

Resolution affirming the Building Standards Board order to demolish the buildings and structures on the property located at 625 Gordon Street.

Whereas, the Building Standards Board (the "Board") held a public hearing on September 24, 2015, at 1:30pm regarding property located at 625 Gordon Street and after making certain findings ordered the structure or premises be removed or demolished by the owner, lien holder or mortgagee, within thirty (30) days pursuant to the attached Final Order of the Building Standards Board Case No. 15-568; and

Whereas, the authorized agent for the owner of 625 Gordon Street (the "Appellant") filed a written notice of appeal of the Board's order with the City Secretary's Office on October 23, 2015, in accordance with Section 13-24(a) City of Corpus Christi Code of Ordinances (the "Code") and Article VI, Section 2 of the City Charter (the "Charter"); and

Whereas, Section 13-24(a) of the Code and Article VI, Section 2 of the Charter authorize the City Council to hear Appeals of the Board's decision; therefore this Council properly has jurisdiction of this appeal; and

Whereas, after hearing the evidence, the City Council makes the following findings related to the property located at 625 Gordon Street:

1. The Code Enforcement division of the Police Department complied with the procedural requirements for eliminating substandard conditions pursuant to Section 13-22 of the Code; and
2. The Board held a public hearing on August 10, 2015, at 1:30pm where authorized agents for the owner appeared and represented the owner estimated it would cost 1.2 million dollars to repair the property and they had the money available but needed additional time to determine whether this would be sufficient funds to repair or if demolition would be a more economically feasible option. At this hearing the authorized representatives made representations that if an extension was granted, they would be sure to secure the property with a fence, board up all openings and provide security. Based on this information the Board tabled the case and the owner was to secure the property with a fence, board up all openings, provide security for the property and return with financial information and a more definitive plan for repairs at the next hearing; and
3. The Board held another public hearing on September 24, 2015, at 1:30pm. The owner did not appear, and no authorized representatives appeared on behalf of the owner. However, documents regarding a general timeline for repair were submitted to the Code Enforcement division by representatives of the owner

and these documents were provided to the Board. A report was given by City staff advising the owner and his representatives had failed to properly secure the property with a fence, openings had not been boarded up and no security had been provided for the property. After determining that the owner had not complied with the prior request of the board to secure the property and failed to return with financial information regarding the economic feasibility of repair, the Board found that the structure or premises could not be repaired because of the refusal of the owner or its intrinsic state of disrepair or both and is dilapidated or substandard and ordered removal or demolition by the owner, lienholder or mortgagee, within 30 days; and

4. Portions of the buildings and structures have been damaged by fire, deterioration, neglect, abandonment, and vandalism and therefore are considered dangerous and deemed substandard pursuant to section 108.1.5 of the Corpus Christi Property Maintenance Code (the "CCPMC"); and
5. Portions of the buildings and structures are clearly unsafe for its use and occupancy and therefore are considered dangerous and deemed substandard pursuant to section 108.1.5 of the CCPMC; and
6. The buildings and structures are neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structures to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building and structure for committing a nuisance or an unlawful act and therefore are considered dangerous and deemed substandard pursuant to section 108.1.5 of the CCPMC; and
7. The photos attached as 625 Gordon Street Photos further support the finding that the buildings and structures are dangerous and substandard; and
8. Pursuant to Section 101.3 of the CCPMC the spirit and purpose of the Code is to ensure public health, safety and welfare of the residents of this City insofar as they are affected by the continued occupancy and maintenance of structures and premises; and
9. The Appellant has failed to properly secure the property and has not made any of the required repairs and the property remains in a state of disrepair; and
10. The Appellant has failed to establish that an error was committed by the Board; and
11. The Appellant has failed to establish that the Board's decision would have caused undue hardship.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The Board's attached order requiring the owner, lien holder or mortgagee to demolish the buildings and structures on the property located at 625 Gordon Street is affirmed.



FINAL ORDER OF THE BUILDING STANDARDS BOARD



Case No. 15-568

Property Owner(s)

OWNER : *Corpus Note Acquisitions LLC*
c/o Tim Dowling
ADDRESS : *1001 Third Street*
CITY STATE ZIP: *Corpus Christi, Texas 78404*

RE: 625 Gordon
LOT: W 24.4' Lt 9 all Lts 10 thru 12 W 64.48 Lt 13
BLOCK: 40
ADD' N: Lindale Park 4

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 24, 2015, the City of Corpus Christi Building and Standards Board held a public hearing and made the following findings regarding the building located at the above referenced property:

1. Pursuant to the provisions of Chapter 13 of the Code, on April 9, 2015 an inspection for substandard conditions was made of the building(s) or structure(s) located within the City at the above referenced property;
2. On June 1, 2015 a notice of violation(s) and request to correct the violation(s) was sent to the owner and all known interested parties. Additionally, on August 10, 2015 and August 11, 2015 notice of violation(s) was posted in the Corpus Christi Caller Times;
3. Thirty days elapsed since the notice of violation(s) was provided and such violation(s) were not cured;
4. Code Official, Diana T. Garza, filed a complaint with the Chairman regarding the above listed property on September 9, 2015, and the public hearing was held not less than ten days and not more than 45 days after the complaint was filed;
5. Notice of the public hearing was sent to the owner and all known interested parties on September 10, 2015, which was at least ten day prior to the public hearing. Additionally, on September 10, 2015 and September 11, 2015 notice of the public hearing was posted in the Corpus Christi Caller Times;
6. After considering the testimony and reviewing the documentation and information submitted by City Staff and after affording the owner and/or other interested parties the opportunity to address the Board and present testimony, documentation and information the Board finds the building located at the above referenced property is substandard and/or constitutes a nuisance.
7. The City of Corpus Christi will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the action ordered below is not taken within the allotted time.

The Board further finds:

— The substandard building shall be ordered secured by the owner, lien holder or mortgagee from unauthorized entry within 30 days.

OR

— The substandard building or structure can reasonably be repaired by the owner, lien holder or mortgagee, so as to be in compliance with this code, therefore It shall be ordered repaired within thirty (30) days. Repairs must be in compliance with City Ordinance Section 13-22 (G).

- The substandard building or structure can reasonably be repaired by the owner, lien holder or mortgagee, so as to be in compliance with this code, therefore it shall be ordered repaired within ___ (31 days to 90 days) days. Repairs must be in compliance with City Ordinance Section 13-22 (G). Further, the owner, lien holder or mortgagee 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:
- The substandard building or structure is 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 it shall be ordered to be vacated within ___ days. The building or structure shall be placarded to prevent occupancy until the building or structure is brought up to all minimum standards of this code within thirty (30) days.
- The substandard building or structure is 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 it shall be ordered to be vacated within ___ days. The building or structure shall be placarded to prevent occupancy until the building or structure is brought up to all minimum standards of this code within ___ days. Work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:
- The structure or premises cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard, therefore, it shall be ordered removed or demolished by the owner, lien holder or mortgagee, within thirty (30) days.
- The structure or premises cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard, therefore, it shall be ordered removed or demolished by the owner, lien holder or mortgagee, within ___ (31 days to 90 days) days.

OR

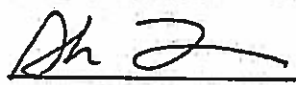
The Board finds that the owner, lien holder or mortgagee has submitted a detailed plan and time schedule for the work and the owner, lien holder or mortgagee has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore:

- The owner, lien holder or mortgagee is required to regularly submit progress reports to the Board to demonstrate compliance with the time schedules established for commencement and performance of the work, to wit:
- The owner, lien holder or mortgagee shall report monthly to the code enforcement office with progress reports.
- The above listed property, including structures or improvements on the property, exceeds \$100,000, in total value the owner, lien holder or mortgagee 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.

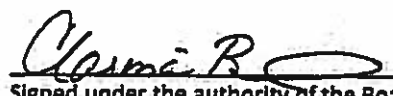
Clarissa Beltran FOR
 Lee R. Hassman FOR
 Matthew Ezell FOR

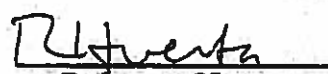
Tim Honea FOR
 Craig S. Loving FOR
 Shane Torno FOR

Ordered this 24th day of September, 2015.


 Signed under authority of the Board:
 Chairperson

Date Filed 9/23/15
 11:52am


 Signed under the authority of the Board:
 Vice-Chairperson


 Rebecca Huerta
 City Secretary

Filed . City Secretary DATE TIME

PASSED AND APPROVED this ____ day of _____, 2016 at a Regular Meeting of the City Council of the City of Corpus Christi, Texas.

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

Corpus Christi, Texas

_____ of _____, 2016

The above resolution was passed by the following vote:

Nelda Martinez _____

Rudy Garza, Jr. _____

Chad Magill _____

Colleen McIntyre _____

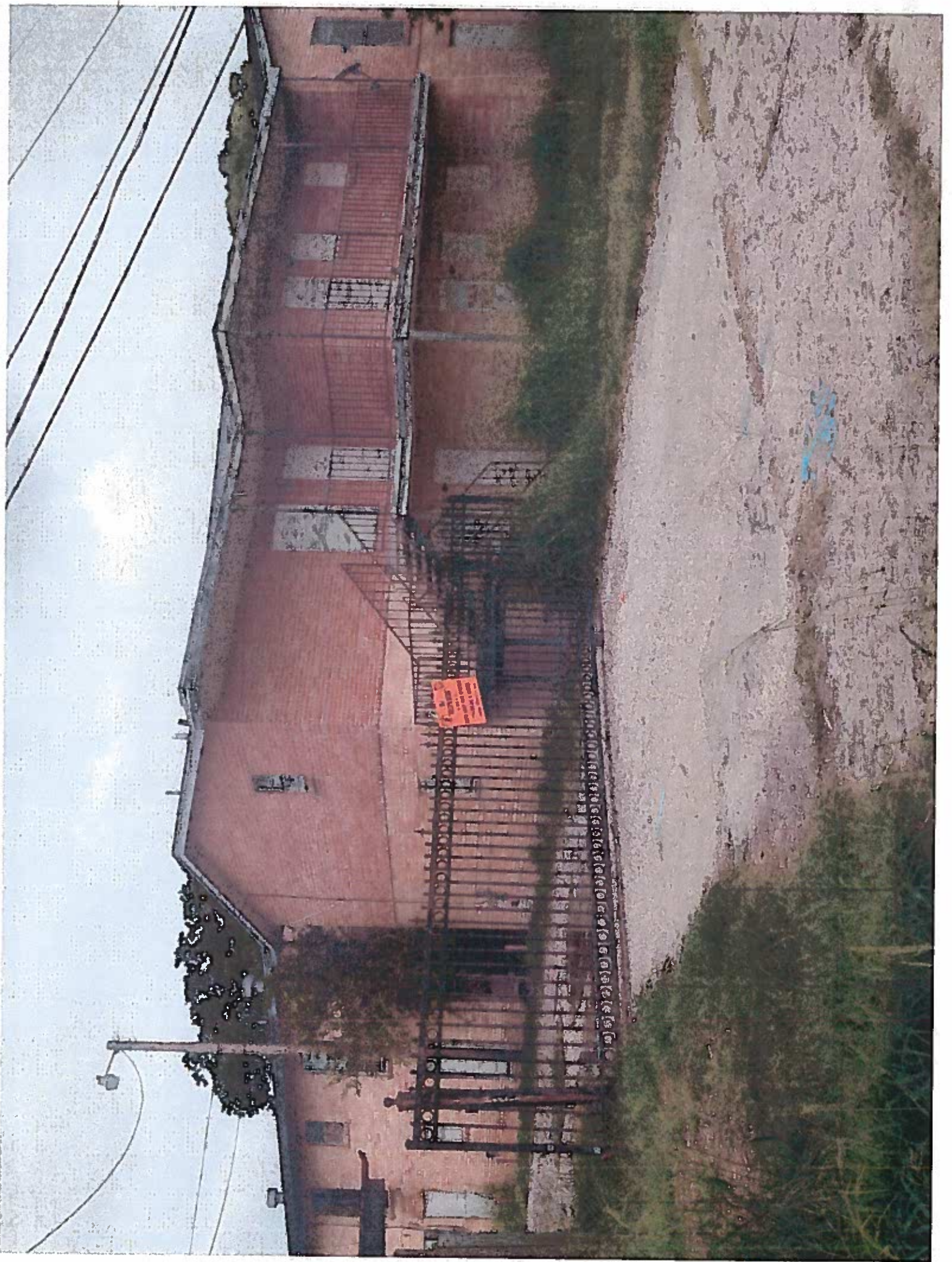
Lillian Riojas _____

Brian Rosas _____

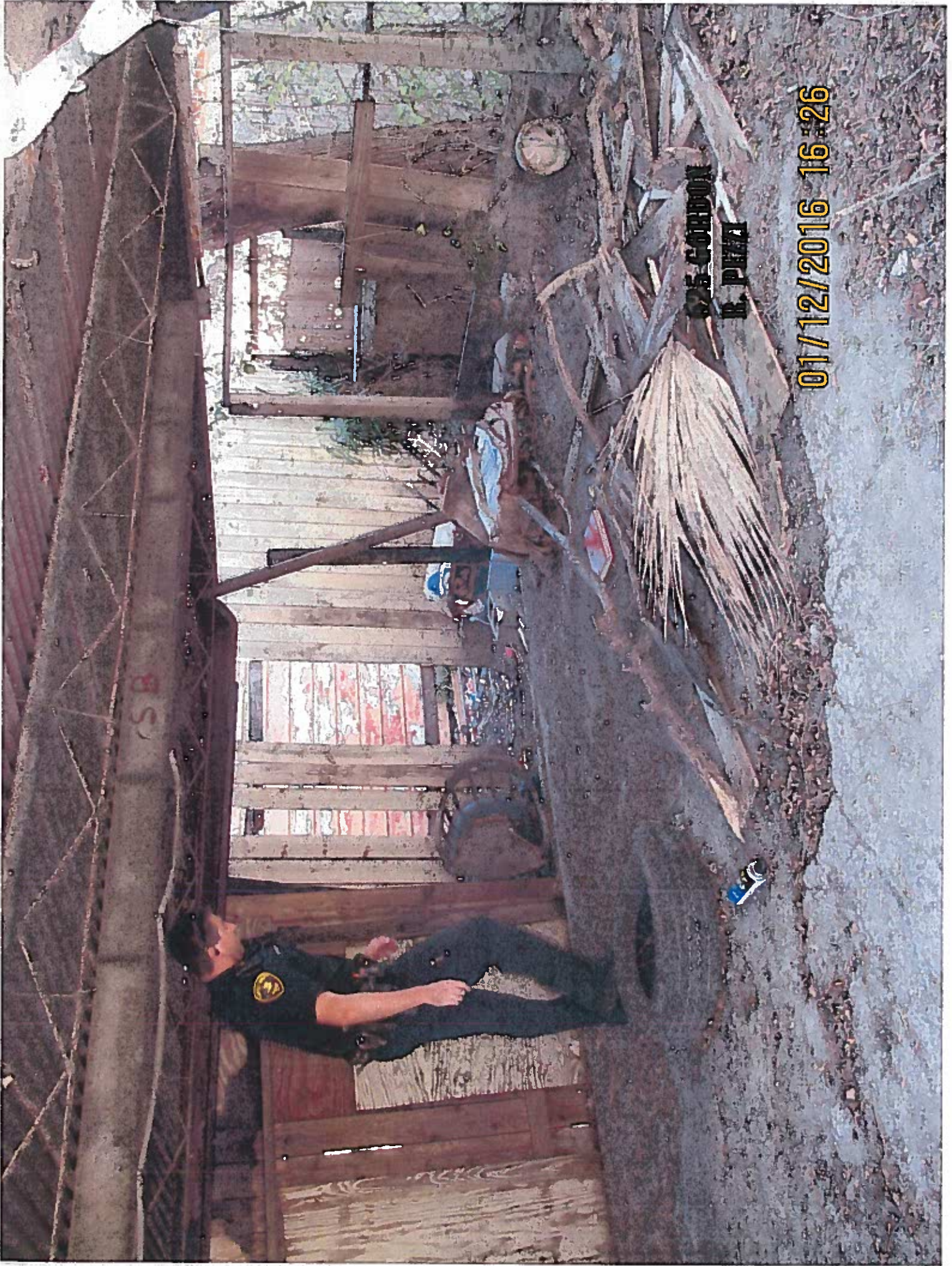
Lucy Rubio _____

Mark Scott _____

Carolyn Vaughn _____





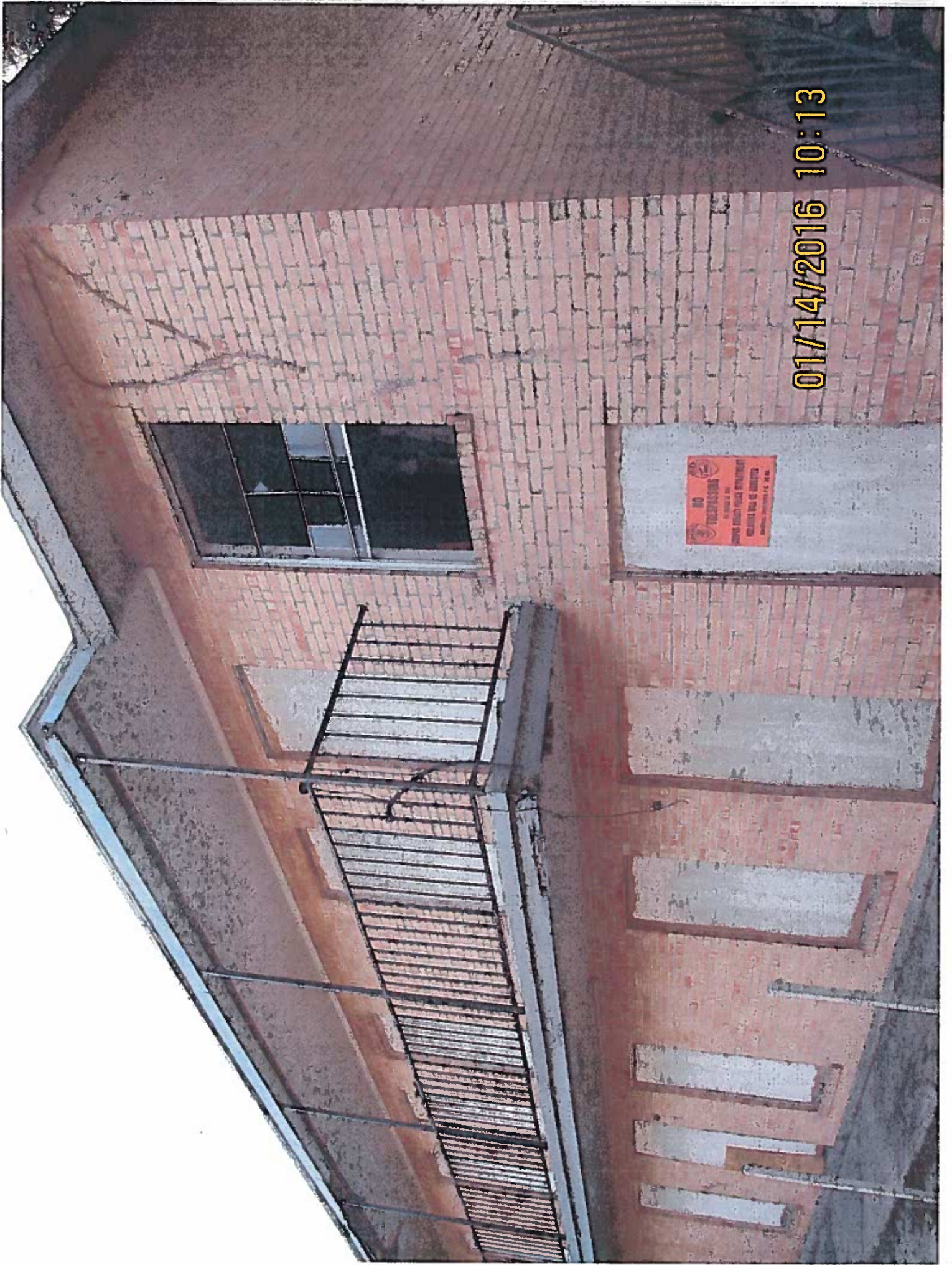


025 GORDON
E. PHIA

01/12/2016 16:26

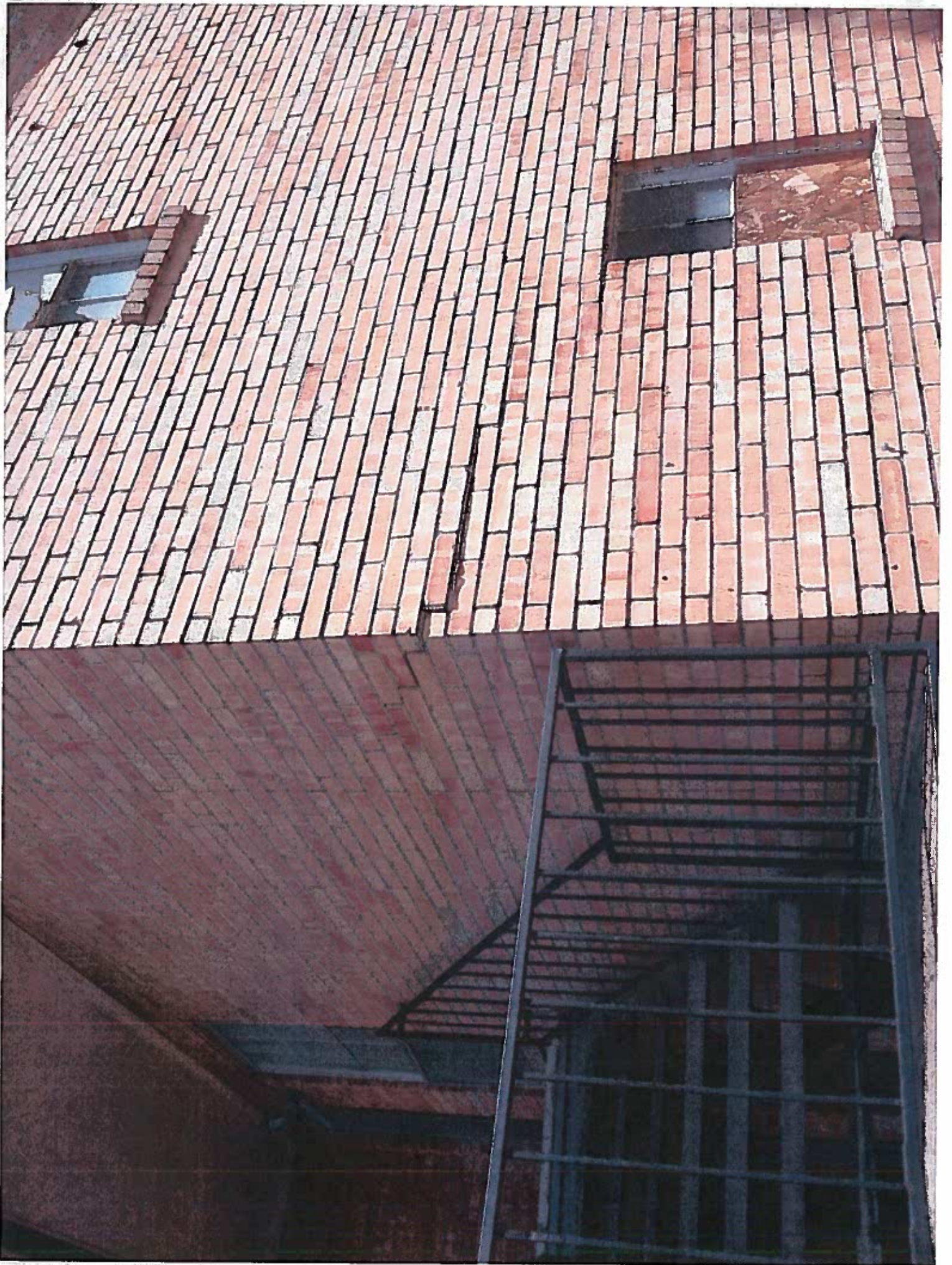


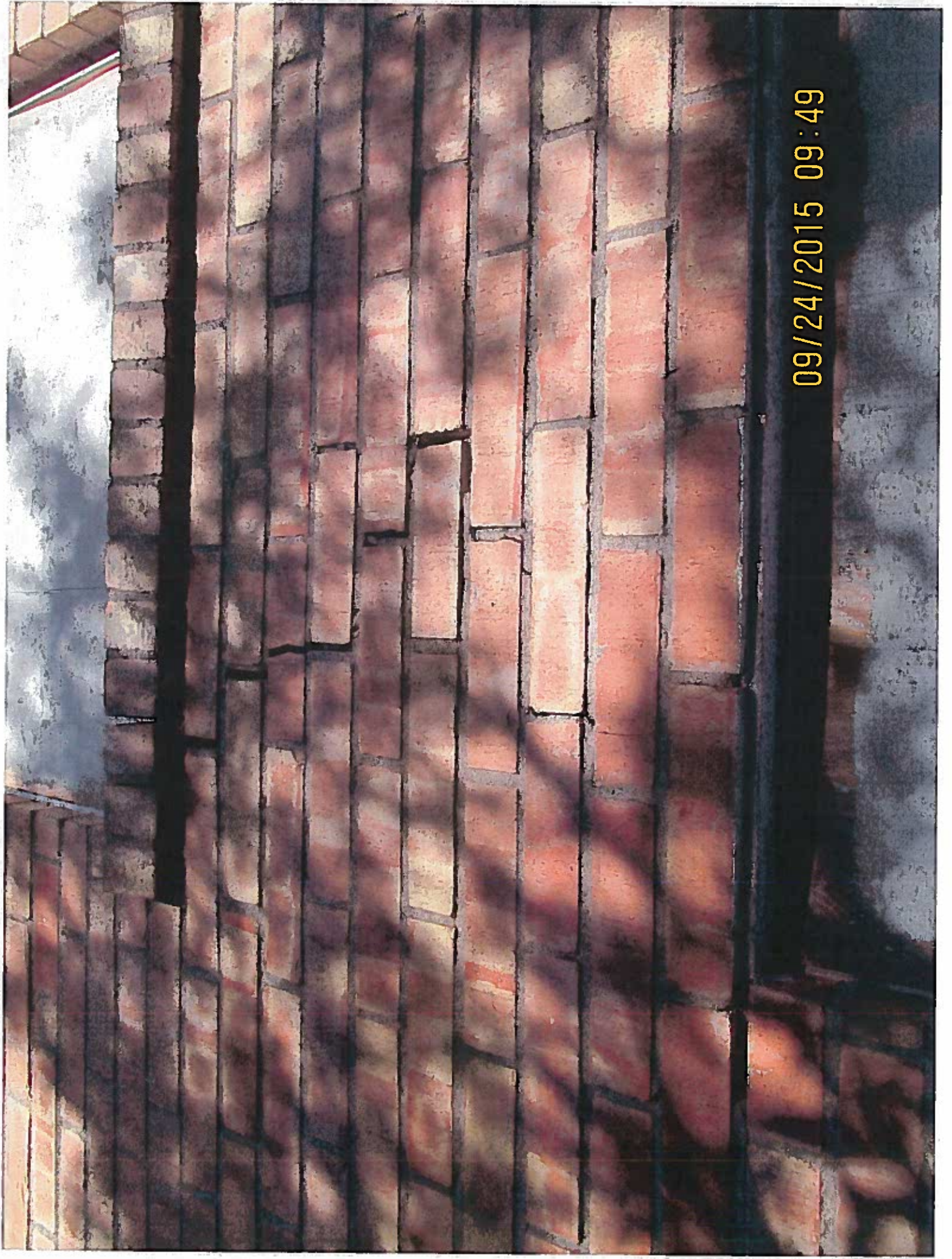
625 GORDON
R. PEZZI
12.28.15



01/14/2016 10:13

PROHIBIDA
COMUNIDAD DE LA CIUDAD
MAYORÍA DE LA CIUDAD





09/24/2015 09:49



09/24/2015 09:51





01/14/2016 10:23



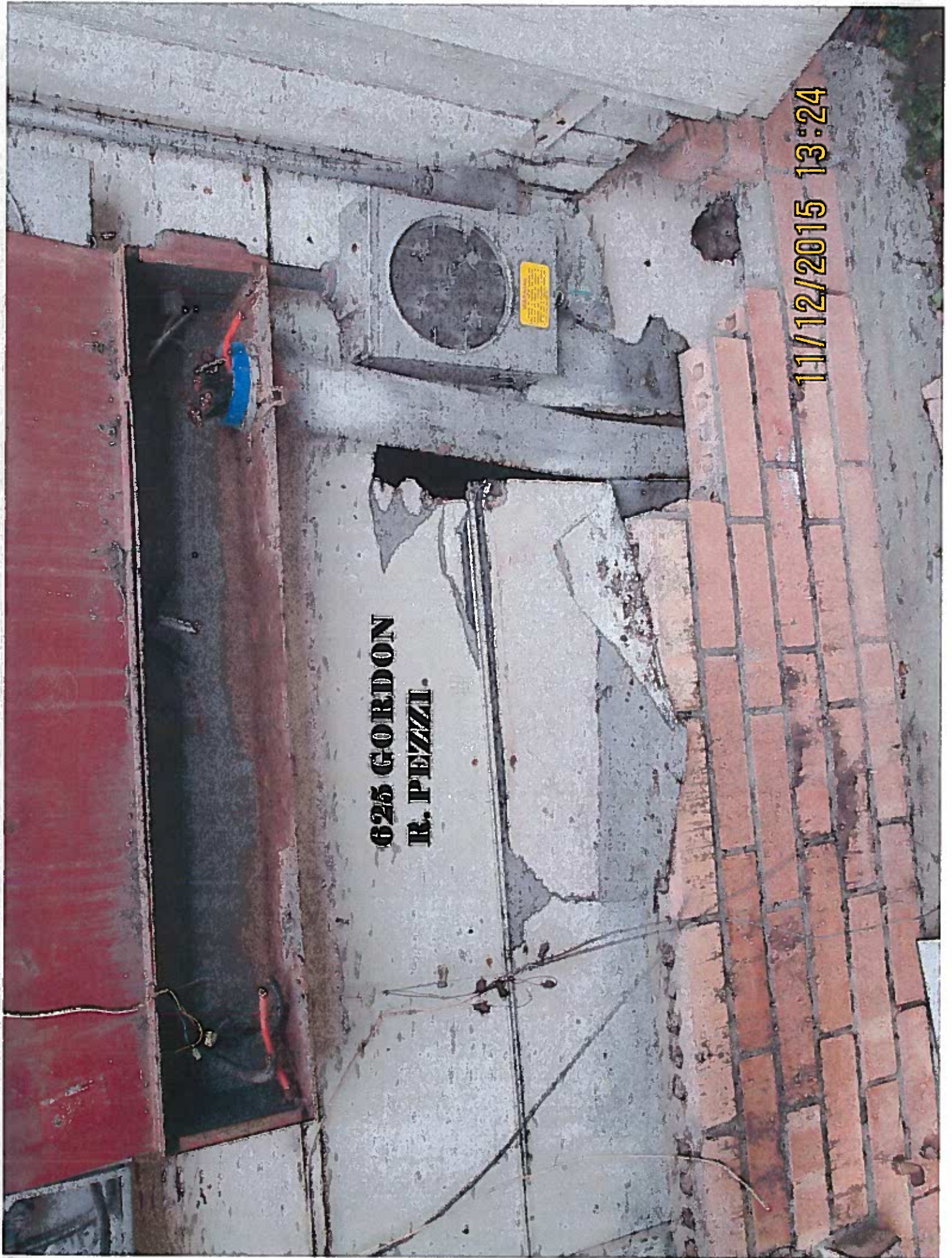
625 GORDON

R. PYLE

01/12/2016 16:21

**625 GORDON
R. PEZZI.**

11/12/2015 13:24

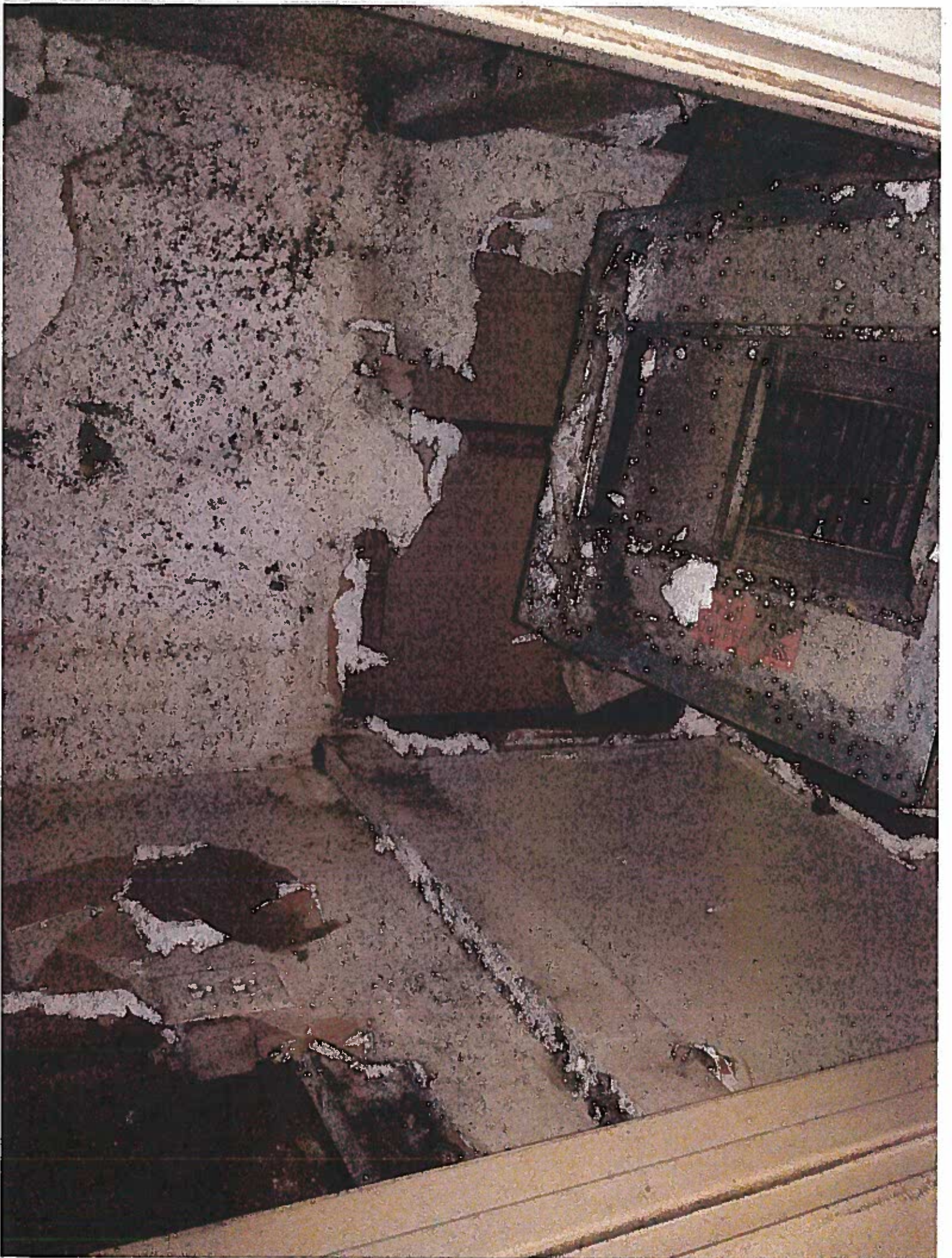








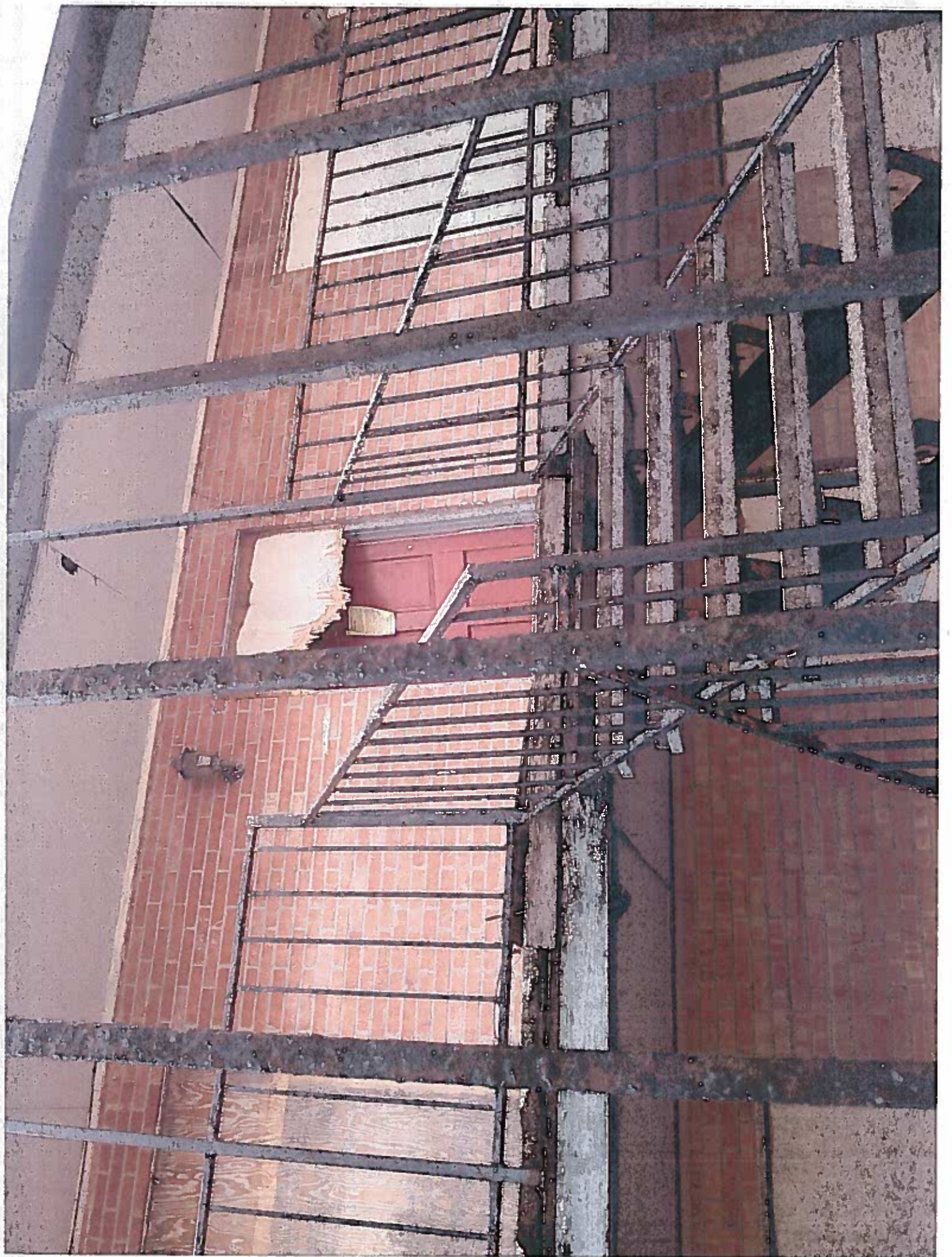


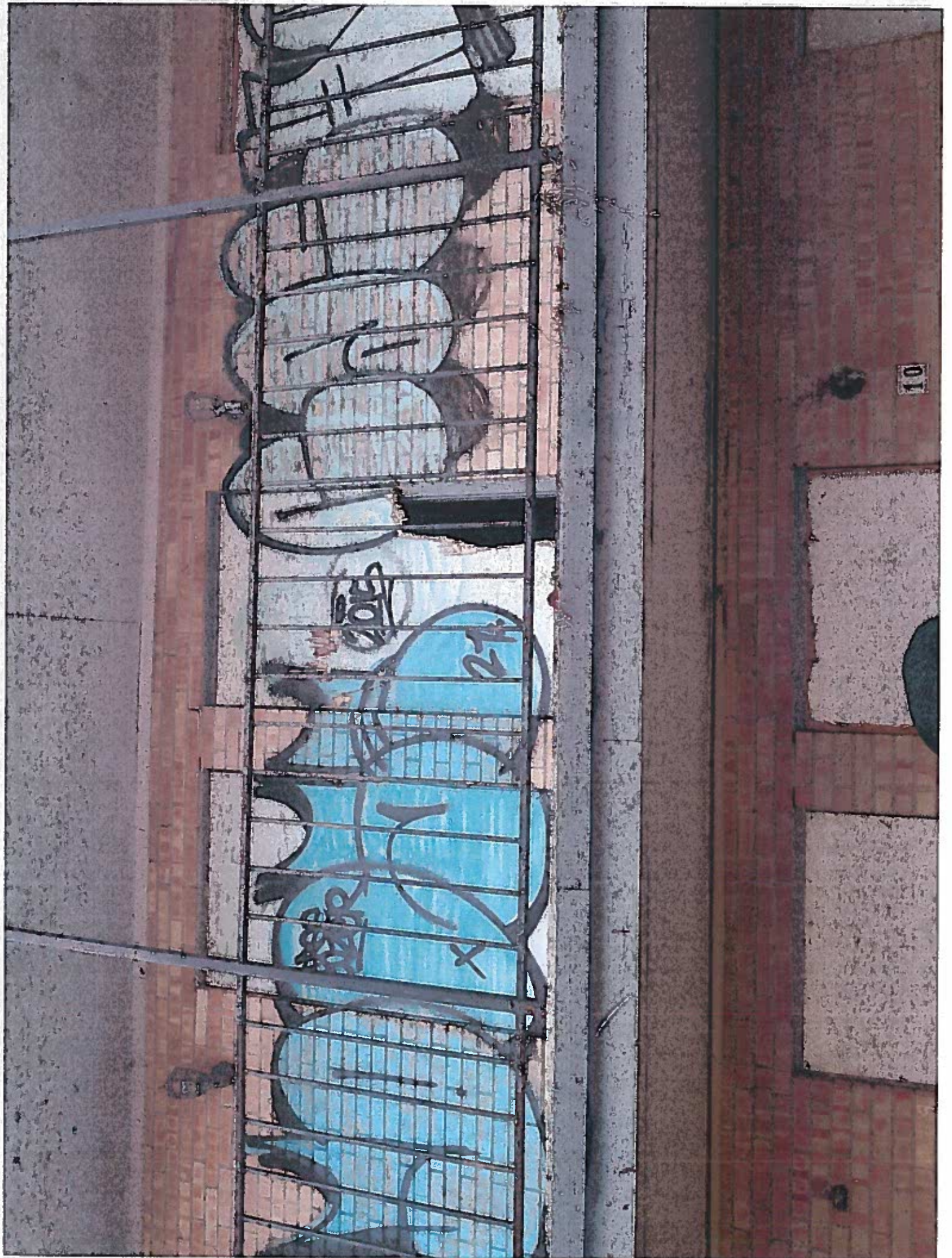






09/16/2015 14:28





10

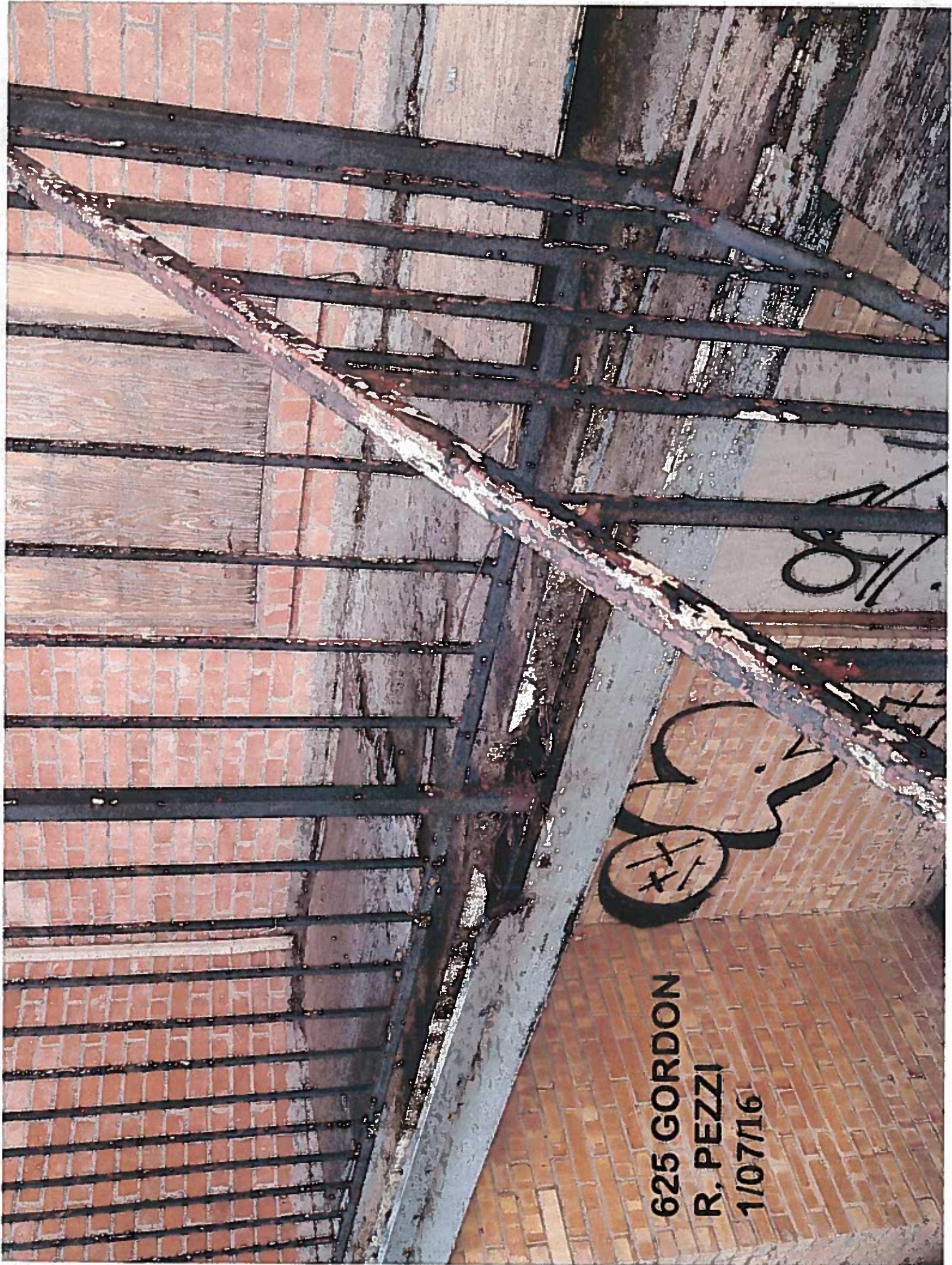
Handwritten graffiti on the metal gate, including the word "LOVE" in large letters, "2015", and "24".



11/12/2015 13:40



11/12/2015 13:33

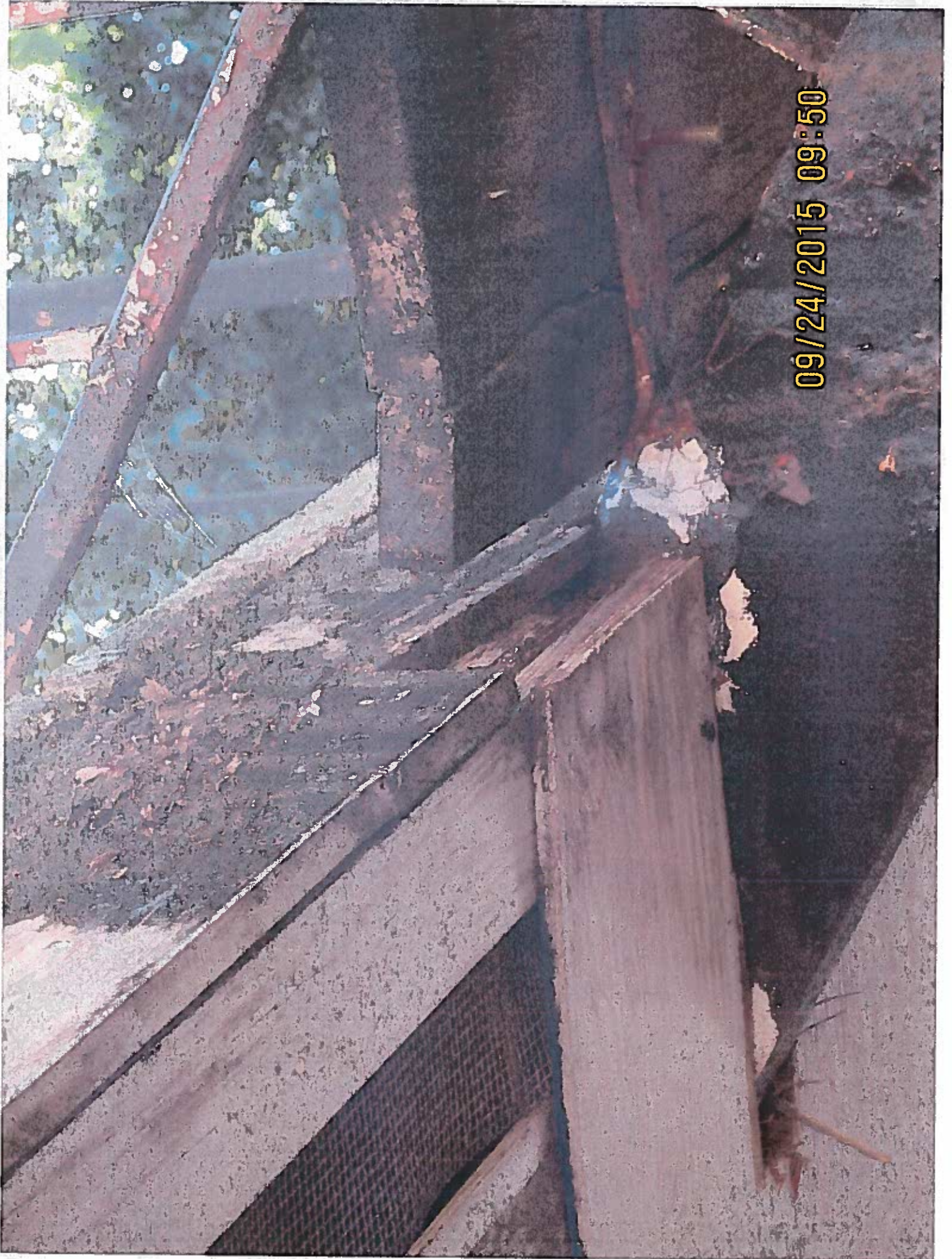


625 GORDON
R. PEZZI
1/07/16









09/24/2015 09:50