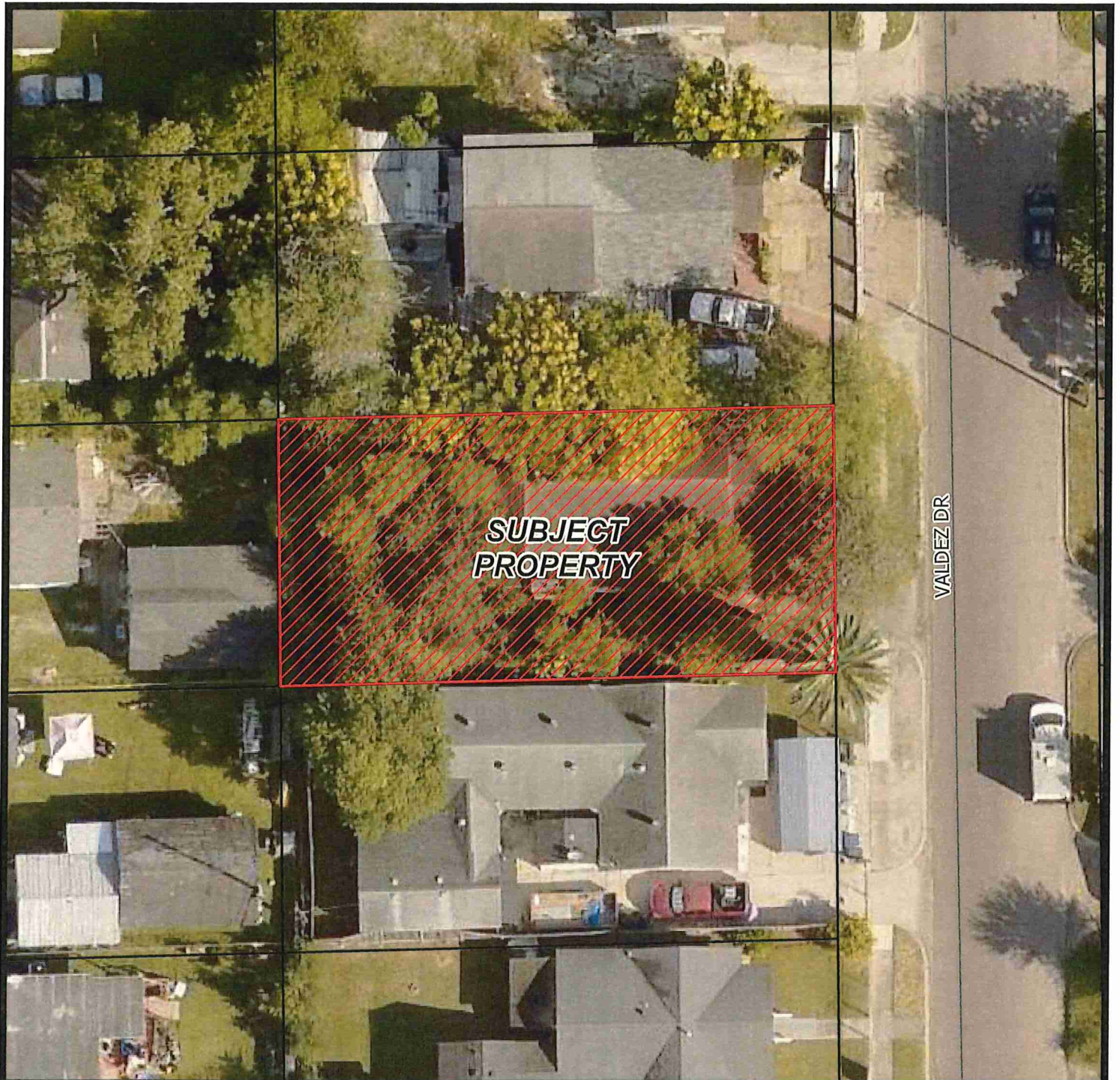


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 4425 VALDEZ DR

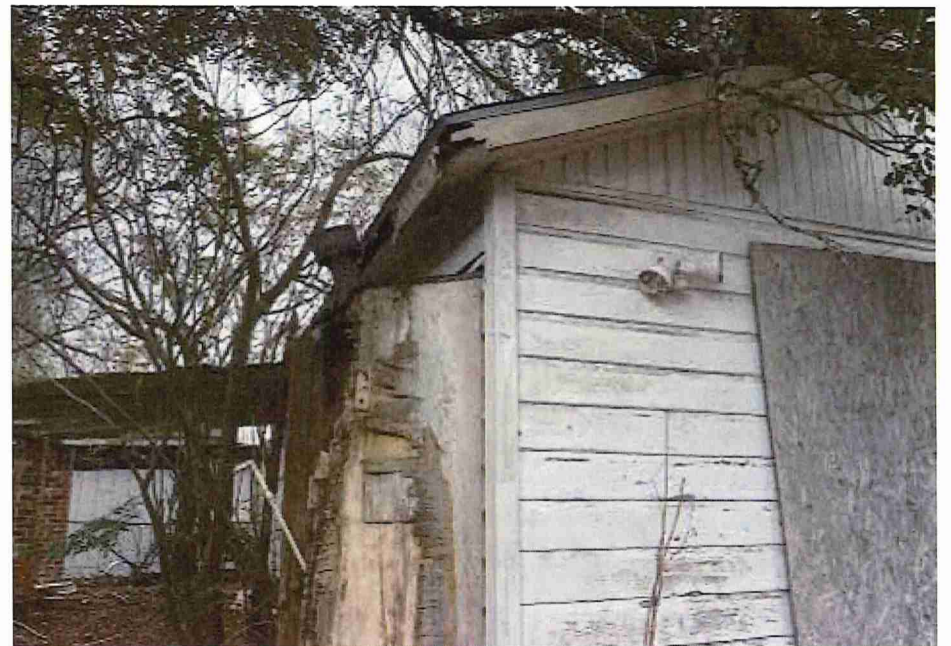
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/23/2025	n/a	n/a
Initial Inspection Completed	1/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/2/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/7/2025	Return mail rec'vd 5/7/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	6/3/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

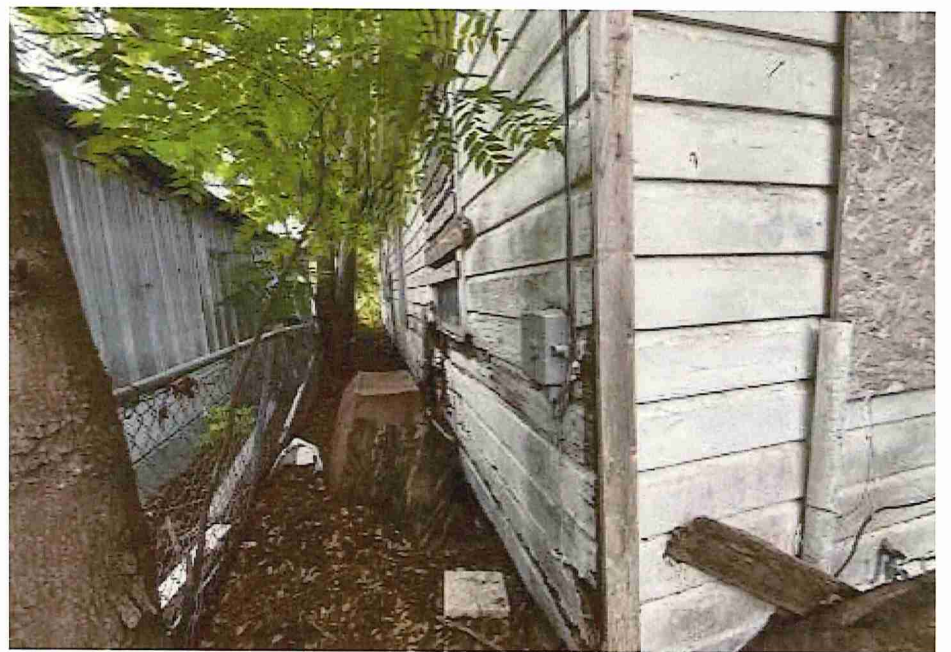


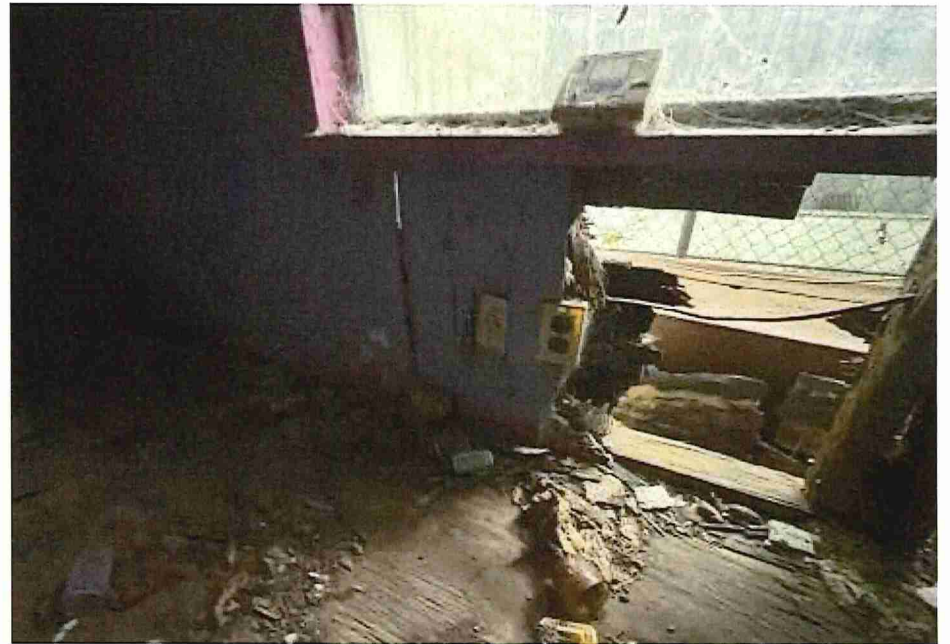
4425 VALDEZ DR

Aerial View









City of Corpus Christi – BUILDING SURVEY

Account Number: 4072-0007-0460

Inspection Date: 1/23/2025

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Grace Elledge

Property Address: 4425 VALDEZ DR

Legal Description: LA PASCUA #2 BLK 7 LOT 46

Owner: QUINTANILLA GLORIA G ET AL

Mail to: 4425 VALDEZ

City, State, Zip: CORPUS CHRISTI, TX 78416

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 1 ☐ # of Units ☒ Inside Inspection
☐ Vacant ☐ Occupied ☐ Open ☐ Placard
Placard Posted on: 4/23/2025

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

- ☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

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

VIOLATION(S): 4425 VALDEZ DR

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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

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

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

304.10 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.

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

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

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

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.

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.



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

Case No: B1 Letters, V250886-013025

ADDRESS: 4425 VALDEZ DR

Tax Account No: 4072-0007-0460

LAST UPDATED ON: Friday, September 22, 2023

Owner(s): QUINTANILLA GLORIA G ET AL

LETTERS MAILED from 5/1-9/22/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
QUINTANILLA GLORIA G ET AL 4425 VALDEZ CORPUS CHRISTI, TX 78416	Owner	B1 LETTER MAIL ON 5/1/2025
UNKNOWN HEIRS OF GLORIA G. QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Uknown Heirs of Deceased owner	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
RODOLFO QUINTANILLA AKA RUDOLFO QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
RODOLFO QUINTANILLA AKA RUDOLFO QUINTANILLA 2735 AIRLINE RD. CORPUS CHRISTI, TX. 78414	Heir	B1 LETTER MAIL ON 5/1/2025
LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
UNNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025

UNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
IRMA QUINTANILLA AKA IRMA GARZA AKA IRMA QUINTANILLA GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
UNKNOWN HEIRS OF IRMA QUINTANILLA AKA IRMA GARZA AKA IRMA QUINTANILLA GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
NAOMI CUIEL AKA NAOMI Q. CUIEL AKA NAOMI CUIEL QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
NAOMI CUIEL AKA NAOMI Q. CUIEL AKA NAOMI CUIEL QUINTANILLA 5740 LEOPARD ST. APT 1 CORPUS CHRISTI, TX. 78408	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/12/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA RODRIGUEZ 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA RODRIGUEZ 4929 DUBOSE ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE QUINTANILLA MORENO 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE QUINTANILLA MORENO 3914 NAVAJO ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD RETURN TO SENDER

LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q. SALINAS AKA LETICIA Q. JOHNSON 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q. SALINAS AKA LETICIA Q. JOHNSON 1906 ROSLYN ST. CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT RETURN TO SENDER
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY 19030 W. WINDHAVEN TERRACE TRL CYPRESS, TX. 77433	Heir	B1 LETTER MAIL ON 5/1/2025 SIGNED BY RAYMOND VEAZEY DATE OF DELIVERY 5-6-25 GREEN CARD REC'VD 5/12/2025
ELIDA VASQUEZ 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT RETURN TO SENDER
ELIDA VASQUEZ 225 JOHN PAGE DR. SAN ANTONIO, TX. 78228	Heir	B1 LETTER MAIL ON 5/1/2025 SIGNED BY JEFF (UNREADABLE LAST NAME) DATE OF DELIVERY 5-5-25 GREEN CARD REC'VD 5/12/2025
ADELINA QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
ADELINA QUINTANILLA 1906 ROSLYN ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
IDA MORALES 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT RETURN TO SENDER
RUBEN QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025

4425 VALDEZ DR CORPUS CHRISTI, TX 78416		
RUBEN QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4530 DOMINGO DR. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
LAURO V. QUINTANILLA JR 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
NICOLE QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
NICOLE QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
NICOLE QUINTANILLA 6914 MCARDLE RD #97 CORPUS CHRISTI, TX. 78412	Heir	B1 LETTER MAIL ON 5/1/2025

ISRAEL QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
ISRAEL QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
ISRAEL QUINTANILLA 922 BOOTY ST. CORPUS CHRISTI, TX. 78404	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/12/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
NICOLE QUINTANILLA 1901 RODDFIELD RD APT 227 CORPUS CHRISTI TX 78412	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
IRMA Q GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
NAOMI QUINTANILLA CURIEL 808 18TH ST CORPUS CHRISTI TX 78405-1510	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN GREEN CARD NOT SIGNED REC'VD 9/16/2025
NAOMI QUINTANILLA CURIEL 3502 S PADRE ISLAND DR #23 CORPUS CHRIST TX 78415-2909	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
IRMA Q GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025
NAOMI QUINTANILLA CURIEL 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER

		VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ALFRED GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ALFRED GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
CHARLES ANTHONY GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
CHARLES ANTHONY GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
CHARLES ANTHONY GARZA 307 PILGRIM DR SAN ANTONIO TX 78213	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25 RETURN TO SENDER UNCLAIMED UNABLE O FORWARD
ANNETTE FRANZEN 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNETTE FRANZEN 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ANNETTE FRANZEN 13021 LEGENDARY DR APT 1037 AUSTIN TX 78727	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALFRED GARZA IN C/O CHARLES ANTHONY GARZA 307 PILGRIM DR	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25

SAN ANTONIO TX 78213		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALFRED GARZA IN C/O ANNETTE FRANZEN 13021 LEGENDARY DR APT 1037 AUSTIN TX 78727	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALFRED GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ALFRED GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025



5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 12/12/2024.

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 structure.
- Interior of the structures are not in good repair, are not structurally sound, and are not in a 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 structure (Building Survey attached)

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

According to NCAD, Torres Santos ET UX is listed as the owner although there is no recorded deed on file for the property.

Case, Abatement, and Citation History

Total number of Code complaints: 11

Total number of cases: 13

Owner Compliance: 1

City Abatements: 2

Citations issued: 7



5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
08/15/2025	Unsecure Vacant Building	Unsecured Openings	In progress
08/15/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
12/13/2024	Substandard Structure	Main and accessory structure with extensive fire damage and unfit for human occupancy	In progress
11/15/2024	Unsecured Vacant Building	Unsecured Openings	Expired
08/13/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
07/01/2024	Junked Vehicle	Inoperable vehicle	Removed by owner
07/01/2024	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
02/11/2022	PMC Standards	Exterior Maintenance	Expired
02/11/2022	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
10/18/2019	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
09/13/2017	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/20/2017	Care of Premises	Tall weeds and litter and solid waste	Expired
07/10/2014	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired



5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

Abatement history for 5453 Wharton St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 04/14/2025	\$134.54 / \$125	Tall weeds
2. 03/30/2018	\$326 / \$73	Tall weeds

Total: \$658.54

CCPD calls to property:

Nature of Call	5453 Wharton St.
Attempt to Contact	2
Broadcast Info	1
Burglary	3
Drug Enforcement	2
Dumping	1
Fireworks Possession or Use	1
Incomplete or Dropped 911 Call	2
On View Investigation	1
Property or Item Found	2
Quality of Life	2
Residential	1
Serve Court Subpoena	4
Trespassing Violation	1
Telephone Reporting Unit	2
Unauthorized Use of Motor Vehicle	1
Search Warrant	1
Wrecker Request	2
Grand Total	29



5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		PROPERTY OWNERS ARE DECEASED

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V248998-121324

Property Owner: Torres Santos ET UX

Address (☒Residential ☐Commercial): 5453 Wharton 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 and 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: \$9,599.56
4. Utilities: ☐Active ☒Inactive-Last active date: 8/28/24
5. Year Structure Built: 1961
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27,2025

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

RE: 5453 WHARTON ST (Residential & Accessory Structure) Case # V248998-121324

OWNER: TORRES SANTOS ET UX

**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 **December 12, 2024**, 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.

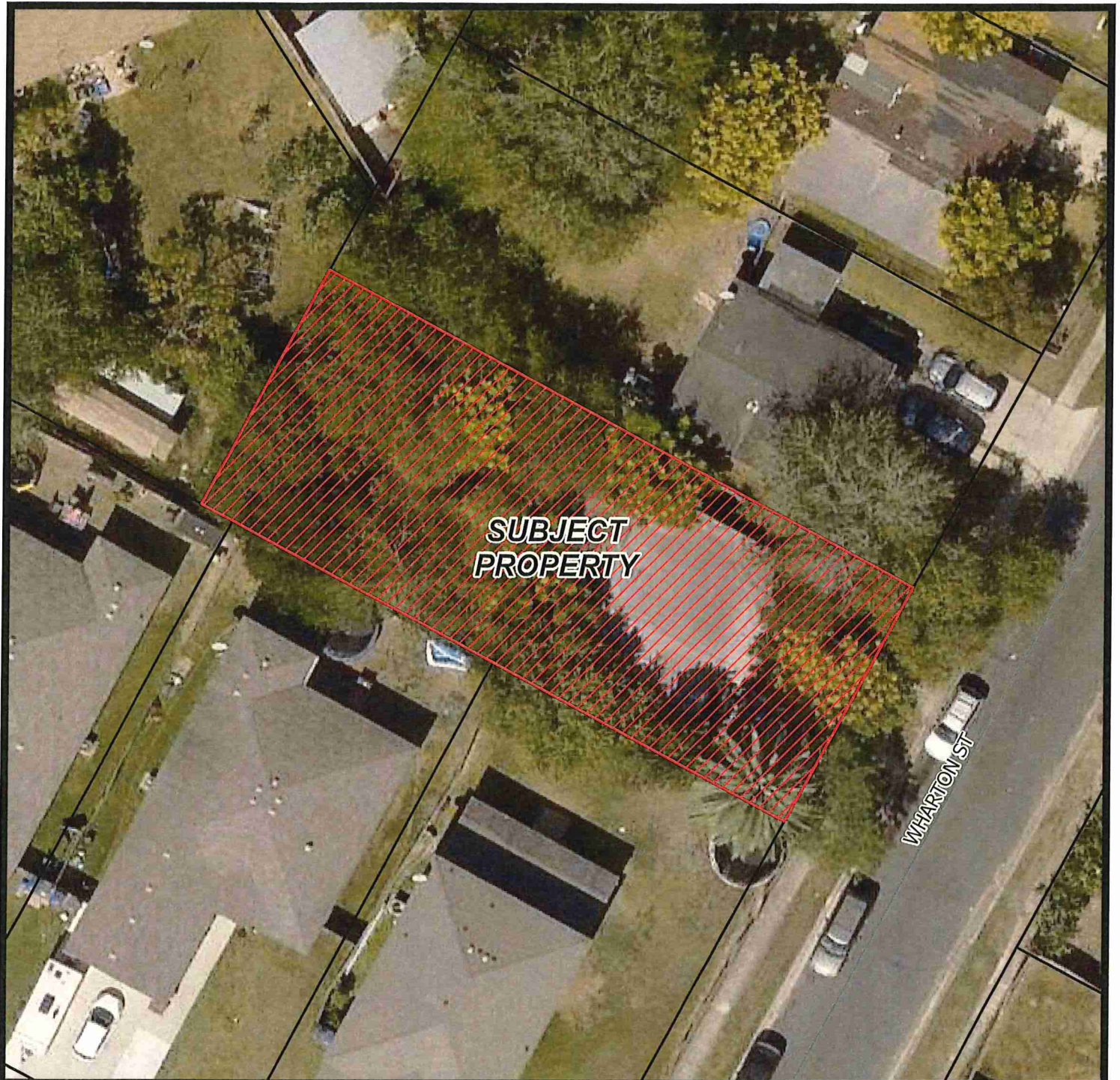


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 5453 WHARTON ST

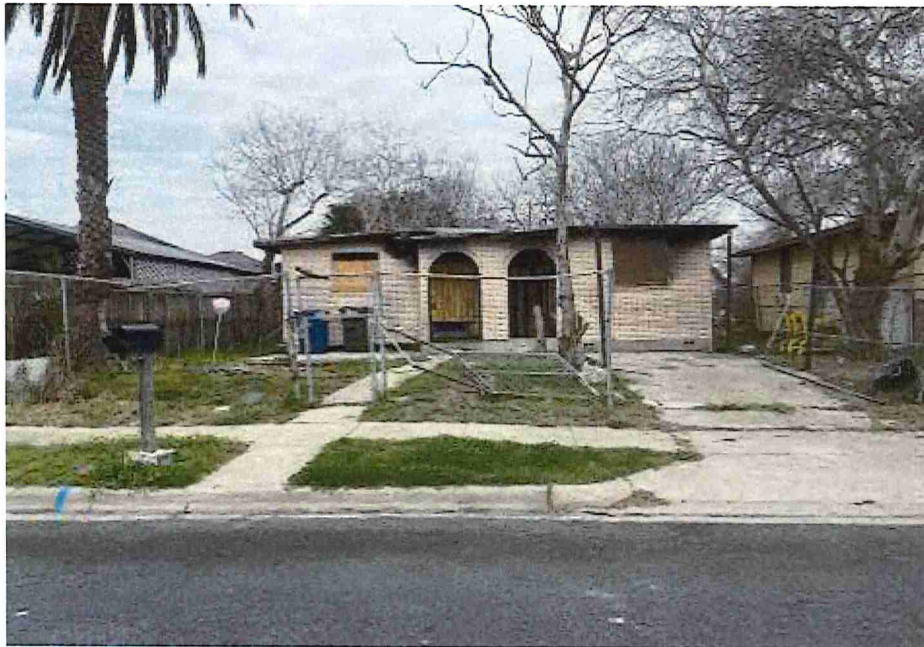
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	12/12/2024	n/a	n/a
Initial Inspection Completed	12/12/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/30/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/19/2025	Return mail rec'vd 5/19/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	5/31/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

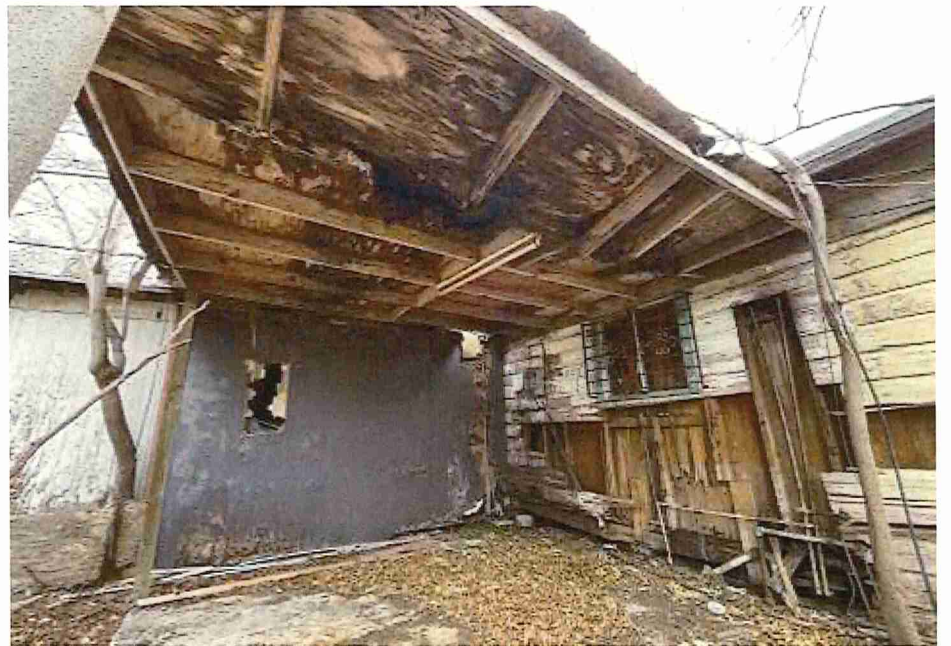


5453 WHARTON ST

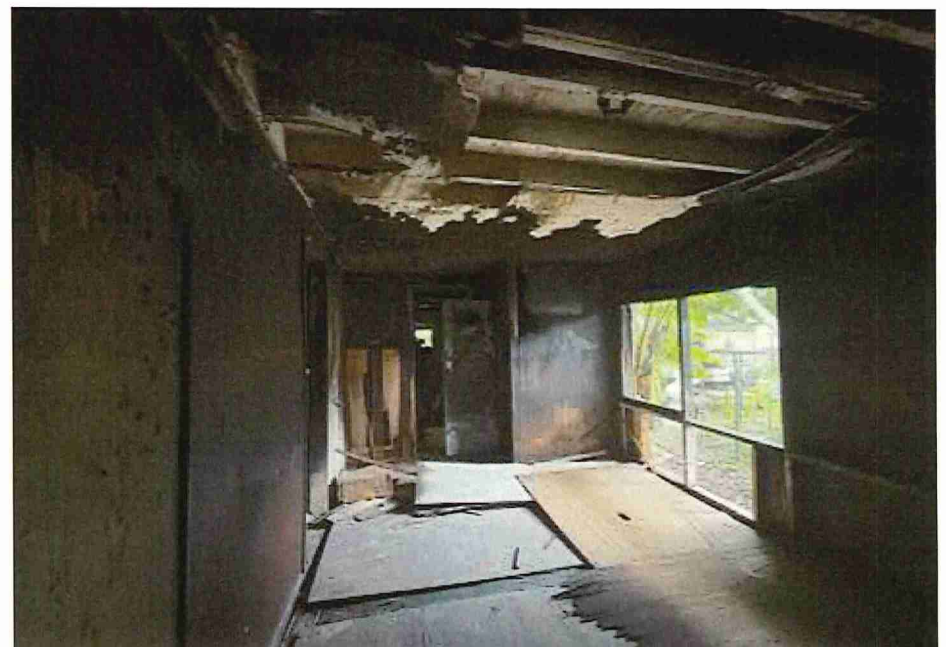
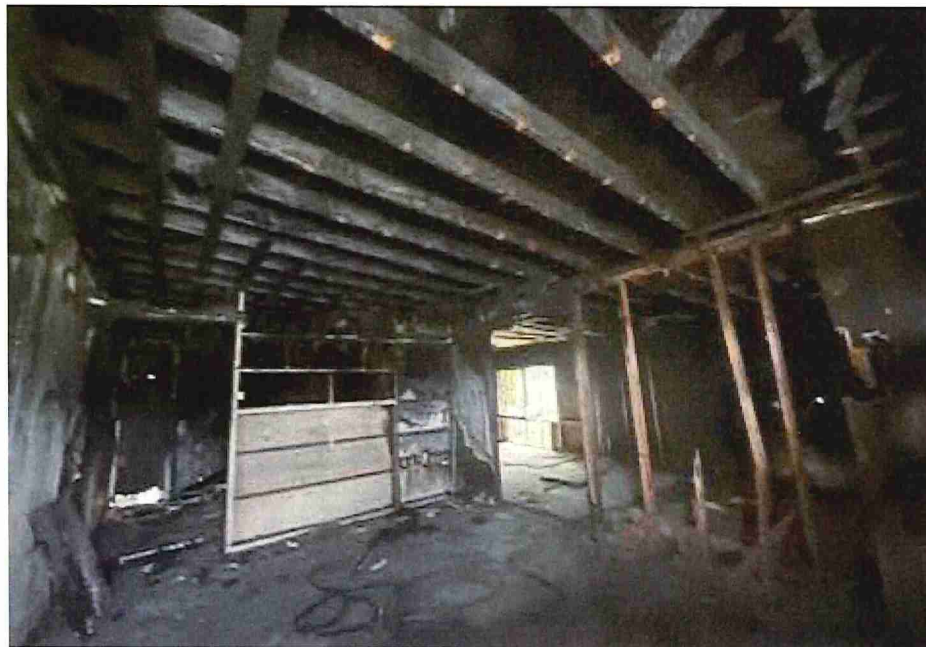
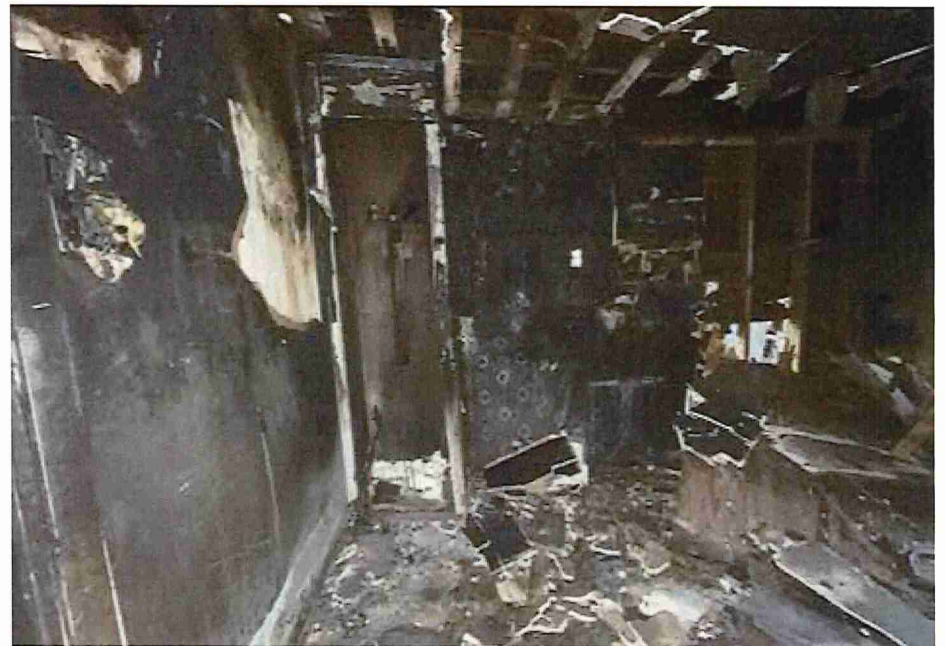
Aerial View

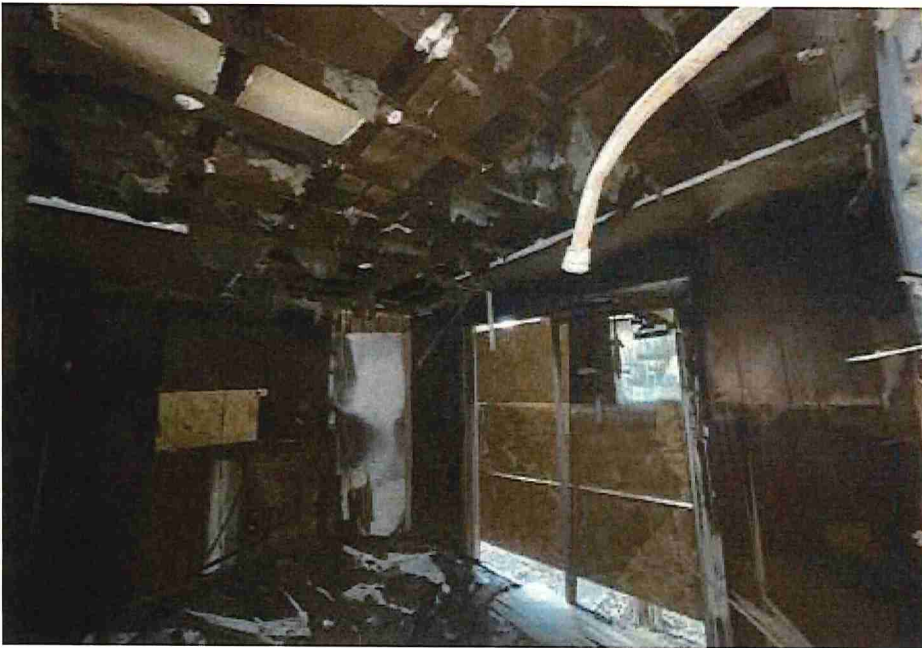














City of Corpus Christi – BUILDING SURVEY

Account Number: 5362-0005-0150

Inspection Date: 12/12/2024

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Grace Elledge

Property Address: 5453 WHARTON ST

Legal Description: MORAVIAN VILLAGE #3 BLK 5 LOT 15

Owner: TORRES SANTOS ET UX

Mail to: 5453 WHARTON

City, State, Zip: CORPUS CHRISTI, TX 78415

☒ Dwelling	☐ Commercial	☒ Accessory	☐ Sq. Ft.	☐ 1 Story
☒ Wood Frame	☐ Masonry	☒ Fire Damage	☐ 1 # of Units	☒ Inside Inspection
☒ Vacant	☐ Occupied	☒ Open	☒ Placard	

Placard Posted on: 4/23/2025

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
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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:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

- ☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

- ☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

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



CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 5453 WHARTON ST
Legal Description: MORAVIAN VILLAGE #3 BLK 5 LOT 15
Tax Account No: 5362-0005-0150
Property Owner: TORRES SANTOS ET UX
Mailing Address: 5453 WHARTON
City, State, Zip: CORPUS CHRISTI, TX 78415

Inspection Date: 12/12/2024
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 4/23/2025
Case No: V248998-121324

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): 5453 WHARTON 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.

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.

304.10 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.

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.

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.

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, V248998-121324

ADDRESS: 5453 WHARTON ST

Tax Account No: 5362-0005-0150

Owner(s): SANTOS TORRES ETUX

LAST UPDATED ON: Tuesday, May 09, 2023

LETTERS MAILED from 4/30-9/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
TORRES SANTOS ETUX 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	Owner	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF SANTOS TORRES 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ANDREA M. TORRES 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA M. TORRES 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES RODRIGUEZ 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES RODRIGUEZ	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/2025

901 S NAVIGATION BLVD APT 1101 CORPUS CHRISTI, TX. 78405		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SANTOS TORRES JR 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/22/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SANTOS TORRES JR 7170 CANO LN CORPUS CHRISTI, TX. 78414	Heir	B1 Letter Mailed on 4/30/2025
ANDRES TORRES 5453 WHARTON ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS TO SANTOS TORRES JR 5453 WHARTON ST CORPUS CHRISTI, TX 78415	Heir	B1 Letter Mailed on 5/9/2025 RETURN MAIL REC'VD 5/20/25 RETURN TO SENDER NO MAIL RECEPTACLE UNABLE TO FORWARD
UNKNOWN HEIRS TO SANTOS TORRES JR 7170 CANO LN. CORPUS CHRISTI, TX. 78414	Heir	B1 Letter Mailed on 5/9/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JESUS SANTOS TORRES III 7170 CANO LN. CORPUS CHRISTI, TX. 78414	Heir	B1 Letter Mailed on 5/9/2025 UNREADABLE SIGNED GREEN CARD REC'VD 5/16/2025
JESUS SANTOS TORRES III 5453 WHARTON ST CORPUS CHRISTI, TX 78415	Heir	B1 Letter Mailed on 5/9/2025 RETURN MAIL REC'VD 5/20/25 RETURN TO SENDER NO MAIL RECEPTACLE UNABLE TO FORWARD
ANDRES TORRES AKA ANDRES RAMIRO TORRES 5453 WHARTON ST CORPUS CHRISTI, TX 78415	Heir	B1 Letter Mailed on 9/11/2025 RETURN MAIL REC'VD 9/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD