

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. <u>25-1754</u> 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. <u>25-1804</u> Emergency Demolition Spreadsheet

Attachments: Emergency Demolition Spreadsheet

- VII. Discussion and Possible Action: Calendar Approval
- 4. <u>25-1805</u> 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. <u>25-1748</u> Case Number: V244787-092424

Property Address: 1534 Dorado St

Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: 1534 DORADO ST

6. <u>25-1749</u> Case Number: V255943-043025

Property Address: 1618 Harvard St

Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: 1618 HARVARD ST

7. <u>25-1750</u> 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.	<u>25-1751</u>	Case Number: V252204-021925 Property Address: 1908 Peabody Ave Staff Recommendation: Demolish Accessory Structure
		Attachments: 1908 PEABODY AVE
10.	<u>25-1752</u>	Case Number: V250886-013025 Property Address: 4425 Valdez Dr Staff Recommendation: Demolish Residential Structure
		Attachments: 4425 VALDEZ DR
11.	<u>25-1753</u>	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 cctexas.com

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. <u>25-1475</u> 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. <u>25-1472</u> BSB Property Spreadsheet

<u>Attachments:</u> BSB Property Spreadsheet

- VI. Emergency Demolition Status: No action required.
- 3. <u>25-1473</u> Emergency Demolition Spreadsheet

<u>Attachments:</u> <u>Emergency Demolition Spreadsheet</u>

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. <u>25-1464</u> 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. <u>25-1465</u> Case Number: V252500-022525

Property Address: 4321Jose 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. <u>25-1467</u> 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. <u>25-1468</u> 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 demoliiton 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

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:
 - a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission of the director and no unauthorized person shall enter the building for any purpose;
 - b. Via hand-delivery to the owner(s) of record per Nueces County Appraisal District records only if the owner resides within the Nueces County jurisdictional limits and available for personal delivery; or c. Via mail to the owner(s) as determined by searches of:
 - 1. Nueces County real property records;
 - 2. Nueces County Appraisal District records;
 - 3. Records of the Secretary of State;
 - 4. Assumed name records of the county in which the building is located;
 - 5. Tax records of the municipality; and
 - 6. Utility records of the municipality.
 - (3) The code enforcement division and/or the development service department will attempt to provide notice by placard, hand delivery, and registered mail as stated in the previous subsection.
 - (4) Within three (3) business day of notice, the owner of the structure may submit a written request for hearing for reconsideration or submit a plan of action to stabilize the structure to the director of development services. Said plan of action shall be developed by a licensed structural engineer registered in the State of Texas.
 - a. If the plan is approved by the director of development services, said plan must be implemented within one (1) business day of approval.
 - b. If the plan is determined infeasible by the director of development services, the required affidavits shall be executed for commencement of the emergency demolition.
 - c. If stabilization of the structure is begun within one (1) business day of approval, the structure shall be scheduled for the next available hearing before the board charged with declaring public nuisances for presentation of a scope of work with dates certain for completion of rehabilitation.
 - d. If a hearing for reconsideration is requested, the director of development services or designee shall promptly, within three (3) business days of receipt of written request for hearing, hear such appeal and shall either sustain or revoke the building official's order.
- (b) The emergency demolition may be executed no earlier than four (4) business days after notice.
- (c) After execution of the emergency demolition, the officials responsible shall:
 - (1) File copies of the affidavits among the official records of the code enforcement case file;
 - (2) Provide notice to the owner and lienholders/mortgagees of record; and
 - (3) Advise the board at its next regularly scheduled hearing.
- (d) The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to V.T.C.A., Local Government Code Ch. 214, and § 214.002, and the powers of self-rule granted by the voters under the city Charter as authorized by the Constitution of the state.

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

(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	



• 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



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



Abatement history for 1534 Dorado St.

Date	Cost/Admin Fee	Case Type
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



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



Attempted contact with Property Owner(s)

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

11/3/2	2025		
Code (Compliance Supervisor: Roland Ma	ldonado	
Case#	V244787-092424		
Prope	rty Owner: Gonzales Gaspar ET UX	Irene	
Addres	ss (⊠Residential □Commercial):	1534 Dorado St	
Staff R	ecommendation(s): Demolition		
⊠Resi	idential Structure	⊠Accessory Structure(s)	
Com	nmercial Structure only	☐ Commercial and Accessory Structur	re
due to		(1)(c) of the Corpus Christi Property Ma ition of the structure(s), a hazard to the ed.	
	ays. If demolition is not started and	nolish the residential and accessory struc completed as required, then the City be	* *
<u>Notices</u>	<u>S</u>		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail Certified letter of hearing sent by Notice of hearing published in ne	certified mail	
Additio	onal		
1. 2. 3. 4. 5.	Structure Entered by: ⊠Search W Taxes due: □ Current ⊠Pa	If deceased verification by: ⊠Obituary /arrant □Consent Given by: Owner ast due -Amount owed: \$23,529.57 active-Last active date: 11/10/15	□Death Certificate □Unsecure

 \square No

7. Code Enforcement Maintaining Property: $\boxtimes Yes$

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.

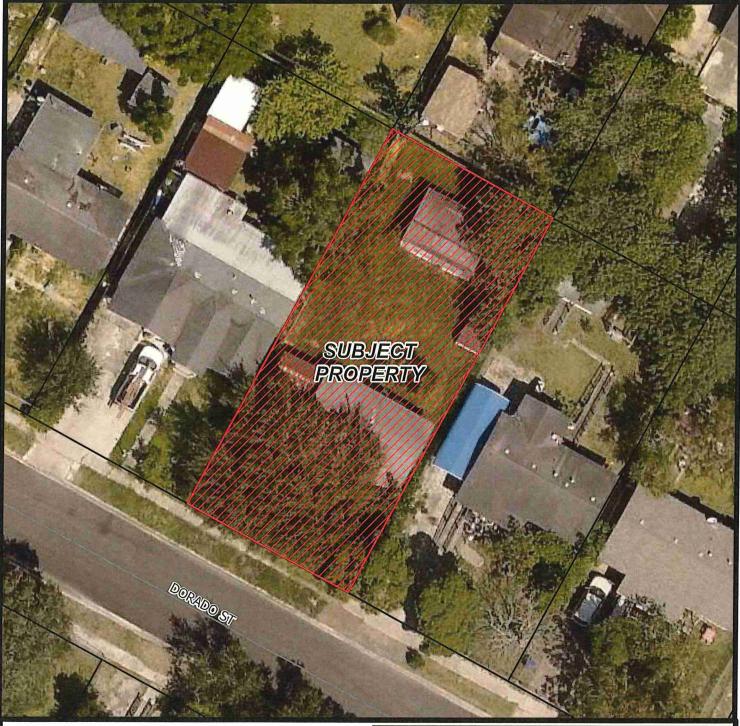
Roland Maldonado

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	1	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		Texas Govt. Code 551.043(a)		
BSB Hearing	11/20/2025	I .	City Ordinance Sec. 13-22 (C)		



1534 DORADO ST

Aerial View











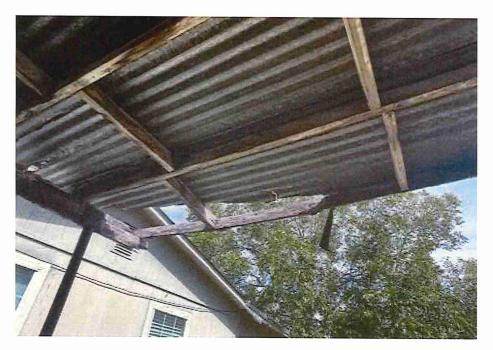




























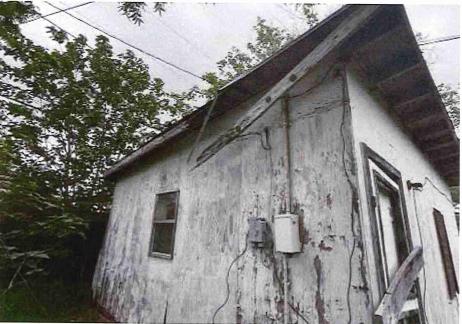












City of Corpus Christi – BUILDING SURVEY

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 BL	K D LOT 42	
Owner: GONZALES GASPAR ET UX	IRENE	
Mail to: 1534 DORADO		
City State Zin: COPDIIS CUDISTI	V 70417	
City, State, Zip: CORPUS CHRISTI, T	A 76417	
X Dwelling Comr X Wood Frame Maso X Vacant Occup Placard Posted on: 4/23/2025		Sq. FtStory # of Units XInside Inspection Placard
Plumbing, Electrical, Mechanical, Figure Permits Required:BuildingPlumbFireHealth	oingElectrical	Mechanical
Smoke Alarms:		
MissingInope	rativeImproperly Located	Additional Alarms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood X Rotten Wood X Rotten Corner Boards X Missing Boards X Badly in Need of Paint X Siding Broken / Missing X Holes X Cracks Buckled Leans Missing Brick	ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles X Deteriorated Shingles Leaks Sags Buckled Collapsed X Worn	FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate SupportRotten WoodPiers LeanPiers MissingCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing SkirtingMissing Access CoverExposed SillsRotten Sills
Loose Brick XDamaged Exterior TrimOther:	Torn Holes Other:	Damaged Floor JoistSagging Floor JoistOther:

	WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 &	PORCHES: (304.1, 304. 304.12, 305.4, 305.5 & 3	07.1) 304.14, 304.15, 304.16, 304.18,
	304.17)	Observation	305.6 & 702.1)
-	Charred Wood Broken Glass	Charred Wood	Charred Wood
-		Missing / Broken Boards	Missing
	Missing Screens Torn Screens	Loose	Damaged
-		KRotten Wood	XPoor Fit
	Nissing / Broken Sash Do Not Open	\Inadequate Support	Damaged / Missing Screen(s)
-	Bo Not Open Rotten Sills	Support Post Missing	Off Hinges
X	Rotten / Broken Frames	Support Post Loose	Blocked Exit
	Other:	Faulty Weather Protectio	7 - 1 at
	Other.	Other:	Other:
	STEPS: (304.1, 304.2	PLUMB	ING: BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)		502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	, , , , , , , , , , , , , , , , , , , ,	& 505.3	
	Charred Wood	Missing	
	Rotten Wood		Loose / Broken / Missing
	Missing Boards		Siphon Faucets
Χ	Inadequate Support		Overflow Plate
	Missing Handrails	Missing	
	Faulty Weather Protection		Shower Head
	Other:	Not Ven	
		X Disconn	ected
		Stopped	Up
		7	d Shower Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER	HEATER:
	(404.4.3, 502.1, 502.2, 502.3, 502.4	, 503.1, 503.4, (505.4, 6	03.1, 603.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1	& 506.2)	
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconne	
	Seeps Around Bowl		ture Pressure Release Valve Missing
	Water Supply Line Leaks		ture Pressure Release Valve Broken
	Flush Ell Leaks		e Missing
	Runs Constantly		oved Pipe
	Tank Broken / Cracked	-	nded Outside
	Bowl Broken / Cracked	Elbowed	
<u>X</u>	Disconnected		sing / Loose
	Missing Flush Handle	V	le Wall Pipe / Attic
	Missing Flapper		orming Vent
	Urinal; No Back-Flow Preventive		te Combustion Air
	No Elongated Bowl / Open-end Sea		tat Missing / Damaged
	Other:	No Gas (
		(-	Firebox Door
			oly Line Not Approved Pipe
			d – Located in Bathroom
		-	d – Located in Bedroom
		Fire Dam	ageu
		Ciner	

	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)	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
÷	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing Defective Trap	Gas Supply Not Approved Pipe
	Belective Trap Stopped Up	Rubber Hose to Space Heaters
	Water Supply Line Leak	Non-Rigid Pipe Run Through Partition Wall Other:
	Loose from Wall	Other.
	Nonconforming Waste Line	
	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
-	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	XTorn Wallpaper
X	Defective Disconnected	XDamaged Paneling
^	Service Not Grounded	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Missing Breakers / Fuses	Sheetrock Mildewed / Buckled
	Missing Dreakers / Puses Missing Interior / Exterior Panel Cover	Ceiling Damaged / Missing
	Kinssing interior / Exterior Faher Cover Exposed Wiring	Water Damaged / Smoke DamagedImpervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Props Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:



_Sunken _Cracked _Rotten _Other:

CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address:	1534 DORADO	O 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	O				
City, State, Zip:	CORPUS CHRI	STI, TX 78417				
Inspection Date: Zoning District:	9/24/2024					
Compliance Officer:	Grace Elledge					
Placard Date:	4/23/2025					
Case No:	V244787-0924	124				
Corrections must be ma and/or ordinances of the Electrical, Mechanical, I	ne City of Corpu	ıs Christi. The fo	ow to comply wit ollowing city ordi	h the Corpus Ch nances are appl	risti Prop icable: B	perty Maintenance Code Building, Plumbing,
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:
Accessory Structure Typ (302.7, 304.1, 304.2, 304.4,		4.7, 305.1 & 305.2	Wood Frame	Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4,		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type:		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4,		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: XRotten		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: XRotten Loose		4.7 , 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X Rotten Loose Torn		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X Rotten Loose Torn Holes		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		4.7 , 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		4.7, 305.1 & 305.2 _,		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		4.7 , 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		4.7, 305.1 & 305.2		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		4.7, 305.1 & 305.2 [†]		Masonry	Fire Da	amage
(302.7, 304.1, 304.2, 304.4, Roof Type: X		4.7, 305.1 & 305.2		Masonry	Fire Da	amage

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

SAN ANTONIO TX 78219		RETURN TO SENDER
347 CO		Visited 21 for 30 for 30 for 10 for 30 for 10 for 1
		ATTEMPTED-NOT KNOWN
DAVID GONZALES	Heir	UNABLE TO FORWARD
1534 DORADO ST	Tien	B1 NOTICE MAILED 4/30/2025
CORPUS CHRISTI TX 78417		RETURN MAIL REC'VD 5/9/2025
- CO CO C		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
ANNETTE R GONZALES	Heir	UNABLE TO FORWARD
1534 DORADO ST	nell	B1 NOTICE MAILED 4/30/2025
CORPUS CHRISTI TX 78417		RETURN MAIL REC'VD 5/13/2025
CON 03 CHN311 1X 78417		RETURN TO SENDER
		VACANT
IDENIE CONTALEC AVAIDENE D CONTALET		UNABLE TO FORWARD
IRENE GONZALES AKA IRENE R GONZALEZ	Owner	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
FIDEL NOYOLA	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
CYNTHIA KNUTSON	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
JIMMY VICTOR GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
GASPER H GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
1534 DORADO ST		RETURN MAIL REC'VD 5/13/2025
CORPUS CHRISTI TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANNETTE R GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
2718 JUPE DR		RETURN MAIL REC'VD 5/13/2025
SAN ANTONIO TX 78222-1209		RETURN TO SENDER
		VETOVIA TO SEINDEK

		VACANT
t.		UNABLE TO FORWARD
JIMMY VICTOR GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
3141 ELDERBERRY LN		RETURN MAIL REC'VD 5/22/2025
CORPUS CHRISTI TX 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
GASPER H GONZALES	Heir	B1 NOTICE MAILED 4/30/2025
314 MONTAGUE AVE		SIGNED GREEN CARD-(UNREADABLE)
SAN ANGELO, TX 76905-5110		REC'VD 5/12/2025
CYNTHIA D KNUTSON AKA CYNTHIA GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
840 CULBERA RD		RETURN MAIL REC'VD 10/7/2025
SAN ANTONIO TX 78201-6210		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
CYNTHIA D KNUTSON AKA CYNTHIA GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
1534 DORADO ST		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANNETTE R. GONZALES AKA ANNETTE R. GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
1534 DORADO ST		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78417		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANNETTE RODRIGUEZ	Heir	B1 NOTICE MAILED 9/11/2025
2718 JUPE DR.		RETURN MAIL REC'VD 10/3/25
SAN ANTONIO, TX. 78222-1209		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF VICENTE GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
1534 DORADO ST		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78417		RETURN TO SENDER
		VACANT
DAVID CONTALET		UNABLE TO FORWARD
DAVID GONZALEZ	Heir	B1 NOTICE MAILED 9/11/2025
1534 DORADO ST		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78417		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	In progress
		waste and sidewalks, curbs	1 mass 1 100 1
		and gutters	
04/30/2025	Substandard	Main structure unfit for	In progress
	Structure	human occupancy	***
09/05/2024	Vacant Building	Tall weeds, litter and solid	Expired
		waste and sidewalks, curbs	
		and gutters	
06/30/2020	Vacant Building	Tall weeds, litter and solid	Expired
		waste and sidewalks, curbs	
		and gutters	
06/18/2018	Vacant Building	Tall weeds and litter and solid	Expired
		waste	

Abatement history for 1618 Harvard St.

<u>Date</u>

Cost/Admin Fee

Case Type

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

11/3/2	025				
Code C	Code Compliance Supervisor: Roland Maldonado				
Case# \	V255943-043025				
Proper	ty Owner: Amaya Elizardo A and Maria R Amaya				
Addres	ss (Residential Commercial): 1618 Harvard St				
Staff Re	ecommendation(s): Demolition				
⊠Resi	dential Structure ☑Accessory Structure(s)				
□Com	mercial Structure only				
due to	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and e of the public is henceforth declared.				
	ore, the owner be required to demolish the residential and accessory structure(s) within thirty lys. If demolition is not started and completed as required, then the City be authorized to sh.				
<u>Notices</u>	<u>S</u>				
1. 2. 3. 4.	Letters of substandard conditions sent by certified mail. Final notice sent by certified mail. Certified letter of hearing sent by certified mail Notice of hearing published in newspaper.				
Additio	onal				
1. 2. 3. 4. 5.	Owner Deceased: No Yes If deceased verification by: Obituary Structure Entered by: Search Warrant Consent Given by: Owner Taxes due: Current Past due -Amount owed: Utilities: Active Inactive-Last active date: 5/7/15 Year Structure Built: 1957 Lawsuits: Yes No				

□No

7. Code Enforcement Maintaining Property: ⊠Yes

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.

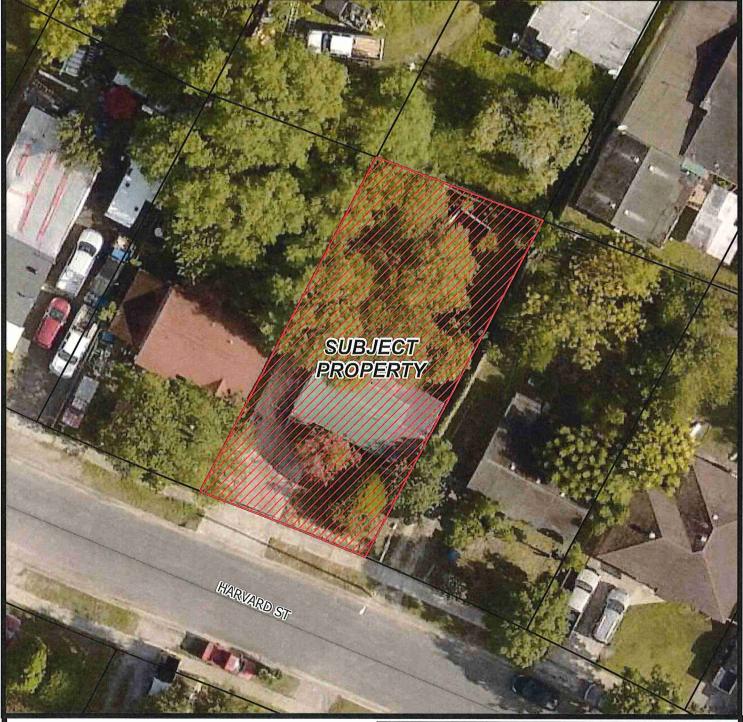
Roland Maldonado

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





































_Rotten _Other:

CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address:	1618 HARVA	RD ST					
Legal Description:	CHULA VISTA	A BLK 5 LOT 5					
Tax Account No:	1585000500	50					
Property Owner:	AMAYA ELIZA	ARDO A AND MA	RIA				
Mailing Address:	R AMAYA						
City, State, Zip:	CORPUS CHR	RISTI, TX 78416					
Inspection Date: Zoning District:	4/23/2025						
Compliance Officer:	Grace Elledge	e					
Placard Date:	4/23/2025						
Case No:	V255943-043	3025					
Corrections must be mand/or ordinances of the Electrical, Mechanical,	he City of Corp	ous Christi. The f					
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:	
Accessory Structure Ty	<u>pe</u> :		Wood Frame	Masonry	Fire D	amage	
(302.7, 304.1, 304.2, 304.4	, 304.5, 304.6, 3	04.7, 305.1 & 305.2)				
Roof Type:							
Rotten							
X Loose							
Torn							
Holes							
Missing							
Other:							
Wall Type:							
Rotten							
XLeaning							
Buckled							
XMissing							
XOther:							
Foundation Type:							
Sunken							
Cracked							

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	Г		
Legal Description: CHULA VISTA BLK	5 LOT 5		
Owner: AMAYA ELIZARDO A AND MA	ARIA		
Mail to: R AMAYA			
City, State, Zip: CORPUS CHRISTI, T.	X 78416		
XDwellingComm XWood FrameMasor XVacantOccup Placard Posted on: 4/23/2025		Sq. Ft. 1 1# of Units X XPlacard	Story Inside Inspection
Corrections must be made to the ite Code and/or ordinances of the City Plumbing, Electrical, Mechanical, Fi Permits Required:BuildingPlumbFireHealth	of Corpus Christi. The follow. re, Health and Zoning.	·	
Smoke Alarms: Missing Inoper	rativeImproperly Lo	ocated Additional Al	arms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood X Rotten Wood X Rotten Corner Boards X Missing Boards X Badly in Need of Paint X Siding Broken / Missing X Holes X Cracks Buckled Leans Missing Brick Loose Brick Damaged Exterior Trim	ROOF: (304.1 & 304.7) Type: Charred Wood X_Rotten Eaves X_Rotten Rafter Tails Rotten Decking X_Missing Shingles X_Deteriorated Shingles Leaks Sags Buckled Collapsed Worn Torn Holes	FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir	DN: 4 & 304.5) Support d g neter Wall g/Cracked ting ess Cover s
Other:	Other:	Other:	

X X	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 X 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 XDamaged XPoor FitDamaged / Missing Screen(s) Off Hinges Blocked Exit Rotten Other:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)		ATHTUB / SHOWER 02.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood	Missing	
	Rotten Wood		Broken / Missing
	Missing Boards	No Anti-Siphon I	
<u>X</u>	Inadequate Support	Missing Overflow	w Plate
	Missing Handrails Faulty Weather Protection	Missing Tap	Hand
	Other:	Missing Shower Not Vented	Head
	Other.	X Disconnected	
		Stopped Up	
		Damaged Show	er Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEATE	
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 &		03.2, 603.3, 603.4 603.5 & 603.6)
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
-	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl		essure Release Valve Missing
-	Water Supply Line Leaks		essure Release Valve Broken
-	Flush Ell Leaks Runs Constantly	Drain Line Missi Not Approved Pi	_
-	Tank Broken / Cracked	Not Extended O	
	Bowl Broken / Cracked	Elbowed Down	utside
X	Disconnected	Vent Missing / Lo	oose
	 Missing Flush Handle	No Double Wall	
	Missing Flapper	Nonconforming \	Vent
	Urinal; No Back-Flow Preventive	Inadequate Com	bustion Air
	No Elongated Bowl / Open-end Seat	Thermostat Miss	sing / Damaged
	Other:	No Gas Cut Off	
		Missing Firebox	
			Not Approved Pipe
		Gas Fired – Loca	
	ė.	Gas Fired – Loca	aled III Bedroom
		Fire Damaged Other:	
		Ouici.	

	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)	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	Missing	Gas Prossure Test Poquired
	No Anti-Siphon Faucets	Gas Pressure Test Required Gas Leak
	Roucets Leak / Broken / Missing	
	P' Trap Leaks / Missing	Line Appears to Enter Building Below Grade LevelGas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	other.
	Nonconforming Waste Line	
X	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
X	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
X	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood
	Burned Fixtures	X Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Holes
-	No Small Appliance Circuits Over Kitchen	Ricks
	Counter Space with GFCI	XNot Level
	Only One Small Appliance Circuit Over Kitchen	Buckled
	Counter Space with NO GFCI	Buckled Torn
	Kitchen Appliance Circuits – No GFCI	
X	Plugs Missing / Loose / Broken	Damaged
<u>^</u>		Other:
	Switches Missing / Loose / Broken	
<u>X</u>	Fixtures Missing / Loose / Broken	
<u>X</u>	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	
<u>X</u>	Exterior Lights Missing; Front / Back / Side	
<u>X</u> -	Porch Lights Broken / Missing / Loose	
	Other:	
	MECHANICAL:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
_	Vented Wall Heater Damaged / Missing	TYPE:
	Floor Furnace Damaged / Missing	Roof Type:
	Nonconforming Gas Line to Space Heater	Rotten
	Wall Heater with No Vent in Bathroom	Loose
	Thermostat Damaged / Missing	Torn
	Gas-Fired Heating Appliance within 2' of	Holes
	Tub / Shower / Water Closet	Missing
	Condensing Unit Damaged / Missing	
-	No Vent Fan or Window in Bathroom	Walls Type:
	Vent Fan Missing / Not Operable	Rotten
	Heat with No Vent in Commercial Building	Leaning
	Fire Damage	Buckled
	Other:	
	Other.	Missing
	UNSANITARY CONDITIONS:	Other:
		Foundation Tunes
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
	No Hot and Cold Water Supply	Sunken
<u>X</u>	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	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

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

CORPUS CHRISTI TX 78416		RETURN TO SENDER
COM OS CHMSTI TX 70410		UNCLAIMED
		UNABLE TO FORWARD
EMILIO R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
	Heir	The second secon
3530 XANADO ST		SIGNED RETURN GREEN CARD
CORPUS CHRISTI TX 78415		DATE OF DELIVERY 5-9-28
VENINA A FLORES AKA NINA FLORES	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST		RETURN MAIL REC'VD 6/2/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FRWARD
VENINA A FLORES AKA NINA FLORES	Heir	B1 Letter Mailed on 5/8/2025
1606 SHERMAN ST		RETURN MAIL REC'VD 6/2/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
*		UNABLE TO FRWARD
EDUARDO R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST	10000000	RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
EDUARDO R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
PO BOX 189		RETURN MAIL REC'VD 5/22/25
MODESTO, CA 95353-0189		RETURN TO SENDER
		ATTEMPTED-NOT KNOWN
		UNABLE TO FORWARD
SANDRA A QUEZADA AKA SANDRA AMAYA	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST	Hell	RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
CONF 03 CHNISTI TX 78410		UNCLAIMED
		UNABLE TO FORWARD
CANDDA A CHEZADA AKA CANDDA ANAAVA	Heir	B1 Letter Mailed on 5/8/2025
SANDRA A QUEZADA AKA SANDRA AMAYA	Heir	, ,
4426 MISTLETOE DR		RETURN MAIL REC'VD 6/2/25
CORPUS CHRISTI TX 78411		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FRWARD
ELOY R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST		CERT RETURN MAIL REC'VD 5/27/2025
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD

Hoir	B1 Letter Mailed on 5/8/2025
neil	
	CERT RETURN MAIL REC'VD 5/14/2025
	RETURN TO SENDER
	NOT DELIVERABLE AS ADDRESSED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
Free patrons in	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Hair	B1 Letter Mailed on 5/8/2025
i i cii	RETURN MAIL REC'VD 5/14/225 LARRY AMAYA
	RETURN TO SENDER
	NOT DELIVERABLE AS ADDRESSED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
4	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	Heir Heir Heir Heir

1618 HARVARD ST		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR	Heir	B1 Letter Mailed on 5/8/2025
6162 MISTY MEADOWS RD APT 401		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78414		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ERNEST AMAYA AKA ERNEST AMAYA	Heir	B1 Letter Mailed on 5/8/2025
314 KNICKERBOCKER ST APT 7		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78418-3438		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	108.1.3 Structure Unfit for	In Progress
	Structure	Human Occupancy	
9/11/24	Care of Premises	Section 23-70 TALL WEEDS,	Compliant
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS	



2007 HOWARD ST - RESIDENTIAL STRUCTURE

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

Abatement history for 2007 Howard St.

<u>Date</u> <u>Cost/Admin Fee</u> <u>Case Type</u>

1. NONE

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
		FUSTRATED 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 FUSTRATED 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.

11/3/2	2025		
Code	Compliance Supervisor: Roland Male	donado	
Case#	V255554-042525		
Prope	rty Owner: SEAN BURRIS		
<u>Addre</u>	ss (⊠Residential ☐Commercial):	2007 Howard St	
	Recommendation(s): Demolition		
	idential Structure only	☐Accessory Structure(s)	
	nmercial Structure only	☐ Commercial and Accessory Structur	re
due to		1)(c) of the Corpus Christi Property Mai tion of the structure(s), a hazard to the d.	
		plish the residential structure(s) within s required, then the City be authorized	
<u>Notice</u> :	<u>s</u>		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail. Certified letter of hearing sent by o Notice of hearing published in new	certified mail	
Additio	onal		
1. 2. 3. 4. 5.	Structure Entered by: ☐ Search War Taxes due: ☐ Current ☐ Pas	f deceased verification by: Obituary arrant Consent Given by: Owner st due -Amount owed: ctive-Last active date: 1/24/2018	□ Death Certificate ☑ Unsecure
6.	Lawsuits: □Yes ⊠No		

 \square No

7. Code Enforcement Maintaining Property: ⊠Yes

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		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	City Ordinance Sec. 13-22(C) & (D)(4)	
BSB Agenda Posted	11/14/2025		Texas Govt. Code 551.043(a)	
BSB Hearing	11/20/2025	i i	City Ordinance Sec. 13-22 (C)	



2007 HOWARD ST

Aerial View









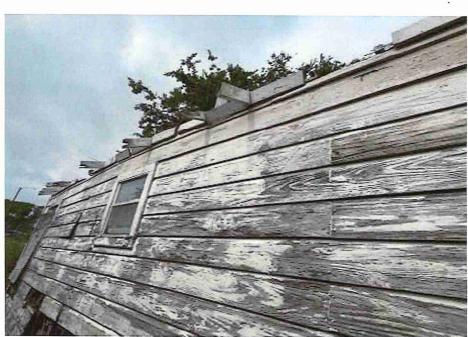




















City of Corpus Christi – BUILDING SURVEY

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				
Owner: SEAN BURRIS	O BIX 2			
Mail to: 327 S GUADALUPE ST				
City, State, Zip: SAN MARCOS, TX	78666-6309			
XWood FrameMa	ommercial asonry ccupied	Accessory Fire Damage XOpen		Sq. Ft. 1Story # of Units XInside Inspection Placard
Plumbing, Electrical, Mechanical Permits Required:			ig city ore	dinances are applicable: Building,
	alth _	Electrical Other:		Mechanical
	-		-	Mechanical
Fire He	-			MechanicalAdditional Alarms Required

X X X	Missing Screens Torn Screens Missing / Broken Sash Do Not Open Rotten Sills	304.12, 305.4 Charred Wood Missing / Brok Loose Rotten Wood Inadequate Su Support Post	en Boards upport Missing Loose	4.10, DOORS: (304.1, 304.2, 304.1)
<u>X</u>	Rotten / Broken Frames	Faulty Weathe	er Protection	XRotten
	Other:	Other:		Other:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5) Charred Wood			BATHTUB / SHOWER , 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1
X	Rotten Wood	-		e / Broken / Missing
X	Missing Boards		No Anti-Sipho	
Χ	Inadequate Support		Missing Over	
Χ	Missing Handrails		Missing Tap	
	Faulty Weather Protection	-	Missing Show	er Head
-	Other:	-	Not Vented	
		X	Disconnected	
			Stopped Up Damaged Sh	ower Stell
			Damaged Sili Other:	ower Stall
	PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4 504.1, 504.2, 504.3, 505.1.1, 506.1 Missing No Anti-Siphon Ballcock		WATER HEA (505.4, 603.1, Gas Electric	TER: 603.2, 603.3, 603.4 603.5 & 603.6)
	Stopped Up	X	Missing	
	Poorly Anchored		Disconnected	
	Seeps Around Bowl	-		Pressure Release Valve Missing
	Water Supply Line Leaks			Pressure Release Valve Broken
	Flush Ell Leaks Runs Constantly		Drain Line Mis	•
	Tank Broken / Cracked	*	_Not Approved _Not Extended	
	Bowl Broken / Cracked	*	Elbowed Dow	
Χ	Disconnected		Vent Missing /	
	Missing Flush Handle		 _No Double Wa	
	Missing Flapper		_Nonconformin	g Vent
	Urinal; No Back-Flow Preventive	-	_Inadequate Co	
	No Elongated Bowl / Open-end Seat			ssing / Damaged
	Other:		_No Gas Cut O	
			_Missing Firebo	x Door ne Not Approved Pipe
		-		ocated in Bathroom
				ocated in Battiloom
			_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)	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	Missing No Anti-Siphon Faucets	Gas Pressure Test Required Gas Leak
	Faucets Leak / Broken / Missing "P" Trap Leaks / Missing Defective Trap	Line Appears to Enter Building Below Grade LevelGas Supply Not Approved PipeRubber Hose to Space Heaters
	Stopped Up Water Supply Line Leak Loose from Wall	Non-Rigid Pipe Run Through Partition WallOther:
	Nonconforming Waste Line	
<u>X</u>	Disconnected Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2) Defective Trap	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Belective Trap Faucets Loose / Broken	Open Clean Out / Water Leak; Yard / Under HouseVent Stack Missing / Broken
	Faucets Missing	Vent Stack Missing / BrokenVent Stack Not Extended Through Roof
	P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	XExposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 404.3)
	Service Panel Burned	Charred Wood
	Service Missing	Paint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
6.55	Defective	XDamaged Paneling
Χ	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Water Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	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	INTERIOR FLOORS: (305.1, 305.2, 305.3 & 305.4) Charred Wood Rotten Wood Missing Boards Holes Cracks Not Level Buckled Torn Damaged
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:	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	ACCESSORY SURVEY: (302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2) TYPE: Roof Type: Rotten Loose Torn
Gas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / MissingNo Vent Fan or Window in BathroomVent Fan Missing / Not Operable	HolesMissingWalls Type:Rotten
Heat with No Vent in Commercial BuildingOther: UNSANITARY CONDITIONS:	LeaningBuckledMissingOther:
(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:SunkenRotten SillsOther:

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	Owner	B1 Letter Mailed on 4/25/2025 RETURN SIGNED GREEN CARD REC'D 4/30/25
327 S GUADALUPE ST. SAN MARCOS, TX 78666-6309		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.

Date

Cost/Admin Fee

Case Type

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	OWNER IS DECEASED
	ALVAREZ	
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.

11/3/20	025		
Code Co	ompliance Supervisor: Roland Mald	onado	
Case# \	/254848-041025		
Propert	ty Owner: ALVAREZ FRANCISCO G E	TALS	
Addres	s (⊠Residential ☐Commercial): 5	117 MARGARET AVE	
Staff Re	ecommendation(s): Demolition		
□Resid	dential Structure only	⊠ Residential and Accessory Structure	
Com	mercial Structure only	☐Commercial and Accessory Structure	
due to		1)(c) of the Corpus Christi Property Mair ion of the structure(s), a hazard to the h d.	
	•	plish the residential & accessory structur pleted as required, then the City be auth	
Notices	S		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail. Certified letter of hearing sent by Notice of hearing published in nev	certified mail	
Additio	onal		
1. 2. 3. 4.	Structure Entered by: ☐Search W Taxes due: ☐ Current ☐ Pa Utilities: ☐ Active ☐ Ina Year Structure Built: 1950	If deceased verification by: ⊠Obituary arrant □Consent Given by: Owner st due -Amount owed: active-Last active date: 6/3/2014	□ Death Certificate ⊠ Unsecure
6.	Lawsuits: □Yes ⊠No		

 \square No

7. Code Enforcement Maintaining Property: ⊠Yes

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

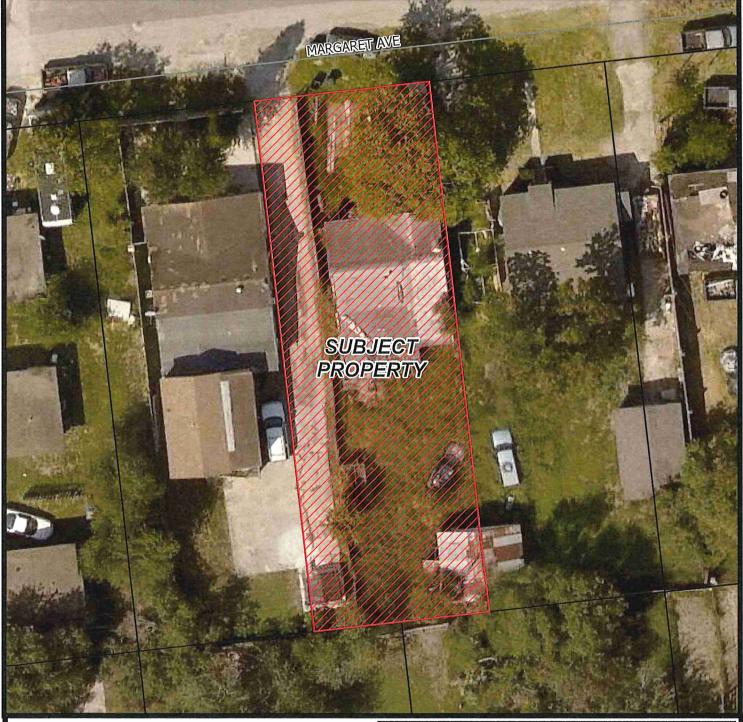
Supervisor

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	4/8/2025						
Potential Violation	4/8/2023	n/a	n/a				
Initial Inspection Completed		When building, structure or premise	Corpus Christi Property				
	4/8/2025	thought to be substandard	Maintenance Code 104.2				
Notice of Violation Mailed to Last	w	When there are reasonable grounds to	City Ordinance				
Known Addresses	4/11/2025	believe there is a violation	Sec. 13-22(A) & (D)(2)				
Notice of Violation Posted in		When owner is unknown, whereabouts	City Ordinance Sec.13-				
Newspaper	7/29/2025 &	unknown, or where service of notice has	22(A) & (D)(3)				
	7/30/2025	failed (Published twice w/in a 10 day period)					
Deadline to comply with Newspaper		When 30 days have elapsed from the date	City Ordinance				
Notice of Violation	8/1/2025	of first publication	Sec. 13-22(B)				
Notice Received		Return mail rec'vd 4/21/2025 return to	n/a				
	4/21/2025	sender,vacant, unable to forward					
Returned Notice of Violation Posted at	9/4/25 5/20/25 9	When notice is not upped aboving	City Ordinance				
	8/4/25-5/30/25 &	When notice is returned showing	Sec. 13-22(A) & (D)(4)				
Front Door of Property	6/2/25-6/6/25	unclaimed or not delivered					
Deadline to comply with Mailed Notice	r /20/202r	30 days from receipt of the notice	City Ordinance				
of Violation	5/20/2025		Sec. 13-22(A)(5)				
Re-inspection		Not less thans 30 days from receipt of the	City Ordinance				
	8/1/2025	notice or when 30 days have elapsed	Sec. 13-22(B)				
		from date of first publication					
Complaint filed with BSB		When owner refused to comply; when	City Ordinance				
		not cured within 30 days from receipt of	Sec. 13-22(B)(2)				
	10/27/2025	notice or any further agreed time; or					
		when 30 days have elapsed from date of					
		first publication					
Notice of Hearing Mailed to Last		At least 10 days prior to hearing	City Ordinance				
Known Address	10/28/2025		Sec. 13-22(C) & (D)(2)				
Notice of Hearing Posted in		At least 10 days prior to hearing when	City Ordinance Sec.13				
Newspaper	10/27/2025 &	owner is unknown, whereabouts	22(C) & (D)(3)				
	10/27/2025 &	unknown, or where service of notice has					
	10/28/2025	failed (Published twice w/in a 10 day					
		period)					
Notice of Hearing Filed with County		At least 10 days prior to hearing	City Ordinance Sec. 13-				
Clerk	10/27/2025		22(C) & Tx Local Gov't				
			Code 214.001€				
Returned Notice of Hearing Posted at	11/10/25-11/14/25 &	When notice is returned showing	City Ordinance				
Front Door of Property	11/17/25-11/19/25	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)				
BSB Agenda Posted		72 hours (3 days) before scheduled time	Texas Govt. Code				
	11/14/2025	of hearing	551.043(a)				
		_					
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45	City Ordinance				
	11/20/2023	days after Complaint filed	Sec. 13-22 (C)				



5117 MARGARET

Aerial View









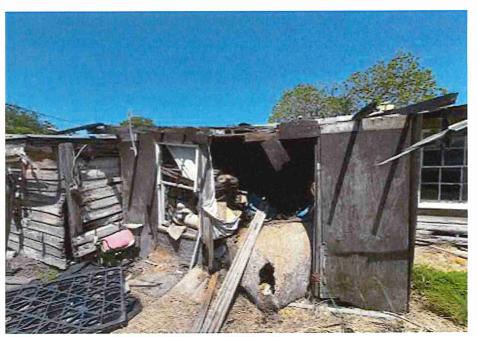


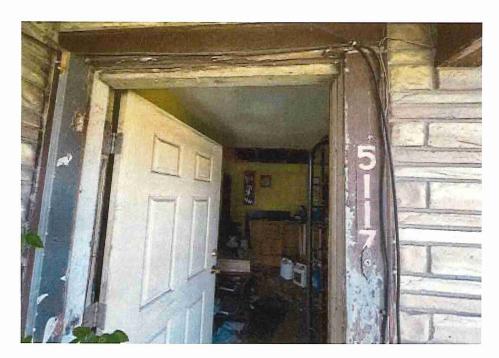






























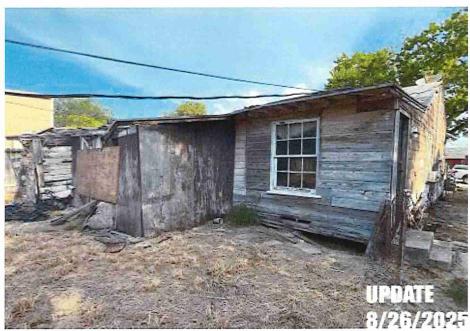












City of Corpus Christi – BUILDING SURVEY

	ınt Number: 9579	00010000								
nspe	ction Date: 4/8/25	;								
Zonin	g Use: IL									
Revis	ed Date: 04/10/20	025								
JIIICE	r: MICHAEL GUT	IERREZ								
Prope	erty Address: 511	7 MARGARET A	VΕ							
Legal	Description: WHI	ELAN ADD E25' (OF LT 2 8	& W25' OF	F LT 3 BK 1					
Owne	er: ALVAREZ FRA	ANCISCO G ETA	LS							
Mail t	o: 5117 MARGAF	RET								
Citv. S	State, Zip: CORP	US CHRISTI, TX	78407							
X X X Placa	Dwelling Wood Frame Vacant rd Posted on:	Comme Masonr Occupie	у .	F	ccessory ire Damage pen	7,500 1 X	_Sq. Ft. _# of Uni _Placard		Story Inside Inspecti	0
	bing, Electrical,	-	•			ng city o	rdinance	es are applic	able: Building,	
Plum	bing, Electrical, its Required: Building	Mechanical, Fire	e, Health	and Z oni XE	ing. lectrical	ng city o	rdinance _Mechar		able: Building,	
<i>Plum</i> Perm X	bing, Electrical, its Required:BuildingFire	Mechanical, Fire	e, Health	and Z oni XE	ing.	ng city o			able: Building,	
Plum Perm X Smok	bing, Electrical, its Required:BuildingFire te Alarms:	Mechanical, Fire XPlumbirHealth	e , Health ng	and Zoni XE O	ing. lectrical other:			nical		
<i>Plum</i> Perm X	bing, Electrical, its Required:BuildingFire te Alarms:Missing	Mechanical, Fire XPlumbirHealthInopera	e, Health	and Zoni XE o	ing. lectrical			nical _Additional Al	arms Required	
Plum Perm X Smok	bing, Electrical, its Required:BuildingFire te Alarms:	Mechanical, Fire XPlumbirHealthInopera	e, Health	and Zoni XE O	ing. lectrical other: mproperly Loc 304.7)			nical	arms Required ON: 4 & 304.5)	
Plum X Smok X	bing, Electrical, its Required:BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten Wood	Mechanical, Fire XPlumbirHealthInopera L: 04.4 & 304.6)	e, Health ng tive X	XEIn ROOF: (304.1 & 3 Type: Charred V Rotten Ea	ing. lectrical other: mproperly Loc 304.7) Vood ves			_Additional Al FOUNDATIO (304.1, 304.4 Type: _Inadequate S _Rotten Wood	arms Required ON: 4 & 304.5) Support	
Plum Y X Smok X	bing, Electrical, its Required:BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten Corner I	Mechanical, Fire XPlumbirHealthInopera L: 04.4 & 304.6)	e, Health ng tive X X	XE XIn ROOF: (304.1 & 3 Type: Charred V Rotten Ea Rotten Ra	ing. lectrical other: mproperly Loc 304.7) Vood oves ofter Tails		_Mechar	_Additional Al FOUNDATIO (304.1, 304.4 Type: _Inadequate S _Rotten Wood _Piers Lean	arms Required ON: 4 & 304.5) Support	
Plum X Smok X	bing, Electrical, its Required:BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten Corner IMissing Boards	Mechanical, Fire XPlumbirHealthInopera L: 04.4 & 304.6) Boards	e, Health ng tive X X X	XE XIn ROOF: (304.1 & 3 Type: Charred V Rotten Ea Rotten Ra Rotten De	ing. lectrical other: mproperly Loc 304.7) Vood lives after Tails		_Mechar	_Additional Al FOUNDATIO (304.1, 304.4 Type: _Inadequate S _Rotten Wood _Piers Lean _Piers Missin	arms Required ON: 4 & 304.5) Support	
Plum X Smok X	its Required: BuildingFire (e Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten Corner IMissing BoardsBadly in Need of	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng tive X X X X	XEIn ROOF: (304.1 & 3 Type: Charred V Rotten Ea Rotten De Missing S	ing. lectrical other: mproperly Loc 304.7) Vood oves ofter Tails ocking hingles		_Mechar	_Additional Al FOUNDATIO (304.1, 304.4 Type: _Inadequate S _Rotten Wood _Piers Lean _Piers Missing _Cracks/Perir	arms Required ON: 4 & 304.5) Support d g meter Wall	
Plum X X Smok X X X	its Required: BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten WoodRotten Corner IMissing BoardsBadly in Need ofSiding Broken //	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng tive X X X X X	XE XE COF: (304.1 & 3 Type: Charred V Rotten Ea Rotten De Missing S Deteriorat	ing. lectrical other: mproperly Loc 304.7) Vood lives after Tails		_Mechar	_Additional Al FOUNDATIO (304.1, 304.4 Type: _Inadequate S _Rotten Wood _Piers Lean _Piers Missing _Cracks/Perir _Cracks/Slab	arms Required ON: 4 & 304.5) Support d g meter Wall	
Plum X X Smok X X X X	bing, Electrical, its Required:BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten WoodRotten Corner IMissing BoardsBadly in Need ofSiding Broken /	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng x X X X X X	And Zoni XE OIn ROOF: (304.1 & 3 Type: Charred V Rotten Ea Rotten Ra Rotten De Missing S Deteriorat Leaks	ing. lectrical other: mproperly Loc 304.7) Vood oves ofter Tails ocking hingles		_Mechar	Additional Al FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir Cracks/Slab	arms Required ON: 4 & 304.5) Support d g meter Wall	
Plum X X Smok X X X	its Required: BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten WoodRotten Corner IMissing BoardsBadly in Need ofSiding Broken //	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng x x x x x x	XE XE COF: (304.1 & 3 Type: Charred V Rotten Ea Rotten De Missing S Deteriorat	ing. lectrical other: mproperly Loc 304.7) Vood oves ofter Tails ocking hingles		_Mechar	_Additional Al FOUNDATIO (304.1, 304.4 Type: _Inadequate S _Rotten Wood _Piers Lean _Piers Missing _Cracks/Perir _Cracks/Slab	arms Required ON: 4 & 304.5) Support d g meter Wall g/Cracked ting	
Plum X X Smok X X X X	bing, Electrical, its Required:BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten Corner IMissing BoardsBadly in Need ofSiding Broken /HolesCracks	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng kitive	XE XIn ROOF: (304.1 & 3 Type: Charred V Rotten Ea Rotten De Missing S Deteriorat Leaks Sags	ing. lectrical other: mproperly Loc 304.7) Vood wes after Tails acking hingles aed Shingles		_Mechar	Additional Al FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir Cracks/Slab Pads Missing	arms Required ON: 4 & 304.5) Support d g meter Wall g/Cracked ting ess Cover	
Plum X X Smok X X X X	bing, Electrical, its Required:BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten Corner IMissing BoardsBadly in Need oSiding Broken /HolesCracksBuckled	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng ktive X X X X X X X	XE	ing. lectrical other: mproperly Loc 304.7) Vood wes after Tails acking hingles aed Shingles		Mechar	Additional Al FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir Cracks/Slab Pads Missing Missing Skird	arms Required ON: 4 & 304.5) Support d g meter Wall g/Cracked ting ess Cover	
Plum X X Smok X X X X	bing, Electrical, its Required: BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten WoodRotten Corner IMissing BoardsBadly in Need ofSiding Broken /HolesCracksBuckledLeans	Mechanical, Fire XPlumbinHealthInopera L: 04.4 & 304.6) Boards of Paint	e, Health ng tive X X X X X X X X X X X X X X X X X X	XE XE COF: (304.1 & 3 Type: Charred V Rotten Ea Rotten De Missing S Deteriorat Leaks Sags Buckled Collapsed	ing. lectrical other: mproperly Loc 304.7) Vood wes after Tails acking hingles aed Shingles			Additional Al FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir Cracks/Slab Pads Missing Missing Skird Missing Acce Exposed Sill	arms Required ON: 4 & 304.5) Support d g meter Wall g/Cracked ting ess Cover s	
Plum X X Smok X X X X	bing, Electrical, its Required: BuildingFire te Alarms:Missing OUTSIDE WAL (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten WoodRotten Corner IMissing BoardsBadly in Need ofSiding Broken /HolesCracksBuckledLeansMissing Brick	XPlumbirInopera L: 04.4 & 304.6) Boards of Paint / Missing	e, Health ng tive X X X X X X X	And Zonion And Zonion XE	ing. lectrical other: mproperly Loc 304.7) Vood wes after Tails acking hingles aed Shingles			Additional Al FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir Cracks/Slab Pads Missing Missing Skird Missing Accord Exposed Sill Rotten Sills	arms Required ON: 4 & 304.5) Support d g meter Wall g/Cracked ting ess Cover s	

X X X X X	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. 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:	10, DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1) Charred Wood XMissing XDamagedPoor Fit XDamaged / Missing Screen(s) XOff HingesBlocked ExitRottenOther:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)	(403.2, 502.1, & 505.3)	BATHTUB / SHOWER 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood	Missing	/ Droken / Mineing
	Rotten Wood Missing Boards	XFaucets Loose No Anti-Sipho	e / Broken / Missing
	Missing boards Inadequate Support	Missing Overfl	
	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Show	er Head
	Other:	Not Vented	
		XDisconnected	
		Stopped Up	
		Damaged Sho Other:	ower Stall
	PLUMBING: WATER CLOSET	WATER HEA	
	(404.4.3, 502.1, 502.2, 502.3, 502.4, § 504.1, 504.2, 504.3, 505.1.1, 506.1 &	· · · · · · · · · · · · · · · · · · ·	603.2, 603.3, 603.4 603.5 & 603.6)
	Missing	XGas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl Water Supply Line Leaks		Pressure Release Valve Missing Pressure Release Valve Broken
	Flush Ell Leaks	Drain Line Mis	
	Runs Constantly	Not Approved	•
	Tank Broken / Cracked	Not Extended	·
	Bowl Broken / Cracked	Elbowed Dow	n
<u>X</u>	Disconnected	Vent Missing /	Loose
	Missing Flush Handle	No Double Wa	· ·
	Missing Flapper	Nonconformin	-
	Urinal; No Back-Flow Preventive	Inadequate Co	
	No Elongated Bowl / Open-end Seat		issing / Damaged _{'ff}
-	Other:	No Gas Cut O Missing Firebo	
			ine Not Approved Pipe
			ocated in Bathroom
			ocated in Bedroom
		Fire Damaged	
		Other:	

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood
	Burned Fixtures	XRotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	XMissing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	XHoles
	No Small Appliance Circuits Over Kitchen	XCracks
	Counter Space with GFCI	Not Level
	Only One Small Appliance Circuit Over Kitchen	Buckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	XDamaged
	Plugs Missing / Loose / Broken	Other:
	Switches Missing / Loose / Broken	- Control of the Cont
	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:	
	and discounted	
	MECHANICAL:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2
	Vented Wall Heater Damaged / Missing	TYPE: GARAGE
	Floor Furnace Damaged / Missing	Roof Type: ALUMINUM
	Nonconforming Gas Line to Space Heater	Rotten
	Wall Heater with No Vent in Bathroom	XLoose
	Thermostat Damaged / Missing	Torn
	Gas-Fired Heating Appliance within 2' of	XHoles
	Tub / Shower / Water Closet	XMissing
	Condensing Unit Damaged / Missing	
	No Vent Fan or Window in Bathroom	Walls Type:
	Vent Fan Missing / Not Operable	XRotten
	Heat with No Vent in Commercial Building	Leaning
	Fire Damage	Buckled
	Other:	Missing
		Other:
	UNSANITARY CONDITIONS:	
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
<u>X</u>	No Hot and Cold Water Supply	Sunken
	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	Other:	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,	603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Leve
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	- And the Control of
	Nonconforming Waste Line	
X	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under Hous
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
<u>X</u>	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 404.3)
	Service Panel Burned	Charred Wood
	Service Missing	Paint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	X Holes
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Water Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	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 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.
- 304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in P.O. Box 9277 Corpus Christi, Texas 78469-9277 (361) 826-3046 http://www.cctexas.com Exhibit B.

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

Owner(s): ALVAREZ FRANCISCO G ETALS

LAST UPDATED ON: Monday, May 05, 2025

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

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
ALVAREZ FRANCISCO G ETALS	Owner	B1 Letter Mailed on 4/11/2025
5117 MARGARET		RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF FRANCISCO ALVAREZ	Deceased Owner Uknown Heirs	B1 Letter Mailed on 4/11/2025
5117 MARGARET AVE	CONTRACTOR AND A STREET OF THE	RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANDREA C. ALVAREZ	Heir	B1 Letter Mailed on 4/11/2025
5117 MARGARET AVE	1000000	RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA C. ALVAREZ	Deceased Heirs of Deceased Heir	B1 Letter Mailed on 4/11/2025
5117 MARGARET AVE		RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
a a		VACANT
		UNABLE TO FORWARD
LUPITA FUENTES ALVAREZ	Heir	B1 Letter Mailed on 4/11/2025
5117 MARGARET AVE		RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
JASON FUENTES	Heir	B1 Letter Mailed on 4/11/2025

5117 MARGARET AVE		RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
CELIA FLORES	Heir	B1 Letter Mailed on 4/11/2025
5117 MARGARET AVE		RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ESPERANZA FUENTEZ	Heir	B1 Letter Mailed on 4/11/2025
5117 MARGARET AVE		RETURN MAIL REC'VD 4/21/2025
CORPUS CHRISTI, TX 78407		RETURN TO SENDER
	2	VACANT
		UNABLE TO FORWARD
ANDREA C. ALVAREZ	Heir	B1 Letter Mailed on 4/11/2025
PO BOX 513		RETURN MAIL REC'VD 5/5/2025
KINGSVILLE, TX. 78364		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA C. ALVAREZ	Deceased Heirs of Deceased Heir	B1 Letter Mailed on 4/11/2025
PO BOX 513		RETURN MAIL REC'VD 5/5/2025
KINGSVILLE, TX. 78364		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	COMPLIANT
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
7/24/2013	Minimum	Section 13-22 (301.3) HOT	COMPLIANT
	Standards	AND COLD-WATER	
		SUPPLY	



1908 PEABODY AVE – ACCESSORY STRUCTURE

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

Abatement history for 1908 Peabody Ave.

<u>Date</u> <u>Cost/Admin Fee</u> <u>Case Type</u>

1. NONE

Total: <u>\$0.00</u>



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 VEHHICLES.
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 GOIONG 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	SOME PROGRESS HAS BEEN MADE.
	DECEASED PROPERTY	WOOD MATERIAL ON THE SIDE OF
	OWNER	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
- 10 - 10 - 0		(WIFE)**
5/27/2025	AUNT OF DECEASED	SPOKE WITH AUNT GETTING RID OF
	PROPERTY OWNER	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

11/3/2	2025		
Code	Compliance Supervisor: Roland Male	donado	
Case#	V252204-021925		
Prope	rty Owner: MEJIA ROSEMARY		
Addre:	ss (Residential Commercial):	1908 Peabody Ave	
Staff R	ecommendation(s): Demolition		
□Resi	dential Structure only	⊠Accessory Structure(s)	
Com	nmercial Structure only	☐ Commercial and Accessory Structur	e
due to		1)(c) of the Corpus Christi Property Mai tion of the structure(s), a hazard to the	
		plish the accessory structure(s) within the structure (s) within the structure (s) within the city be authorized	
<u>Notice</u> :	<u>s</u>		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail. Certified letter of hearing sent by o Notice of hearing published in new	certified mail	
Additio	nal		
1. 2. 3. 4. 5.	Structure Entered by: ☐ Search War Taxes due: ☐ Current ☐ Pas	f deceased verification by: □Obituary arrant □Consent Given by: Owner st due -Amount owed: ctive-Last active date:	□ Death Certificate 図 Unsecure
6.	Lawsuits: □Yes ⊠No		

 \square No

7. Code Enforcement Maintaining Property: \boxtimes Yes

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

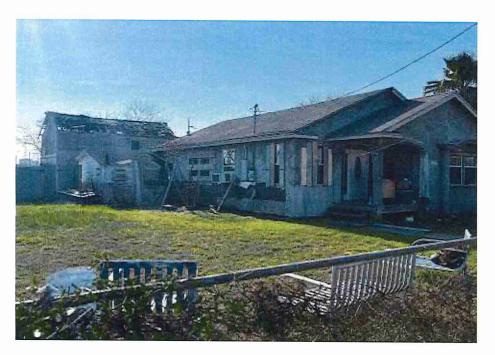
Development Services

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)	

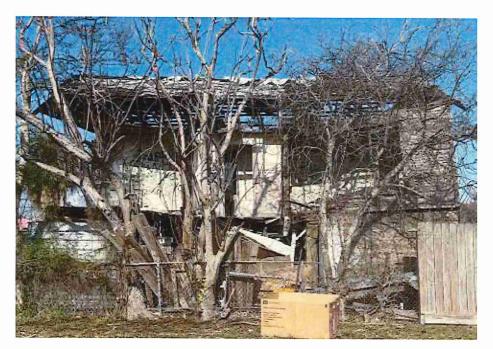




























CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Fire Damage

Unit

В

Unit

C

Unit

D

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

Sunken

Cracked Rotten

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: _xBuilding _xPlumbingFire Other:	_xElectrical	N	Лесhan	nical
Accessory Structure Type: x_ (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)	Wood Frame	_Masonry		_Fire
Roof Type: X Rotten Loose Torn				
XHoles XMissing Other:	Description	Max	Unit A	Un B
Other.	Roofing Frame	16	12	
Wall Type:	Roof Cover	17	15	
XRotten XLeaning	Wall Framing	18	12	
Buckled X Missing	Siding	15	10	
Other:	Foundation	24	18	
Foundation Type:	Doors/Windows	10	8	
roundation Type.				

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

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



• 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 GET 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



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



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

Abatement history for 4425 Valdez Dr.

<u>Date</u>	Cost/Admin Fee	Case Type
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



CCPD calls to property:

	A PLANTE THE COLOR
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

11/3/2	2025		
Code C	Compliance Supervisor: Roland Mal	donado	
Case#	V250886-013025		
Proper	ty Owner: QUINTANILLA GLORIA G ET	AL	
Addres	ss (Residential Commercial):	4425 Valdez Dr.	
Staff R	ecommendation(s): Demolition		
⊠Resi	dential Structure only	☐Accessory Structure(s)	
□Com	nmercial Structure only	☐ Commercial and Accessory Structure	2
due to welfare	substandard and dilapidated condi e of the public is henceforth declare		health, safety, and
	•	olish the residential structure(s) within t is required, then the City be authorized t	
<u>Notice</u> :	<u>s</u>		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail. Certified letter of hearing sent by Notice of hearing published in new	certified mail	
Additio	onal		
1. 2. 3. 4. 5.	Structure Entered by: ⊠Search W Taxes due: □ Current ⊠Pa	If deceased verification by: ⊠Obituary arrant □Consent Given by: Owner st due -Amount owed: \$55,668.60 active-Last active date: 11/1/2022	□Death Certificate □Unsecure
6.	Lawsuits: □Yes ⊠No		

 \square No

7. Code Enforcement Maintaining Property: ⊠Yes

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.

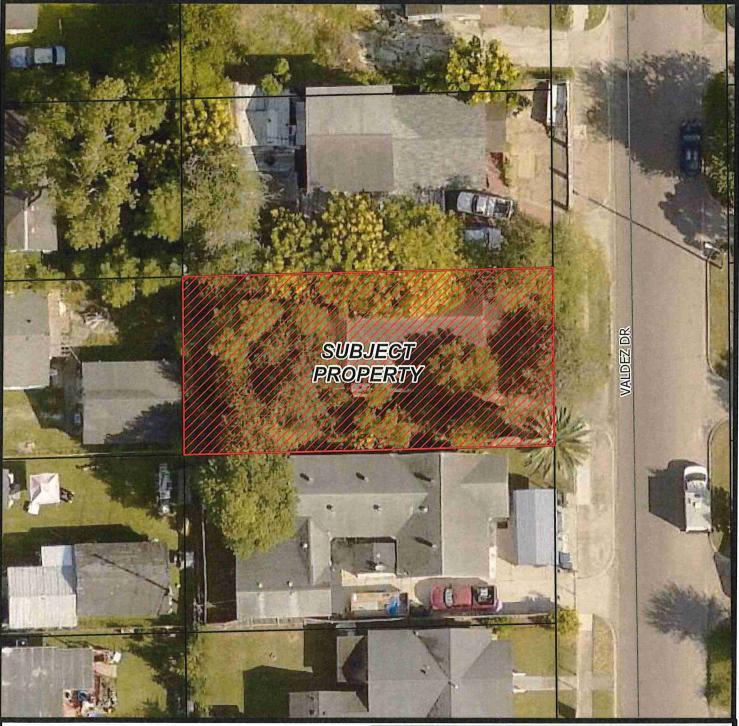
Koland Maldonado

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

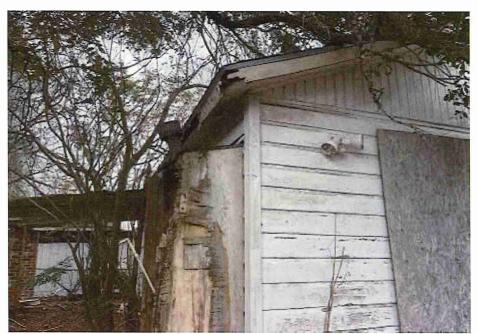




























City of Corpus Christi – BUILDING SURVEY

Account Number: 4072-00	07-0460				
nspection Date: 1/23/2025	5				
Zoning Use: RS-6					
Revised Date: 04/23/2025					
Officer: Grace Elledge					
Property Address: 4425 VA	ALDEZ DR				
		Г 46			
_egal Description: LA PAS		1 40			
Owner: QUINTANILLA GL	ORIA G ET AL				
Mail to: 4425 VALDEZ					
City, State, Zip: CORPUS	CHRISTI, TX 78416	6			
CDwelling CWood FrameVacant Placard Posted on: 4/23/202	Commercial Masonry Occupied	Accessory Fire Damage Open	Sq. I 1# of Plac	Units XInside Inspec	ctic
				ous Christi Property Maintenar nces are applicable: Building.	
Code and/or ordinances of Plumbing, Electrical, Med Permits Required: Building	of the City of Corp chanical, Fire, Hea Plumbing	ous Christi. The following the sand ZoningElectrical	ng city ordinal	ous Christi Property Maintenar nces are applicable: Building, hanical	
Code and/or ordinances of Plumbing, Electrical, Med Permits Required:BuildingFire	of the City of Corp chanical, Fire, Hea	ous Christi. The following the and Zoning.	ng city ordinal	nces are applicable: Building,	
Code and/or ordinances of Plumbing, Electrical, Med Permits Required: Building	of the City of Corp chanical, Fire, Hea Plumbing	ous Christi. The following the sand ZoningElectrical	ng city ordinal	nces are applicable: Building,	
Code and/or ordinances of Plumbing, Electrical, Med Permits Required:BuildingFire Smoke Alarms:	of the City of Corp chanical, Fire, Hea Plumbing Health	ous Christi. The following. ElectricalOther:	ng city ordinal	nces are applicable: Building,	
Code and/or ordinances of Plumbing, Electrical, Med Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood KRotten Wood	of the City of Corporative PlumbingHealthInoperative & 304.6)	Electrical Other: Improperly Loc ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves	ng city ordinal	nces are applicable: Building, hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate SupportRotten Wood	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood CRotten Wood CRotten Corner Board	of the City of Corporative PlumbingHealthInoperative & 304.6)	Electrical Charter Eaves Rotten Rafter Tails	ng city ordinal	hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type: Inadequate Support Rotten Wood Piers Lean	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Wood (Rotten Corner BoardMissing Boards	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	cous Christi. The following and Zoning. Electrical Other: Improperly Loc ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking	ng city ordinal	nces are applicable: Building, hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate SupportRotten Wood	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood CRotten Wood CRotten Corner Board	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	cous Christi. The following and Zoning. ElectricalOther: Improperly LocalImproperly LocalElectricalOther: Improperly LocalElectrical	ng city ordinal	hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type: Inadequate Support Rotten Wood Piers Lean Piers Missing	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood CRotten Wood CRotten Wood CMissing Boards CMissing Boards CMissing Roards	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	cous Christi. The following and Zoning. Electrical Other: Improperly Loc ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking	ng city ordinal	hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type: Inadequate Support Rotten Wood Piers Lean Piers Missing Cracks/Perimeter Wall	
Code and/or ordinances of Plumbing, Electrical, Med Plumbing, Electrical, Med Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Wood (Rotten Corner BoardMissing Boards (Badly in Need of Pace) (Siding Broken / Missing Booken / Missing Booken / Missing Broken / Miss	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	cous Christi. The following of the and Zoning. ElectricalOther: Improperly Locon ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated Shingles	ng city ordinal	hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type: Inadequate Support Rotten Wood Piers Lean Piers Missing Cracks/Perimeter Wall Cracks/Slab	
Code and/or ordinances of Plumbing, Electrical, Med Plumbing, Electrical, Med Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Corner BoardMissing Boards (Badly in Need of Pate Corner BoardMissing Broken / Missing Broken / M	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	Electrical Other: Electrical Other: Improperly Loc ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles Deteriorated Shingles Leaks	ng city ordinal	hanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type: Inadequate Support Rotten Wood Piers Lean Piers Missing Cracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Wood (Missing Boards (Missing Broken / Missing Broken / Missing Broken / Missing Broken / Missing Holes (Cracks	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	Electrical Other: Electrical Other: Improperly Loc ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles Deteriorated Shingles Leaks Sags	ng city ordinal	hanical Additional Alarms Required 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	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Wood (Missing Boards (Missing Boards (Missing Boards (Missing Boards (Missing Broken / Missing Broken / Missing Boards (Missing Broken / Missing Broken / Missi	of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	pus Christi. The following and Zoning. ElectricalOther: Improperly LocalImproperly LocalElectricalOther: Improperly LocalElectrical	ng city ordinal	hanical Additional Alarms Required 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	
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Wood (Missing Boards (Missing Boards (Missing Boards (Missing Broken / Missing Broken / Missing Boards (Missing Broken / Missing Boards (Missing Broken / Missing Boards (Missing Broken / Missing Broken / Missing Broken / Missing Broken / Missing Boards (of the City of Corporation of the City of Corporation (Chanical, Fire, Head (Chanical, F	pus Christi. The following and Zoning. Electrical Other: Improperly Loconic ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles Deteriorated Shingles Leaks Sags Buckled Collapsed	ng city ordinal	hanical Additional Alarms Required 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	
Code and/or ordinances of Plumbing, Electrical, Med Plumbing, Electrical, Med Permits Required: BuildingFire Smoke Alarms:Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type:Charred Wood (Rotten Wood (Rotten Corner BoardMissing Boards (Badly in Need of Pate	of the City of Corporative PlumbingHealth Inoperative & 304.6) ds	cus Christi. The following of the and Zoning. Electrical Other: Improperly Local ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles Deteriorated Shingles Leaks Sags Buckled Collapsed Worn	ng city ordinal	hanical Additional Alarms Required 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	

X X	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, 304.1 304.12, 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:	0, DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1) Charred WoodMissingDamaged XPoor Fit XDamaged / Missing Screen(s)Off HingesBlocked ExitRottenOther:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5) Charred Wood		ATHTUB / SHOWER 02.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Rotten Wood	The state of the s	Prokon / Missing
	Noten wood Missing Boards		Broken / Missing
X	Inadequate Support	No Anti-Siphon Missing Overflow	
Λ	Missing Handrails	Missing Tap	v Flate
	Faulty Weather Protection	Missing Shower	Head
	Other:	Not Vented	Ticad
		XDisconnected	
		Stopped Up	
		Damaged Show	er Stall
	,	Other:	
	PLUMBING: WATER CLOSET	WATER HEATE	
	(404.4.3, 502.1, 502.2, 502.3, 502.4, § 504.1, 504.2, 504.3, 505.1.1, 506.1 &		03.2, 603.3, 603.4 603.5 & 603.6)
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl		essure Release Valve Missing
	Water Supply Line Leaks		essure Release Valve Broken
	Flush Ell Leaks	Drain Line Missir	
	Runs Constantly	Not Approved Pi	•
	Tank Broken / Cracked	Not Extended Ou	utside
	Bowl Broken / Cracked	Elbowed Down	
<u>X</u>	Disconnected	Vent Missing / Lo	
	Missing Flush Handle Missing Flapper	No Double Wall I	***************************************
	Missing Plapper Urinal; No Back-Flow Preventive	Nonconforming \	
	No Elongated Bowl / Open-end Seat	Inadequate Com	
1	No Elongated Bowl / Open-end Seat Other:	Thermostat Miss No Gas Cut Off	my / Damayeu
		No Gas Cut OnMissing Firebox I	Door
		Gas Supply Line	
		Gas Gupply Line	(20) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2
		Gas Fired – Loca	
		Fire Damaged	and an additional
		Other:	
		venetii Tii i	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	Oce Dressess Tool Described
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
-	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
<u>X</u>	Disconnected	
-	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	XTorn Wallpaper
	Defective	XDamaged Paneling
Χ	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

X X X X X	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 Missing Boards Holes Cracks X 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	ACCESSORY SURVEY: (302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2) TYPE: Roof Type:RottenLooseTornHolesMissing Walls Type:RottenLeaning
	Fire Damage Other: UNSANITARY CONDITIONS: (308.3, 309.1, 504.1 & 505.1.2)	BuckledMissingOther:Foundation Type:
X	No Hot and Cold Water SupplyInsect, Roach, Rodent InfestationLacks Adequate Garbage Containers Other:	SunkenRotten SillsOther:

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

Owner(s): QUINTANILLA GLORIA G ET AL

LAST UPDATED ON: Friday, September 22, 2023

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

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

LINING MALLIEUR OF LAWRE CAMPENDE		
UNNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO	Heir	B1 LETTER MAIL ON 5/1/2025
G. QUINTANILLA		RETURN MAIL REC'VD 5/13/25
1037 LOLITA ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78416		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
IRMA QUINTANILLA AKA IRMA GARZA AKA IRMA	Heir	B1 LETTER MAIL ON 5/1/2025
QUINTANILLA GARZA		BI LETTER WAIE ON 5/1/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
UNKNOWN HEIRS OF IRMA QUINTANILLA AKA IRMA	Heir	DA LETTED MANU ON 5 /4 /0005
GARZA AKA IRMA QUINTANILLA GARZA	Hell	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
NAOMI CURIEL AKA NAOMI Q. CURIEL AKA NAOMI	Heir	B1 LETTER MAIL ON 5/1/2025
CURIEL QUINTANILLA		
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
NAOMI CURIEL AKA NAOMI Q. CURIEL AKA NAOMI	Heir	B1 LETTER MAIL ON 5/1/2025
CURIEL QUINTANILLA		RETURN MAIL REC'VD 5/12/25
5740 LEOPARD ST. APT 1		RETURN TO SENDER
CORPUS CHRISTI, TX. 78408		VACANT
		UNABLE TO FORWARD
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
RODRIGUEZ	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		VACANT
, , , , , , , , , , , , , , , , , , , ,		
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA	Heir	UNABLE TO FORWARD
RODRIGUEZ	neil	B1 LETTER MAIL ON 5/1/2025
4929 DUBOSE ST.		
CONTRACTOR OF THE CONTRACTOR O		
CORPUS CHRISTI, TX. 78416		
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE	Heir	B1 LETTER MAIL ON 5/1/2025
QUINTANILLA MORENO		
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE	Heir	B1 LETTER MAIL ON 5/1/2025
QUINTANILLA MORENO		RETURN MAIL REC'VD 5/13/25
3914 NAVAJO ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		UNCLAIMED
		UNABLE TO FORWARD
		RETURN TO SENDER
		NETONN TO SENDER

LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q.	Unic	
SALINAS AKA LETICIA Q. JOHNSON	Heir	B1 LETTER MAIL ON 5/1/2025
		RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		VACANT
		UNABLE TO FORWARD
LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q.	Heir	B1 LETTER MAIL ON 5/1/2025
SALINAS AKA LETICIA Q. JOHNSON		
1906 ROSLYN ST.		
CORPUS CHRISTI, TX 78416		
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY		RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		VACANT
, , , , , , , , , , , , , , , , , , , ,		
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA	Heir	RETURN TO SENDER
VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY	Hell	B1 LETTER MAIL ON 5/1/2025
		SIGNED BY RAYMOND VEAZEY
19030 W. WINDHAVEN TERRACE TRL		DATE OF DELIVERY 5-6-25
CYPRESS, TX. 77433		GREEN CARD REC'VD 5/12/2025
ELIDA VASQUEZ	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR	1 0000	RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		
5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		RETURN TO SENDER
		VACANT
ELIDA VASQUEZ	Hein	RETURN TO SENDER
225 JOHN PAGE DR.	Heir	B1 LETTER MAIL ON 5/1/2025
		SIGNED BY JEFF (UNREADABLE LAST NAME)
SAN ANTONIO, TX. 78228		DATE OF DELIVERY 5-5-25
		GREEN CARD REC'VD 5/12/2025
ADELINA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		52 22.1 EN WINE ON 5/ 1/2025
CORPUS CHRISTI, TX 78416		
ADELINA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
1906 ROSLYN ST.		DI LETTEN WAIL ON 3/1/2025
CORPUS CHRISTI, TX. 78416		
IDA MORALES	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		RETURN MAIL REC'VD 5/13/25
22 22 3(31), 17. 70+10		RETURN TO SENDER
		VACANT
RUBEN QUINTANILLA		RETURN TO SENDER
NODEN QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025

4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
RUBEN QUINTANILLA	11-2-	
1037 LOLITA ST.	Heir	B1 LETTER MAIL ON 5/1/2025
		RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX. 78416		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE	Heir	B1 LETTER MAIL ON 5/1/2025
PIGFORD		RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE	Heir	B1 LETTER MAIL ON 5/1/2025
PIGFORD		
1037 LOLITA ST.		
CORPUS CHRISTI, TX. 78416		
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE	Heir	B1 LETTER MAIL ON 5/1/2025
PIGFORD		DI ELITER WAIL ON 3/1/2023
4530 DOMINGO DR.		
CORPUS CHRISTI, TX. 78416		
LAURO V. QUINTANILLA JR	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		Name of the Control o
,		RETURN TO SENDER
		VACANT
LAURO V. QUINTANILLA JR	Heir	UNABLE TO FORWARD
1037 LOLITA ST.	Tiell	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX. 78416		RETURN MAIL REC'VD 5/13/25
35 M 35 CHM3 H, 17. 70410		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
NICOLE QUINTANILLA	Hele	UNABLE TO FORWARD
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX 78416		
NICOLE QUINTANILLA	11.	
1037 LOLITA ST.	Heir	B1 LETTER MAIL ON 5/1/2025
		RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX. 78416		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
NICOLE OLUMEANULA		UNABLE TO FORWARD
NICOLE QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
6914 MCARDLE RD #97		
CORPUS CHRISTI, TX. 78412		

ISRAEL QUINTANILLA	Heir	P1 LETTER MAIL ON 5 /4 /2025
4425 VALDEZ DR	1.00	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX 78416		RETURN MAIL REC'VD 5/13/25
,		RETURN TO SENDER
		VACANT
ISRAEL QUINTANILLA	Heir	UNABLE TO FORWARD
1037 LOLITA ST.	Tien	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX. 78416		
ISRAEL QUINTANILLA	Heir	DA LETTER MAN CONT. (con-
922 BOOTY ST.	Tiell	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX. 78404		RETURN MAIL REC'VD 5/12/25
, , , , , , , , , , , , , , , , , , , ,		RETURN TO SENDER
		VACANT
NICOLE QUINTANILLA	Heir	UNABLE TO FORWARD
1901 RODDFIELD RD APT 227	neir	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI TX 78412		RETURN MAIL REC'VD 6/2/25
COM 05 CHM511 1X 78412		RETURN TO SENDER
		UNCLAIMED
IRMA Q GARZA		UNABLE TO FORWARD
423 BLAKELEY DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78209-5508		
NAOMI QUINTANILLA CURIEL	Heir	B1 LETTER MAIL ON 9/10/2025
808 18TH ST		RETURN GREEN CARD
CORPUS CHRISTI TX 78405-1510		NOT SIGNED
		REC'VD 9/16/2025
NAOMI QUINTANILLA CURIEL	Heir	B1 LETTER MAIL ON 9/10/2025
3502 S PADRE ISLAND DR #23		RETURN MAIL REC'VD 9/22/25
CORPUS CHRIST TX 78415-2909		RETURN TO SENDER
		ATTEMPTED-NOT KNOWN
		UNABLE TO FORWARD
IRMA Q GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
NAOMI QUINTANILLA CURIEL	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		METONIA TO SEINDEK

		VACANT
LINI/ALGUA/ALUEIDO GELICA AL		UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
423 BLAKELEY DR		
SAN ANTONIO TX 78209-5508		
ALFRED GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
423 BLAKELEY DR SAN ANTONIO TX 78209-5508		
ALFRED GARZA		
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 9/10/2025
		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		VACANT
CHARLES ANTHONY CARTA		UNABLE TO FORWARD
CHARLES ANTHONY GARZA 423 BLAKELEY DR	Heir	B1 LETTER MAIL ON 9/10/2025
Control Contro		
SAN ANTONIO TX 78209-5508 CHARLES ANTHONY GARZA		
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 9/10/2025
CORPUS CHRISTI, TX 78416		RETURN MAIL REC'VD 9/22/25
CORFUS CHRISTI, 1X 78416		RETURN TO SENDER
		VACANT
CHARLES ANTHONY GARZA	H-2s	UNABLE TO FORWARD
307 PILGTRIM DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78213		RETURN MAIL REC'VD 10/7/25
3AN AN 101110 1X 78213		RETURN TO SENDER
		UNCLAIMED
ANNETTE FRANZEN		UNABLE O FORWARD
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 9/10/2025
CORPUS CHRISTI, TX 78416		RETURN MAIL REC'VD 9/22/25
CON 03 CHN311, 1X 78416		RETURN TO SENDER
		VACANT
ANNETTE FRANZEN		UNABLE TO FORWARD
423 BLAKELEY DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78209-5508		
Section (a) 1 con to		
ANNETTE FRANZEN 13021 LEGENDARY DR APT 1037	Heir	B1 LETTER MAIL ON 9/10/2025
AUSTIN TX 78727		RETURN MAIL REC'VD 10/7/25
A031114 1A /0/2/		RETURN TO SENDER
		UNCLAIMED
ALFRED GARZA IN C/O CHARLES ANTHONY GARZA	Hein	UNABLE TO FORWARD
307 PILGTRIM DR	Heir	B1 LETTER MAIL ON 9/10/2025
CO. F. ECTIMINI DIV		RETURN MAIL REC'VD 10/7/25

	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 LETTER MAIL ON 9/10/2025
	RETURN MAIL REC'VD 10/7/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 LETTER MAIL ON 9/10/2025
Heir	B1 LETTER MAIL ON 9/10/2025
	DI ELITER WALL ON 9/10/2023
	Heir Heir Heir



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.

 Date
 Cost/Admin Fee
 Case Type

 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**

11/3/2	2025				
Code Compliance Supervisor: Roland Maldonado					
Case#	V248998-121324				
Prope	rty Owner: Torres Santos ET UX				
Addres	ss (⊠Residential □Commercial)	<u>:</u> 5453 Wharton St			
Staff R	ecommendation(s): Demolition				
⊠Resi	idential Structure	⊠Accessory Structure(s)			
Com	nmercial Structure only	☐ Commercial and Accessory Structur	re		
due to	-)(1)(c) of the Corpus Christi Property Ma lition of the structure(s), a hazard to the red.			
	ays. If demolition is not started and	nolish the residential and accessory struc I completed as required, then the City be			
Notice:	<u>s</u>				
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail Certified letter of hearing sent by Notice of hearing published in ne	l. v certified mail			
Additio	onal				
1. 2. 3. 4. 5.	Structure Entered by: ⊠Search V Taxes due: □ Current □ P	If deceased verification by: ⊠Obituary Varrant □Consent Given by: Owner ast due -Amount owed: \$9,599.56 active-Last active date: 8/28/24	□Death Certificate □Unsecure		

□No

7. Code Enforcement Maintaining Property: $\boxtimes Yes$

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	1	City Ordinance Sec.13- 22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/27/2025		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	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025		Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025		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		
<u>-</u>		
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 7	⁷ 8415	
X Dwelling Commercy X Wood Frame Masonry X Vacant Occupied Placard Posted on: 4/23/2025 Corrections must be made to the item(Code and/or ordinances of the City of Commercy	XFire Damage 1 Y XOpen X S) checked below to comply with to	Sq. Ft. 1Story# of Units XInside InspectionPlacard he Corpus Christi Property Maintenance ordinances are applicable: Building
Plumbing, Electrical, Mechanical, Fire, Permits Required:BuildingPlumbingFireHealth	Health and Zoning.	Mechanical
Smoke Alarms:		
MissingInoperativ	/eImproperly Located	Additional Alarms Required
	ROOF: (304.1 & 304.7) Type: (Charred Wood (Rotten Eaves (Rotten Rafter TailsRotten DeckingMissing Shingles	FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate SupportPiers LeanPiers Missing Cracks/Perimeter Wall
X Holes X Cracks Buckled	Deteriorated ShinglesLeaksSagsBuckledCollapsedWorn	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills
X	Deteriorated ShinglesLeaksSagsBuckledCollapsed	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills

_Other:

Other:

	WINDOWS: (304.1, 304.2 304.1 304.13.1, 304.13.2, 304.14 &		HES: (304.1, 304.2, 30 2, 305.4, 305.5 & 307.1)		DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18,
	304.17)				305.6 & 702.1)
<u>X</u>	Charred Wood	XCharre	ed Wood	X	_Charred Wood
<u>X</u>	Broken Glass	XMissin	g / Broken Boards	Χ	_Missing
<u>X</u>	Missing Screens	Loose		X	_Damaged
	Torn Screens	XRotten	Wood	X	_Poor Fit
	Missing / Broken Sash	XInaded	juate Support		_Damaged / Missing Screen(s)
	Do Not Open	Suppo	rt Post Missing		_Off Hinges
	Rotten Sills	Suppo	rt Post Loose		_Blocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty	Weather Protection	(<u></u>	_Rotten
	Other:	Other:		-	_Other:
	STEPS: (304.1, 304.2		PLUMBING:		
	304.10, 304.12, 305.4 & 305.5)		(403.2, 502.1 & 505.3)	, 502.2, 502	2.3, 504.1, 504.2, 504.3, 505.1.1,
,	Charred Wood		Missing		
	Rotten Wood		Faucets Loos	se / Broken	/ Missina
	Missing Boards		No Anti-Sipho		
Χ	Inadequate Support		Missing Over		
	Missing Handrails		Missing Tap		
	Faulty Weather Protection		Missing Shov	ver Head	
	Other:		Not Vented		
			XDisconnected	d	
			Stopped Up		
			Damaged Sh	ower Stall	
			Other:		
	PLUMBING: WATER CLOSET		WATER HEA	TER:	
	(404.4.3, 502.1, 502.2, 502.3, 502 504.1, 504.2, 504.3, 505.1.1, 506		, (505.4, 603.1	, 603.2, 603	.3, 603.4 603.5 & 603.6)
	Missing		Gas		
	No Anti-Siphon Ballcock		Electric		
	Stopped Up		Missing		
	Poorly Anchored		XDisconnected		
	Seeps Around Bowl				elease Valve Missing
	Water Supply Line Leaks				elease Valve Broken
	Flush Ell Leaks		Drain Line Mis	•	
	Runs Constantly		Not Approved		
	Tank Broken / Cracked		Not Extended		
	Bowl Broken / Cracked		Elbowed Dow		
Χ	Disconnected		Vent Missing		•
	Missing Flush Handle		No Double Wa	5	IC
	Missing Flapper Urinal; No Back-Flow Preventive		Nonconformin	-	i to
		not.	Inadequate C		
	No Elongated Bowl / Open-end SeOther:	zal	Thermostat M		naged
	Outer.		No Gas Cut C		
			Missing Firebo		royed Pine
			Gas Supply Li		
			Gas Fired – Lo		
			Fire Damaged		Salooni
			Other:	•)	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
5	Missing	Gas Pressure Test Required
_	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
7	Loose from Wall	
	Nonconforming Waste Line	
<u>X</u>	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	XCharred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
<u>X</u>	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	XCharred Wood
	Burned Fixtures	X Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	XMissing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	XHoles
	No Small Appliance Circuits Over Kitchen	XCracks
	Counter Space with GFCI	Not Level
	Only One Small Appliance Circuit Over Kitchen	Ruckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	XDamaged
X	Plugs Missing / Loose / Broken	Other:
Χ	Switches Missing / Loose / Broken	
X	Fixtures Missing / Loose / Broken	
X	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	
X	Exterior Lights Missing; Front / Back / Side	
X	Porch Lights Broken / Missing / Loose	
	Other:	
	(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	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2) TYPE: Roof Type:RottenLooseTornHolesMissingWalls Type:RottenLeaning
	Fire Damage	Buckled
	Other:	Missing
		Other:
	UNSANITARY CONDITIONS:	
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
	No Hot and Cold Water Supply	Sunken
	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	Other:	



_Sunken _Cracked _Rotten _Other:

CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address:	5453 WHAR	TON ST					
Legal Description:	MORAVIAN V	MORAVIAN VILLAGE #3 BLK 5 LOT 15					
Tax Account No:	5362-0005-0	150					
Property Owner:	TORRES SAN	TOS ET UX					
Mailing Address:	5453 WHART	ΓΟΝ					
City, State, Zip:	CORPUS CHR	RISTI, TX 78415					
Inspection Date: Zoning District:	12/12/2024						
Compliance Officer: Placard Date:	Grace Elledge 4/23/2025						
Case No:	V248998-121	1324					
Corrections must be m and/or ordinances of the Electrical, Mechanical,	he City of Corp	us Christi. The f	ow to comply wit following city ordi	h the Corpus Ch nances are appl	risti Prop icable: B	perty Maintenance Building, Plumbing,	Code
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:	
Accessory Structure Ty (302.7, 304.1, 304.2, 304.4		04.7, 305.1 & 305.2	Wood Frame	Masonry	Fire Da	amage	
Roof Type:							
X Rotten							
Loose							
Torn							
X Holes							
Missing							
XOther:							
Wall Type:							
XRotten							
X Leaning							
Buckled							
Missing							
XOther:							
Foundation Type:							

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	Owner	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF SANTOS TORRES	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ANDREA M. TORRES	Heir	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/2025
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA M. TORRES	Heir	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
CDACIELA TODOTO		UNABLE TO FORWARD
GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES	Heir	B1 Letter Mailed on 4/30/2025
RODRIGUEZ		RETURN MAIL REC'VD 5/27/25
5453 WHARTON ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78415		UNCLAIMED
CDACIFIA TODDES DODDISIONE		UNABLE TO FORWARD
GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES	Heir	B1 Letter Mailed on 4/30/2025
RODRIGUEZ		RETURN MAIL REC'VD 5/27/2025

901 S NAVIGATION BLVD APT 1101		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		VII. 10 FA N DE CO - 22 - 40 - 40 - 40 - 40 - 40 - 40 - 40
, , , , , , , , , , , , , , , , , , , ,		UNCLAIMED
SANTOS TORRES JR	Heir	UNABLE TO FRWARD
5453 WHARTON ST.	Heir	B1 Letter Mailed on 4/30/2025
		RETURN MAIL REC'VD 5/22/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
244,500		UNABLE TO FRWARD
SANTOS TORRES JR	Heir	B1 Letter Mailed on 4/30/2025
7170 CANO LN		
CORPUS CHRISTI, TX. 78414		
ANDRES TORRES	Heir	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS TO SANTOS TORRES JR	Heir	B1 Letter Mailed on 5/9/2025
5453 WHARTON ST	1.6	RETURN MAIL REC'VD 5/20/25
CORPUS CHRISTI, TX 78415		
		RETURN TO SENDER
		NO MAIL RECEPTACLE
UNKNOWN HEIRS TO SANTOS TORRES JR	Heir	UNABLE TO FORWARD
7170 CANO LN.	Heir	B1 Letter Mailed on 5/9/2025
CORPUS CHRISTI, TX. 78414		RETURN MAIL REC'VD 5/27/25
CORFO3 CHRISTI, TX. 78414		RETURN TO SENDER
		UNCLAIMED
LEGUIS CALVES CONTROL OF THE CONTROL		UNABLE TO FORWARD
JESUS SANTOS TORRES III	Heir	B1 Letter Mailed on 5/9/2025
7170 CANO LN.		UNREADABLE SIGNED GREEN CARD
CORPUS CHRISTI, TX. 78414		REC'VD 5/16/2025
JESUS SANTOS TORRES III	Heir	D4 Letter M4-11-d = 7/2/2022
5453 WHARTON ST	ricii	B1 Letter Mailed on 5/9/2025
CORPUS CHRISTI, TX 78415		RETURN MAIL REC'VD 5/20/25
3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		RETURN TO SENDER
		NO MAIL RECEPTACLE
ANDRES TORRES AVA ANDRES DANAIRO TORRES		UNABLE TO FORWARD
ANDRES TORRES AKA ANDRES RAMIRO TORRES	Heir	B1 Letter Mailed on 9/11/2025
5453 WHARTON ST		RETURN MAIL REC'VD 9/23/25
CORPUS CHRISTI, TX 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD