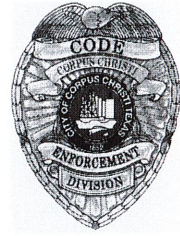




Code Compliance Division

Notice of Building Standards Board Order Case No. V184239-07122



9/28/2023

CERTIFIED LETTER # **7020 1810 0000 1229 0641**

CAMBRIC PRISCILLA
2814 ROGER ST.
CORPUS CHRISTI, TX. 78405

In regard to the building(s) or structure(s):
located at **1214 ½-20 STAPLES ST. N. CORPUS CHRISTI, TX. 78401**
located on the property described as **COLONIA MEXICANA LTS 3, 4, 5 & 6 BLK SE/2 E**
described as **COMMERCIAL STRUCTURE**

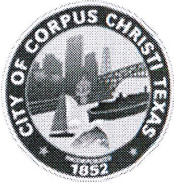
The Building Standards Board (hereinafter, "Board") met at **1:30pm on September 28, 2023**, in the 6th Floor Executive Conference Room, 1201 Leopard, to hear matters concerning the substandard building(s) located at the above referenced property. In reference to the substandard building(s), the Final Order of the Board's decision is enclosed. The Final Order specifies the time allowed for the owner, lienholder, and/or mortgagee to comply with the Board's Final Order. The time permitted commences from the date listed on the enclosed Order. An appeal of this Board's decision may be made to the City Council under the provisions of Corpus Christi Code Sec. 13-24 - Appeals. If the ordered action is not taken, the City may vacate, secure, remove, or demolish the building or relocate the occupants of the building. A lien will be placed on the property to cover the costs incurred by the City to vacate, secure, remove, and demolish the structure. The lien will be removed if the property owner or another person reimburses the City for the expenses. Furthermore, criminal prosecution in Municipal Court will be pursued if the ordered action is not taken. You can be assessed a fine of up to \$500.00 each day a violation continues.

It may be necessary for the owner, lienholder, and/or mortgagee to obtain the proper permits before initiating demolition or repairs ordered by the Board. A permit can be obtained at Development Services located at 2406 Leopard Street, Corpus Christi, Texas.

If you have any questions regarding this matter, Roland Maldonado, Code Compliance Supervisor, can be reached at (361) 826-3046.

Sincerely,
Roland Maldonado
Code Compliance Supervisor
Development Services

Attachment: Building Standards Board Order



**FINAL ORDER OF THE
BUILDING STANDARDS BOARD
Case No. V184239-07122**

In regard to the building(s) or structure(s):
located at **1214 ½-20 STAPLES ST. N. CORPUS CHRISTI, TX. 78401**
located on the property described as **COLONIA MEXICANA LTS 3, 4, 5 & 6 BLK SE/2 E**
described as **COMMERCIAL STRUCTURE**

this Final Order is issued pursuant to the authority granted to the Building Standards Board ("Board") of the City of Corpus Christi, ("City"), Nueces County, Texas in accordance with the Charter of the City, Chapter 13 of the City's Code of Ordinances ("Code") and the Texas Local Government Code.

On **September 28th, 2023** the City of Corpus Christi Building and Standards Board held a public hearing and made the following findings regarding the building(s) or structure(s) referenced above:

FINDINGS:

that a notice of violation and request to correct was sent to the owner(s), lienholder(s), mortgagee(s) and all known interested parties and published in the Corpus Christi Caller Times;

that 30 days have elapsed since the notice of violation was received and/or published and those violations were not cured;

that a complaint was filed with the Chair of the Board and the public hearing was held not fewer than 10 days and not more than 45 days after the complaint was filed;

that proper notice was sent to the owner(s), lienholder(s), mortgagee(s), and all known interested parties, and published in the Corpus Christi Caller Times;

that a public hearing was held during a meeting of the Corpus Christi Building and Standards Board during which all interested persons were allowed to appear and be heard;

that, after considering all testimony, documentation, and information at the public hearing, the building(s) or structure(s) identified above is(are) in violation of the standards set out in the Corpus Christi Code of Ordinances and is(are) dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

that the building(s) or structure(s) cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard where the Board orders demolition;

that City will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

ORDER:

UNLESS SPECIFICALLY SELECTED BY CHECKBOX BELOW, IT IS HEREBY ORDERED:

that the substandard building(s) and/or structure(s) referenced above shall be **removed or demolished** by the owner(s), lienholder(s), and/or mortgagee(s) **within 30 days**; and

that, if there are items of personal property in the substandard building(s) and/or structure(s) to be demolished, the owner shall remove them within 30 days.

Or in the **alternative to Demolition within 30 days**, the Board **ORDERS** as indicated by the checked box(s) below:

DEMOLITION WITHIN 31 TO 90 DAYS

The dilapidated or substandard building(s) or structure(s) referenced above shall be **removed or demolished** by the owner(s), lienholder(s), and/or mortgagee(s), **within _____ (31 to 90) days**. Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

MORE THAN 90 DAYS TO DEMOLISH

The Board finds that the owner(s), lienholder(s), and/or mortgagee(s) has submitted a detailed plan and schedule for the demolition of the building(s) or structure(s) and the owner(s), lienholder(s) and/or mortgagee(s) has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore, **the Board ORDERS:**

The dilapidated or substandard building(s) or structure(s) referenced above shall be **removed or demolished** by the owner(s), lienholder(s), and/or mortgagee(s) **within _____ days**. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the detailed plan and schedule submitted to the Board and approved by the Board. The owner(s), lienholder(s), and/or mortgagee(s) shall submit monthly progress reports to the Code Enforcement Division to demonstrate compliance with the time schedules established for commencement and performance of the work. The detailed plan and schedule approved by the Board is attached and incorporated by reference to this Order and includes the amendments and/or additions noted below:

The Board further finds the above referenced property, including structures or improvements on the property, exceeds \$100,000 in total value; therefore, the owner(s), lienholder(s), and/or mortgagee(s) shall **post a cash or surety bond** in an amount adequate to cover the cost of repairing, removing or demolishing the building(s) or structure(s) not later than the 30th day from the date of this Order. In lieu of a bond, the owner, lienholder, or mortgagee may provide a letter of credit from a financial institution or a guaranty from a third party approved by the City.

OR

REPAIR WITHIN 30 DAYS

The Board finds the substandard building(s) or structure(s) can reasonably be repaired so as to comply with the code; therefore, **the Board ORDERS:**

The substandard building(s) or structure(s) referenced above shall be **repaired** by the owner(s), lienholder(s), and/or mortgagee(s) **within 30 days**. Repairs must comply with City Ordinance Section 13-22(g).

OR

REPAIR WITHIN 31 TO 90 DAYS

The Board finds the substandard building(s) or structure(s) can reasonably be repaired so as to comply with the code; therefore, **the Board ORDERS:**

The substandard building(s) or structure(s) referenced above shall be **repaired** by the owner(s), lienholder(s), and/or mortgagee(s) **within _____ (31 to 90) days**. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

MORE THAN 90 DAYS TO REPAIR

The Board finds that the owner(s), lienholder(s), and/or mortgagee(s) has submitted a detailed plan and schedule for the **repair** of the building(s) or structure(s) and the owner(s), lienholder(s) and/or mortgagee(s) has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore, **the Board ORDERS:**

The dilapidated or substandard building(s) or structure(s) referenced above shall be **repaired** by the owner(s), lienholder(s), and/or mortgagee(s) **within _____ days**. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the detailed plan and schedule submitted to the Board and approved by the Board. The owner(s), lienholder(s), and/or mortgagee(s) shall submit monthly progress reports to the Code Enforcement Division to demonstrate compliance with the time schedules established for commencement and performance of the work. The detailed plan and schedule approved by the Board is attached and incorporated by reference to this Order and includes the amendments and/or additions noted below:

The Board further finds the above referenced property, including structures or improvements on the property, exceeds \$100,000 in total value; therefore, the owner(s), lienholder(s), and/or mortgagee(s) shall **post a cash or surety bond** in an amount adequate to cover the cost of repairing, removing or demolishing the building or structure not later than the 30th day from the date of this Order. In lieu of a bond, the owner, lienholder, or mortgagee may provide a letter of credit from a financial institution or a guaranty from a third party approved by the City.

OR

30 DAYS TO SECURE

The substandard building(s) or structure(s) referenced above shall be **secured** by the owner(s), lienholder(s), and/or mortgagee(s) from unauthorized entry **within 30 days**.

AND



VACATE STRUCTURE(S)

The Board finds the substandard building(s) or structure(s) is(are) so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public; therefore, **the Board ORDERS:**

The substandard building(s) or structure(s) referenced above shall be **vacated** by the owner(s), lienholder(s), and/or mortgagee(s) **within 30 days or _____ days**. The building(s) or structure(s) shall be **placarded** to prevent occupancy until the building(s) or structure(s) is brought up to all minimum standards of the code by the owner(s), lienholder(s), and/or mortgagee(s). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall **secure** the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board.

Catherine Giffin
Monica Pareso
John B. Solberg

~~FOR/AGAINST/ABSTAIN~~
~~FOR/AGAINST/ABSTAIN~~
~~FOR/AGAINST/ABSTAIN~~

Merced Pena
Carlos Martinez

~~FOR/AGAINST/ABSTAIN~~
~~FOR/AGAINST/ABSTAIN~~

Ordered this 28TH day of SEPTEMBER, 2023.

Signed under the authority of the Board:
Chair

Signed under the authority of the Board:
Vice-Chair

Filed with the City Secretary:

Date Filed ^{9:12am} 9.29.23

Rebecca Huerta
City Secretary