



4529 BARRERA DR - ACCESSORY STRUCTURE

- Substandard case started 7/9/2025.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior structure is not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure is not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure is unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of accessory structure. (Building Survey attached)

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

According to NCAD, Rodriguez Jose L took possession of property 3/18/2022.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 12

Owner Compliance: 5

City Abatements: 0

Citations issued: 16



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Date	Case Type	Violation(s)	Status
8-16-18	Care of Premises	Section 22-6 LITTER AND SOLID WASTE, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN, Section 49-11 KEEP RIGHT OF WAY CLEAN, Section 53-263 OBSTRUCTING STREET / SIDEWALK / RIGHT-OF-WAY	Closed
1/10/19	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
1/10/19	PMC Standards	302.1 Exterior Maintenance	Compliant
9/23/20	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	Closed
9/25/20	PMC Standards	604.3 Electrical System Hazards, 605.1 Electrical Installation	Compliant
5/16/25	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	In Progress
5/16/25	PMC Standards	505.1 Water System/General	In Progress
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Removed by City
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	In Progress
5/16/25	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
7/8/25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4529 Barrera Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. N/A	N/A	N/A

Total: N/A



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CCPD calls to property:

Nature of Call	4529 Barrera Dr .
Attempt to contact	2
Broadcast info law enforcement only	4
Burglary	4
Disturbance	35
Drive by shooting	1
Drug enforcement	4
Ems request/medical trauma	1
Fireworks possession or use	1
Forensic services request	3
Intentionally harming oneself	5
Law enforcement assist	2
Noise ordinance violation	1
Not classified	8
On view investigation	10
On view traffic stop	1
Physical altercation	5
Physical attack/attempted bodily injury	12
Quality of life	9
Search warrant	3
Shots fired/deadly conduct	2
Suspicious or unusual	6
Telephone reporting unit	23
Theft of property or services	1
Traffic accident/crash	1
Unknown nature	1
Wanted person or property	3
Wrecker request	1
Total	149



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7/8/25	CRISTINA RODRIGUEZ	DIRET CONTACT 7/2/25: ON THIS DAY WHILE EXECUTING ADMIN WARRANT # M11243 TO INSPECT THE PROPERTY I WAS CALLED BY CODE COMPLIANCE OFFICER D. ROHDE TO CHECK ON A POTENTIAL SUBSTANDARD ACCESORY STTRUCTURE. ONCE I VERIFIED, I SPOKE WITH THE ONLY PERSON WHO CAME OUT OF THE PROPERTY CRISTINA RODRIGUEZ (361) 696-2905. SHE IS SOMEHOW RELATED TO THE PROPERTY OWNER. I INFORMED HER THAT I WILL BE INITIATING A CASE AND IF THEY DECIDE TO DEMOLISH ON THEIR OWN, THEY WILL NEED TO OBTAIN A PERMIT. SHE UNDERSTOOD. NO FURTHER INCIDENT
8/21/25	JOSE LUIS RODRIGUEZ	ACCESORY STRUCTURE REMAINS IN THE SAME CONDITION I SPOKE WITH PROPERTY OWNER JOSE LUIS RODRIGUEZ (361) 252-8904 AND ADVISED HIM I'M MOVING FORWARD WITH TH CASE. HE SAID HE IS TRYING TO GET THE STRUCTURE DEMOLISHED I TOLD HIM A DEMO PERMIT IS REQUIRED. HE UNDERSTOOD. NO FURTHER INCIDENT
4/14/26	CRISTINA AREVALOS	THE STAIRCASE ATTACHED TO THE ACCESORY STRUCTURE WAS REMOVED. HOWEVER, THE ACCESORY STRUCTURE REMAINS IN THE SAME DILAPIDATED CONDITION. I SPOKE WITH CRISTINA AREVALOS 361-252-8904. SHE STATED THAT PROPERTY OWNER IS REALLY SICK AND THEY ARE TRYING TO TAKE THE STRUCTURE DOWN. I REMINDED HER THAT PERMITS WERE NEEDED.

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V257339-051625

Property Owner: RODRIGUEZ JOSE L

Address (Residential Commercial): 4529 BARRERA DR

Staff Recommendation(s): **Demolition**

Residential Structure only

Accessory Structure

Commercial Structure only

Commercial and Accessory Structure

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

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

Notices

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

Additional

1. Owner Deceased: No Yes If deceased verification by: Obituary Death Certificate
2. Structure Entered by: Search Warrant Consent Given by: Owner Unsecure
3. Taxes due: Current Past due -Amount owed: \$772.07
4. Utilities: Active Inactive-Last active date: 11/19/2025
5. Year Structure Built: 1970
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Monday April 27, 2026

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

RE: 4529 BARRERA DR (Accessory Structure)

Case # V261437-070825

OWNER: RODRIGUEZ JOSE L

**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 **July 9, 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.

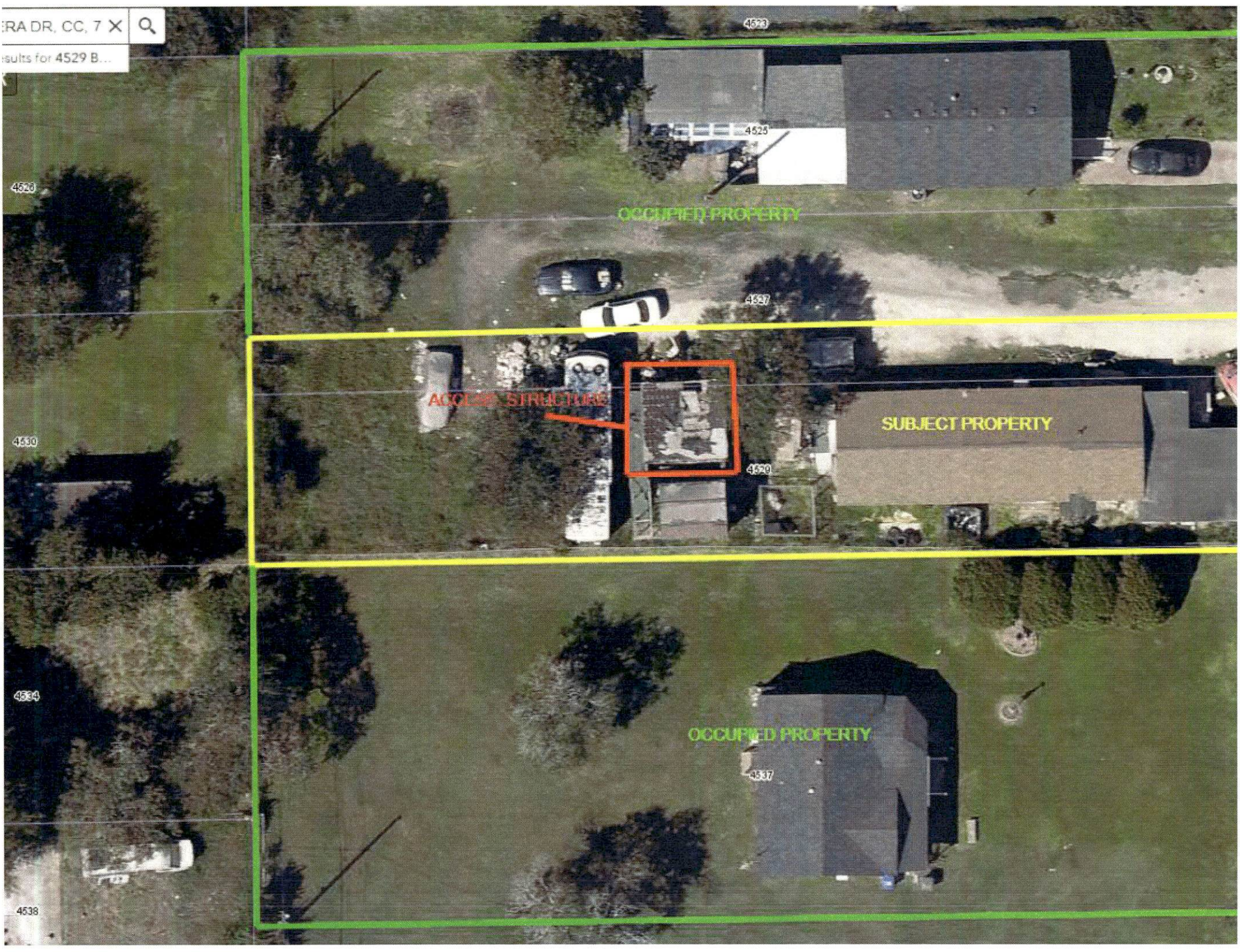


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 4529 BARRERA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/2/2025	n/a	n/a
Initial Inspection Completed	7/2/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/2/2025	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	3/13/2026 & 3/16/2026	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	4/17/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/9/2026	Return mail rec'vd 3/9/2026 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/23/24/26-3/27/26 & 3/30/26-4/3/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	4/3/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	4/17/2026	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	4/27/2026	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	4/28/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/27/2026 & 4/28/2026	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	4/27/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001E
Returned Notice of Hearing Posted at Front Door of Property	5/11/26-5/15/26 & 5/18/26-5/22/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/22/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/28/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4523

4529

OCCUPIED PROPERTY

4527

OCCUPIED STRUCTURE

SUBJECT PROPERTY

4530

OCCUPIED PROPERTY

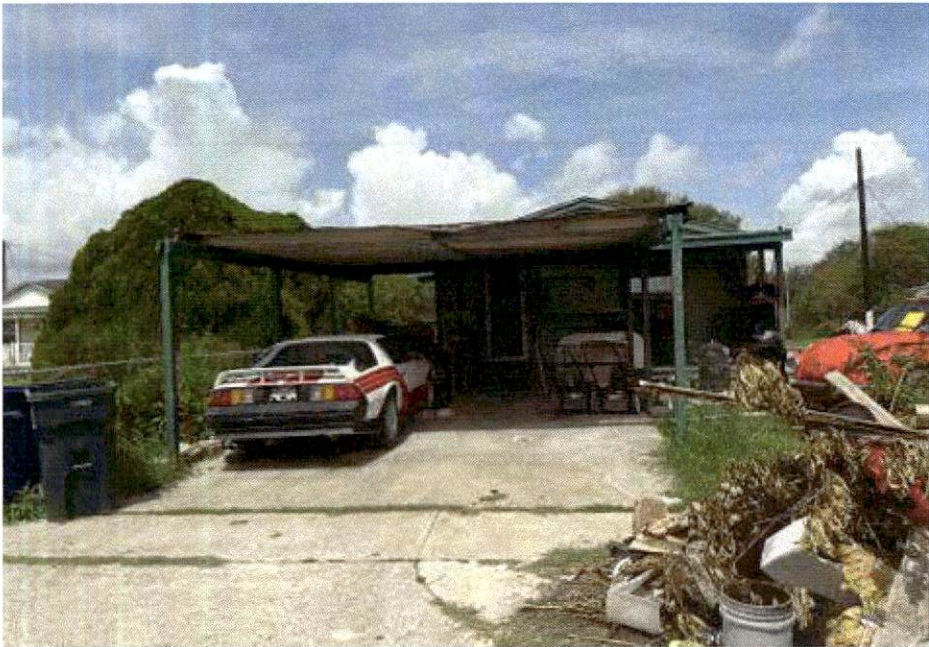
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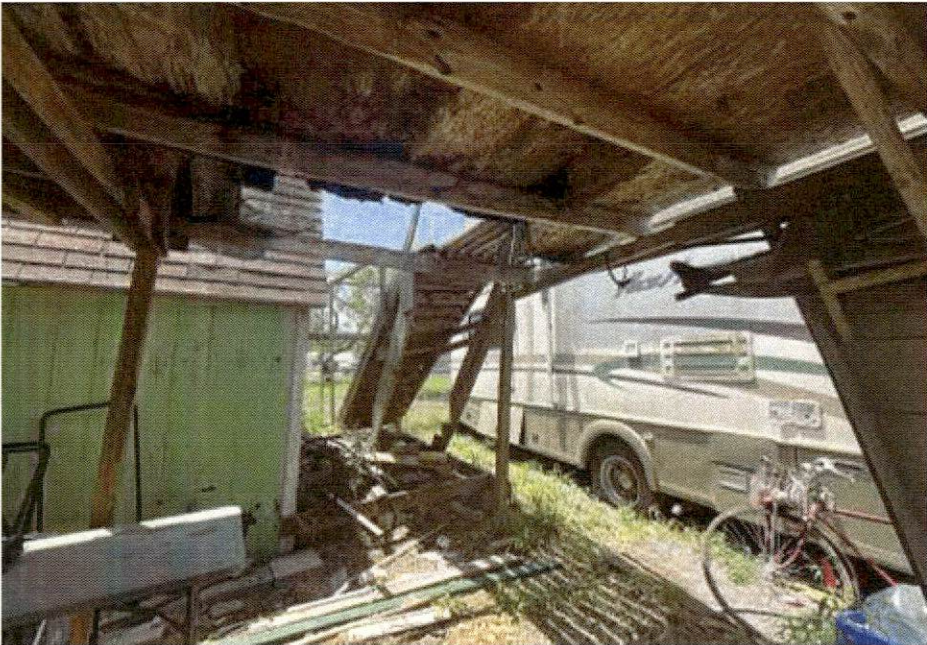
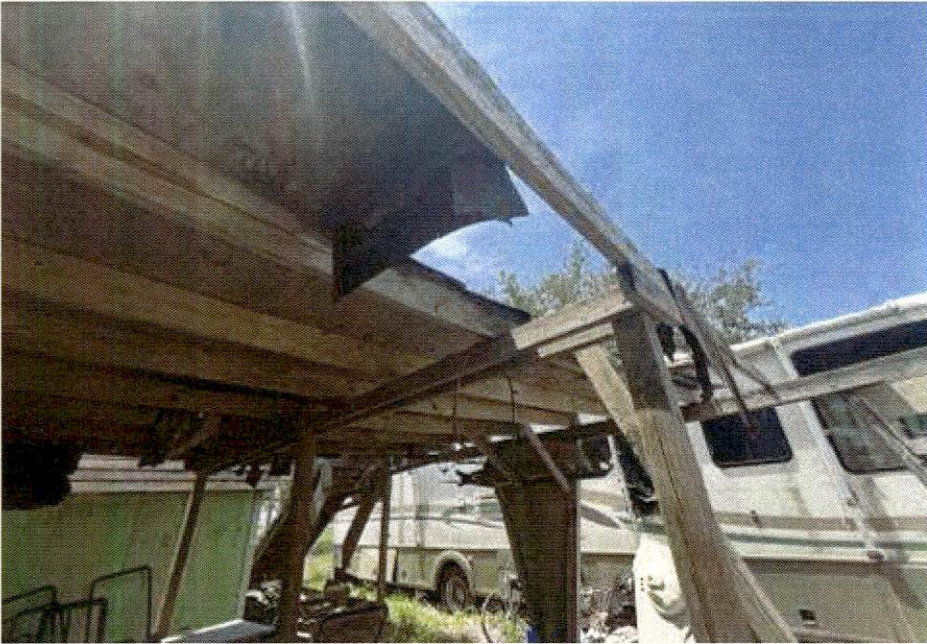
4526

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CODE ENFORCEMENT DIVISION
ACCESSORY BUILDING SURVEY



Address: 4529 BARRERA DR
Legal Description: MOLINA #2 BLK 10 LOT 17C
Tax Account No: 528100100175
Property Owner: RODRIGUEZ JOSE L
Mailing Address: 4529 BARRERA DR
City, State, Zip: CORPUS CHRISTI , TX 78416-2439

Inspection Date: 7/2/2025
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 7/2/2025
Case No: V261437-070825

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:
 Rotten
 Loose
 Torn
 Holes
 Missing
 Other:

Wall Type:
 Rotten
 Leaning
 Buckled
 Missing
 Other:

Foundation Type:
 Sunken
 Cracked
 Rotten
 Other:

VIOLATION(S): 4529 BARRERA (ACCESSORY)

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.

304.15 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.



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

Case No: B1 Letters, V261437-070825

ADDRESS: 4529 BARRERA DR

Tax Account No: 5281-0010-0175

LAST UPDATED ON: Tuesday, March 03, 2026

Owner(s): RODRIGUEZ JOSE L

LETTERS MAILED from 7/23/2025-3/2/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
RODRIGUEZ JOSE L 4529 BARRERA DR CORPUS CHRISTI, TX 78416-2439	Owner	B1 Letter Mailed on 7/8/2025
JOHN GONZALES 4529 BARRERA DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/8/2025
RODRIGUEZ JOSE L aka JOSE LUIS RODRIGUEZ 4529 BARRERA DR CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 3/2/2026 SIGNED GREEN CARD BY UNREADABLE & JOSE RODRIGUEZ REC'VD 3/6/2026