



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Building Standards Board

Thursday, May 22, 2025

1:30 PM

City Hall, Council Chambers.

I. Call To Order/Roll Call

Chairman Solberg called the meeting to order at 1:32 pm and a quorum was established to conduct the meeting, with Board Member Ewing absent.

II. Public Comment:

The following citizens appeared during public comment on the board's recommendation for demolition of agenda #25-0713 (4513 Gulfbreeze Bldg 5). All are residents of North Beach:

1. Michael Kennedy
2. Carrie Meyer
3. Ron Graban
4. Mayra Halm
5. Barbara Weldon

III. Approval of Absences:NONE

IV. Approval of Minutes: March 27, 2025

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

1. [25-0708](#) Building Standards Board Meeting Minutes DRAFT 3.27.25

Attachments: [3-27-25 BSB Meeting Minutes DRAFT](#)

V. BSB Property Status: No action required.

2. [25-0709](#) BSB Property Spreadsheet

Attachments: [BSB Order Update](#)

VI. Emergency Demolition Status: No action required.

3. [25-0710](#) Emergency Demolition Spreadsheet

Attachments: [Emergency Demo Update](#)

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.

A New Business for Discussion and Possible Action

Presentations of individual properties given by Jon Perez, Program Manager-Code Compliance, Development Services.

4. [25-0711](#) Case Number: V242714-082724
 Property Address: 2410 Baldwin Blvd.
 Staff Recommendation: Demolish Accessory Structure

Attachments: [2410 BALDWIN BLVD \(ACCESSORY\)](#)

A motion was made by Vice-Chair Martinez 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 Henderson. The Vote: All Aye. The motion passed.

5. [25-0712](#) Case Number: V252579-022625
 Property Address: 902 Gaviota St.
 Staff Recommendation: Demolish Residential and Accessory Structure

Attachments: [902 GAVIOTA ST](#)

AnnaBella Covarrubias (heir) spoke on behalf of the property. She stated to the board she had been in contact with Camacho Demolition to acquire a quote to demolish the structures on the property. She understood this must take place but was asking for a year to complete the demolition. A motion was made by Board Member Henderson requiring the owner to demolish the residential and 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 Pena. The Vote: Aye-Chairman Solberg, Vice Chairman Martinez, Board Member Henderson & Pena ; Nay-Board Member Hurlburt. The motion passed.

6. [25-0713](#) Case Number: V252436-022425
 Property Address: 4513 Gulfbreeze Blvd Bldg 5
 Staff Recommendation: Demolish Commercial Structure

Attachments: [4513 GULFBREEZE BLVD BLDG 5](#)

A motion was made by Vice-Chair Martinez requiring the owner to demolish the

commercial structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed

7. [25-0714](#) Case Number: V247986-111524
 Property Address: 2119 Howard St.
 Staff Recommendation: Demolish Residential Structure

Attachments: [2119 HOWARD 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 Henderson. The Vote: All Aye. The motion passed

8. [25-0715](#) Case Number: V250914-013025
 Property Address: 4505 Ramona Dr.
 Staff Recommendation: Demolish Residential Structure

Attachments: [4505 RAMONA DR](#)

Mike Castillo represents Mount North Capital 2 which acquires tax foreclosed properties in cities all throughout Texas. Those properties are then renovated into low income housing. The company owns 24 houses in the Corpus Christi area which they are working on currently. Nueces County foreclosed on the property 6.14.2021 and Mount North Capital 2 purchased 5.15.2024. Mr. Castillo stated there is a two-year redemptive period in which the buyer is not allowed to do anything with the property unless ordered by city or county. Castillo stated they have been waiting for the county to say they can move forward with bringing the property up to code. Since receiving the notice of hearing, we have found local license builders and framers who plan to pull proper permits as early as Tuesday (after the holiday). They will begin partial demolition to remove all rotted wood and reframe structure. They are looking to have the first windstorm inspection within 45 days. Mr. Castillo is asking the board's consideration to bring the property up to code and stated total renovation would be anywhere from 120 to 150 days. Chairman Solberg asked if Mr. Castillo had any questions for stated. Being no, Chairman Solberg closed public hearing.

Chairman Solberg asking City Attorney Jackie Bazan if Mr. Castillo statement was accurate about not being able to do anything with the property unless ordered. She stated this was true and the owner would have to take action based on the board's final order.

A motion was made by Board Member Henderson 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 Hurlburt. The Vote: All Aye. The motion passed

9. [25-0716](#) Case Number: V241120-080924
 Property Address: 4050 Santa Elena St.

Staff Recommendation: Demolish Residential Structure

Attachments: [4050 SANTA ELENA ST](#)

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

10. [25-0717](#) Case Number: V233750-053124
 Property Address: 1512 6th St.
 Staff Recommendation: Demolish Residential Structure

Attachments: [1512 6TH ST](#)

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

VIII. Staff Reports:None

IX. Question and Answer Period:None

X. Future Agenda Items:None

XI. Adjournment

Being no other business to conduct, Chairman Solberg adjourned at 2:44p.m.