



902 GAVIOTA ST. -RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 2/26/2025.

Structure(s) deemed substandard based on the following findings:

- Structure(s) do not meet the minimum requirements and standards as set forth in the Corpus Christi Property Maintenance Code.
- Exterior of the structure(s) are not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure(s) are not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure(s) 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 and accessory structure (Building Survey attached)

Property located in a residential area.

According to NCAD, the owner Victoria Madrigal took ownership of the property 2/15/1995.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 11

Owner Compliance: 3

City Abatements: 0

Citations issued: 3



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Date	Case Type	Violation(s)	Status
02/28/2025	Junked vehicle	2006 Volkswagen Jetta that looked inoperable, had expired registration 02/20 and all tires were flat	Removed by owner's daughter
02/28/2025	Vacant building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
02/26/2025	Substandard structure	Main and accessory -Unfit for human occupancy	In progress
03/29/24	Care of premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Closed due to property became vacant
02/29/2024	Substandard structure	Accessory structure only- Main structure was occupied	Closed
01/08/2024	PMC standards	304.6 Exterior Walls 304.7 Roofs and Drainage 304.1 Exterior Structure/General	Closed due to Substandard case initiated
08/30/2021	Care of premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
01/14/2021	Care of premises	Litter and solid waste	Expired
04/03/2012	Care of premises	Litter and solid waste	Expired
10/20/2011	Junked Vehicle	Honda 2DR -Front wrecked/missing front tier/on jack stands	Expired
10/20/2011	Care of premises	Litter and solid waste	Expired

Abatement history for 902 Gaviota St.

Date

Cost/Admin Fee

Case Type

No abatements have occurred at the property.



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CCPD calls to property:

Nature of Call	902 Gaviota St.
Animal Bites or Attacks Vicious Animal	1
Animal Control Event LE needed Animal Cruelty	1
Attempt to Contact Welfare Concern	3
Incomplete or Dropped 911 Call NULL	1
Law Enforcement Investigation Explain Type	1
Law Enforcement Investigation Field Event	1
Property or Item Found Item Tagged for Safekeeping	1
Unconscious / Syncope / Fainting Medical Event	1
Verbal Disturbance In Progress with Weapons Involved	1
Grand Total	11

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
02/26/2025	YOLANDA RIVERA (DAUGHTER OF ELDERLY OWNER VITORIA MADRIGAL)	On this day Code officer Diana T Garza and I Senior Code Officer Grace Elledge met with daughter of property owner Yolanda Rivera 361- 443-4847. She advised her mom is 97 and living with her and her brother was living in the Gaviota property but recently passed away and now the house is vacant, and she is trying to close utilities, but Utilities Business Office won't let her because she is not authorized even though she advised she has power of attorney. She advised she is trying to sell the house. We inform her that we were starting Substandard cases on the property as well as 2 other separate cases. She understood and asked if we please send notices to her house located 2526 Fleece Dr. We agreed. No further incident



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04/03/2025	YOLANDA RIVERA (DAUGHTER OF ELDERLY OWNER VITORIA MADRIGAL	On this day, I spoke with the daughter of property owner Yolanda Rivera 361- 443-4847. She advised she suffered a heart attack and because of that she was ordered by her dr rest and that she had to send her mom with her sister. I reminded her to please attend the BSB meeting so she could have her reasons explained and discuss other violations at the property.
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4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V252579-022625

Property Owner: Victoria Madrigal

Address (☒Residential ☐Commercial): 902 Gaviota St.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Residential and 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 structure(s) 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:
4. Utilities: ☐Active ☒Inactive-Last active date: 4/21/2025
5. Year Structure Built: 1970
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday, April 28, 2025

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

RE: 902 Gaviota St.

Case: V252579-022625

OWNER: Victoria Madrigal

**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 26, 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

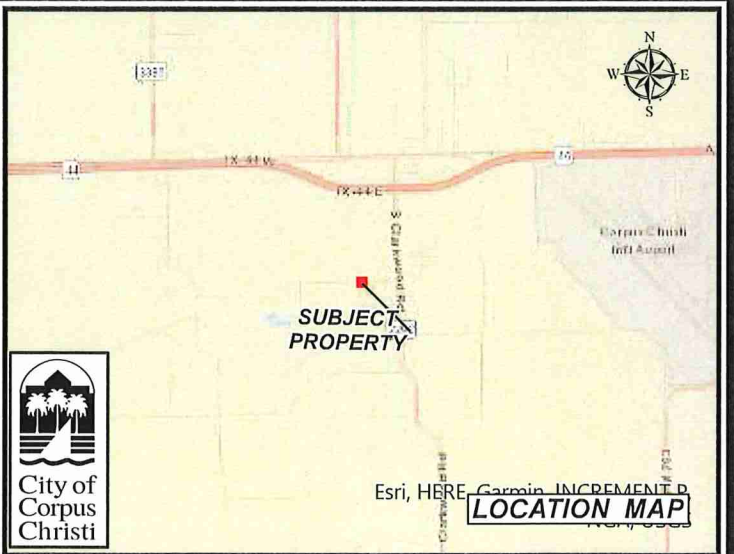
CASE TIMELINE FOR 902 GAVIOTA ST.

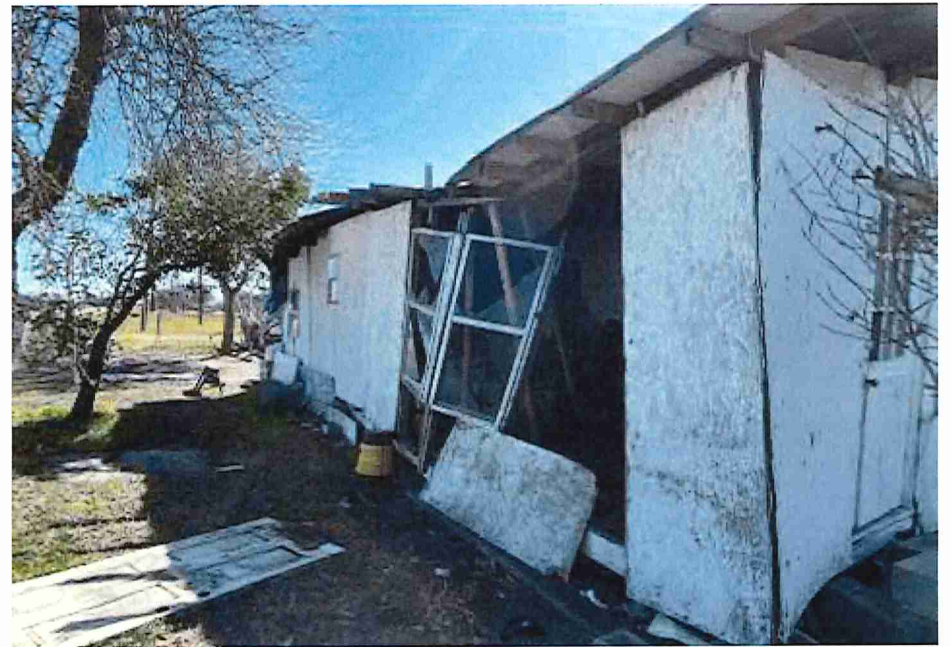
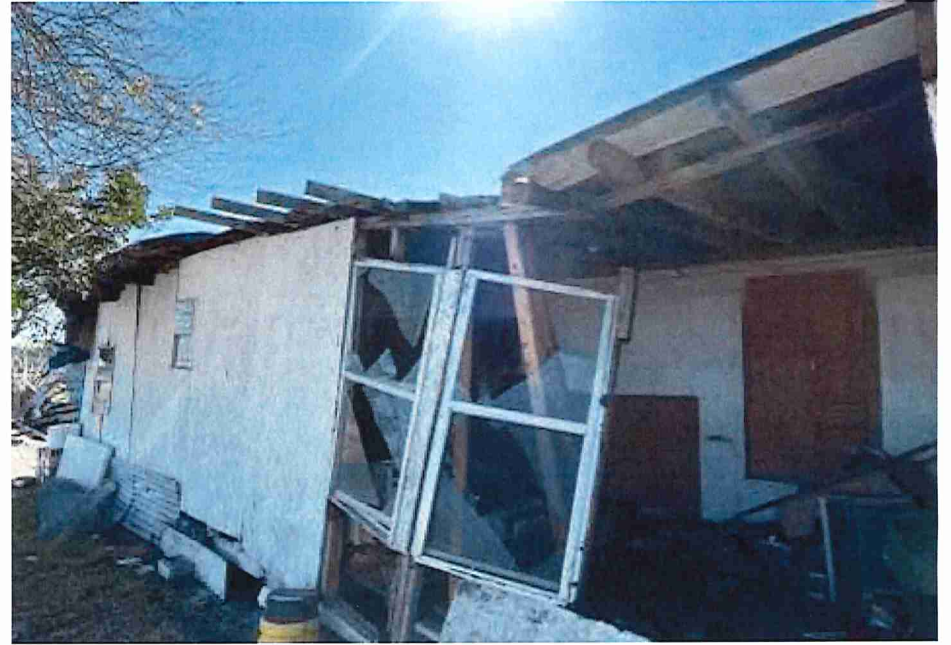
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/26/2025	n/a	n/a
Initial Inspection Completed	2/26/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/6/2025	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	3/14/2025 & 3/17/2025	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	4/13/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/31/2025	Returned mail rec'd-Return to sender,unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/24/25-3/28/25 & 3/31/25-4/4/25	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	4/7/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection		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	4/28/2025	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	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/28/2025 & 4/29/2025	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	4/29/2025	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	5/12/25-5/16/25 & 5/19/25-5/21/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/16/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/22/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

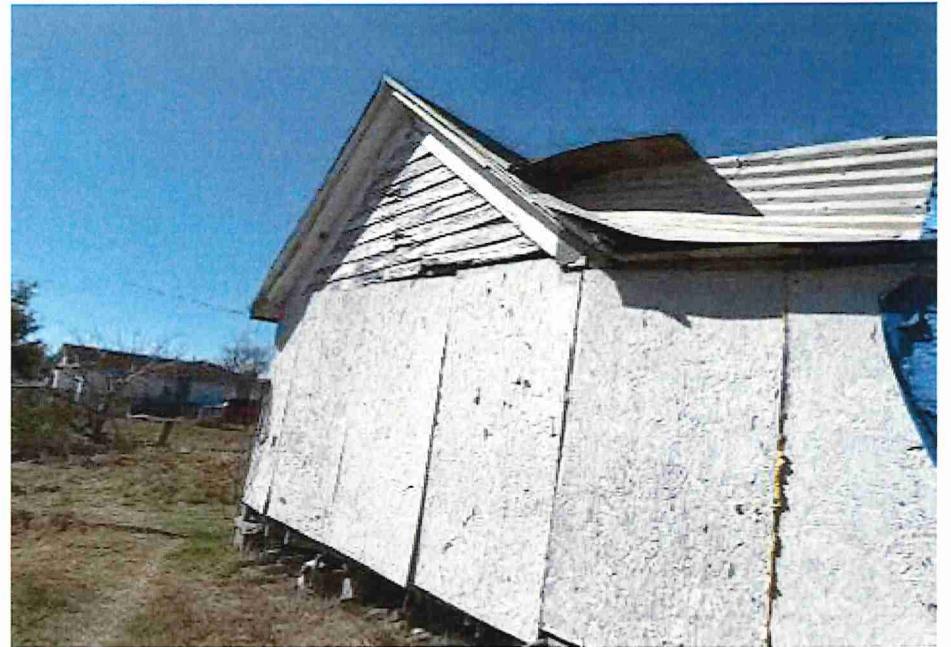
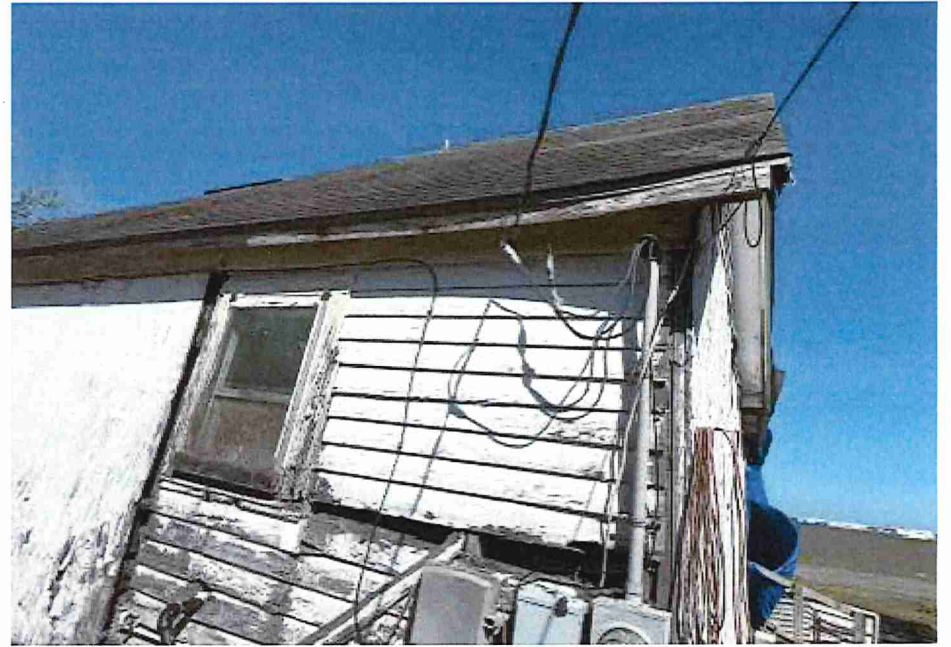


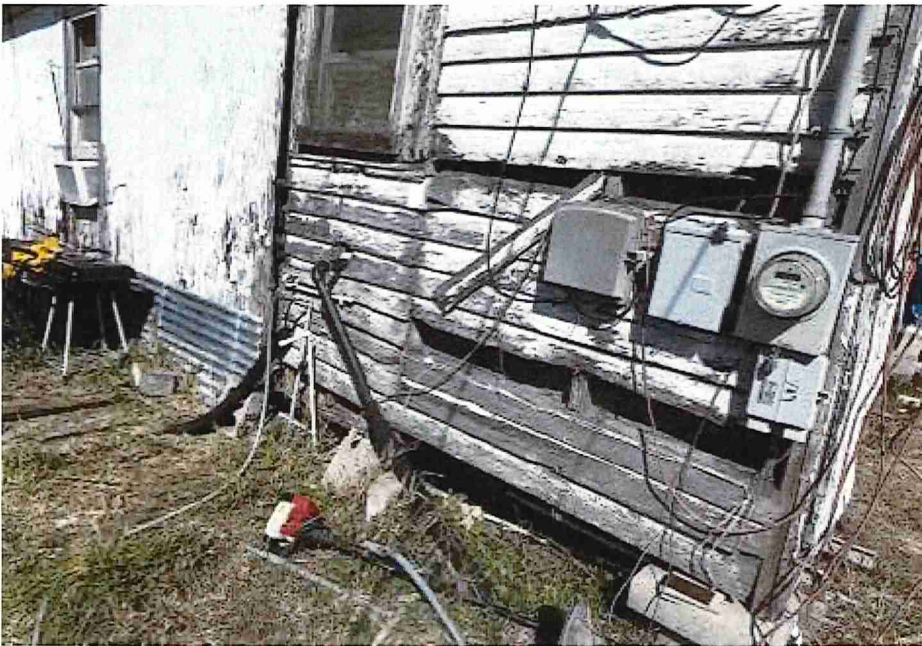
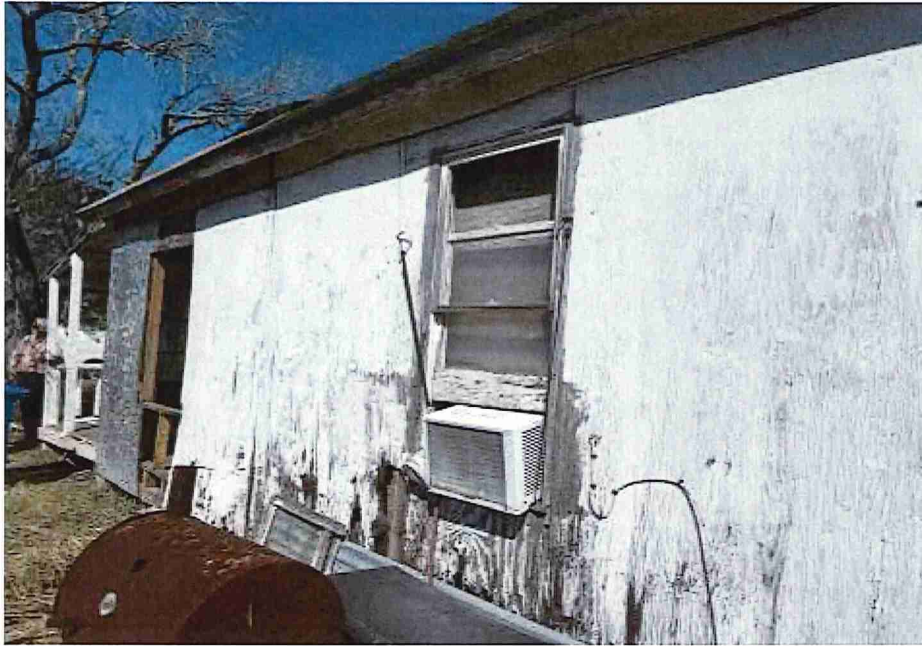
902 GAVIOTA ST

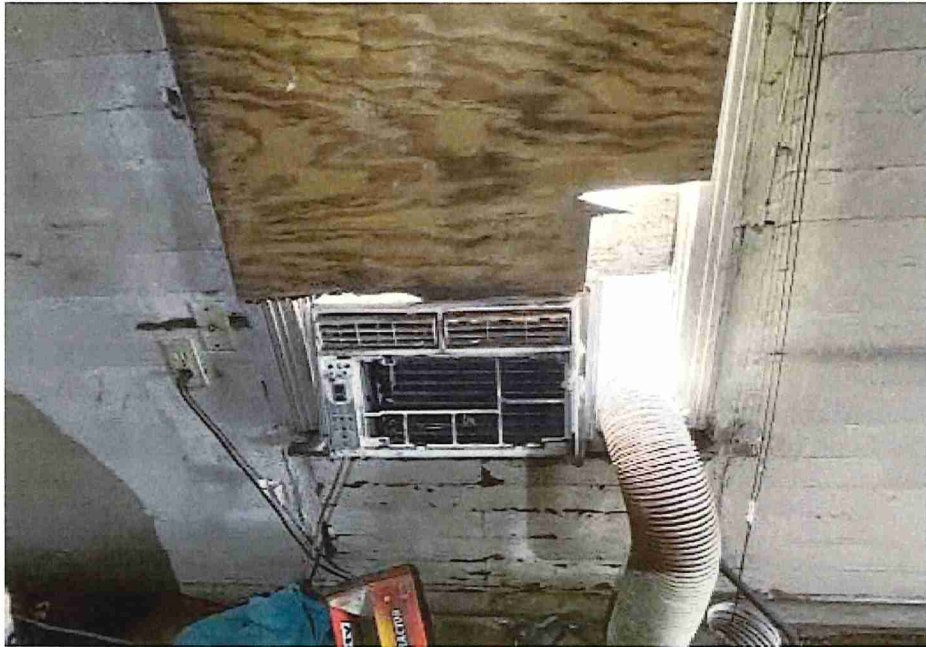
Aerial View













City of Corpus Christi – BUILDING SURVEY

Account Number: 762600060460

Inspection Date:

Zoning Use: RS-6

Revised Date: 02/26/2025

Officer: Diana T Garza

Property Address: 902 GAVIOTA ST

Legal Description: SAN JUAN NO 3-CLARKWOOD LTS 46 & 47 BLK 6

Owner: MADRIGAL VICTORIA (LE)

Mail to: 902 Gaviota St

City, State, Zip: Corpus Christi, TX 78406-1528

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	1 <input type="checkbox"/> Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on:

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:

<input type="checkbox"/> Building	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Wood
<input checked="" type="checkbox"/> Rotten Corner Boards
<input type="checkbox"/> Missing Boards
<input type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input type="checkbox"/> Holes
<input type="checkbox"/> Cracks
<input type="checkbox"/> Buckled
<input type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input checked="" type="checkbox"/> Damaged Exterior Trim
<input type="checkbox"/> Other:

ROOF:

(304.1 & 304.7)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Eaves
<input checked="" type="checkbox"/> Rotten Rafter Tails
<input type="checkbox"/> Rotten Decking
<input type="checkbox"/> Missing Shingles
<input type="checkbox"/> Deteriorated Shingles
<input type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input checked="" type="checkbox"/> Inadequate Support
<input type="checkbox"/> Rotten Wood
<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Piers Missing
<input type="checkbox"/> Cracks/Perimeter Wall
<input type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Pads Missing/Cracked
<input type="checkbox"/> Missing Skirting
<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Exposed Sills
<input type="checkbox"/> Rotten Sills
<input type="checkbox"/> Damaged Floor Joist
<input type="checkbox"/> Sagging Floor Joist
<input type="checkbox"/> Other:

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, 304.10, 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
☐ Damaged
☐ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☒ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

☐ Missing
☐ No Anti-Siphon Ballcock
☐ Stopped Up
☐ Poorly Anchored
☐ Seeps Around Bowl
☐ Water Supply Line Leaks
☐ Flush Ell Leaks
☐ Runs Constantly
☐ Tank Broken / Cracked
☐ Bowl Broken / Cracked
☐ Disconnected
☐ Missing Flush Handle
☐ Missing Flapper
☐ Urinal; No Back-Flow Preventive
☐ No Elongated Bowl / Open-end Seat
☐ Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

☐ Gas
☐ Electric
☐ Missing
☐ Disconnected
☐ Temperature Pressure Release Valve Missing
☐ Temperature Pressure Release Valve Broken
☐ Drain Line Missing
☐ Not Approved Pipe
☐ Not Extended Outside
☐ Elbowed Down
☐ Vent Missing / Loose
☐ No Double Wall Pipe / Attic
☐ Nonconforming Vent
☐ Inadequate Combustion Air
☐ Thermostat Missing / Damaged
☐ No Gas Cut Off
☐ Missing Firebox Door
☐ Gas Supply Line Not Approved Pipe
☐ Gas Fired – Located in Bathroom
☐ Gas Fired – Located in Bedroom
☐ 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)

- ☐ Missing
☐ No Anti-Siphon Faucets
☐ Faucets Leak / Broken / Missing
☐ "P" Trap Leaks / Missing
☐ Defective Trap
☐ Stopped Up
☐ Water Supply Line Leak
☐ Loose from Wall
☐ Nonconforming Waste Line
☒ Disconnected
☐ Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- ☐ Defective Trap
☐ Faucets Loose / Broken
☐ Faucets Missing
☐ "P" Trap Rubber Hose
☐ Trap Leaks / Missing
☐ Stopped Up
☒ Disconnected
☐ Damaged Counter Top
☐ Damaged Back Splash
☐ Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- ☐ Service Panel Burned
☐ Service Missing
☐ Service Appears Below Code
☐ Two-Wire Service
☐ Inadequate
☐ Defective
☒ Disconnected
☐ Service Not Grounded
☐ Missing Breakers / Fuses
☐ Missing Interior / Exterior Panel Cover
☐ Exposed Wiring
☐ Nonconforming Wiring in Panel
☐ Drops Too Low
☐ Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- ☐ Gas Pressure Test Required
☐ Gas Leak
☐ Line Appears to Enter Building Below Grade Level
☐ Gas Supply Not Approved Pipe
☐ Rubber Hose to Space Heaters
☐ Non-Rigid Pipe Run Through Partition Wall
☐ Other:

PLUMBING MISCELLANEOUS:

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- ☐ Open Clean Out / Water Leak; Yard / Under House
☐ Vent Stack Missing / Broken
☐ Vent Stack Not Extended Through Roof
☐ Rain Guard Damaged / Missing
☐ Exposed Exterior PVC Pipe
☐ PVC Water Supply Lines
☐ Washer No "P" Trap / Not Vented / Not Cut Offs
☐ Sewer Line Stopped Up
☐ Sewer Running Out on Ground
☐ Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- ☐ Charred Wood
☐ Paint Deteriorated
☐ Cracks
☐ Holes
☐ Torn Wallpaper
☒ Damaged Paneling
☒ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
☒ Sheetrock Mildewed / Buckled
☐ Ceiling Damaged / Missing
☐ Water Damaged / Smoke Damaged
☐ Impervious Material Around Tub
☐ Enclosure Damaged / Missing
☐ Walls Around Tub Not Water Resistant
☐ 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
☒ 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:

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
☐ Fire Damage
☐ Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- ☐ No Hot and Cold Water Supply
☐ Insect, Roach, Rodent Infestation
☐ Lacks Adequate Garbage Containers
☐ Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- ☐ Charred Wood
☒ Rotten Wood
☐ Missing Boards
☐ Holes
☐ Cracks
☐ Not Level
☒ Buckled
☐ Torn
☒ Damaged
☐ Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

TYPE: _____

- X ☐ Roof Type:
X ☐ Rotten
X ☐ Loose
☐ Torn
☐ Holes
X ☐ Missing
☐ Walls Type:
X ☐ Rotten
X ☐ Leaning
X ☐ Buckled
X ☐ Missing
X ☐ Other:

- ☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
X ☐ Other:

VIOLATION(S): 902 GAVIOTA 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.

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.

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, V252579-022625

ADDRESS: 902 GAVIOTA ST.

Tax Account No: 7626-0006-0460

Owner(s): VICTORIA MADRIGAL

LAST UPDATED ON: Thursday, April 03, 2025

LETTERS MAILED from 3/6/2025-3/6/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MADRIGAL VICTORIA 902 GAVIOTA ST CORPUS CHRISTI, TX. 78406-1528	OWNER	B1 Letter Mailed on 3/6/2025 RETURNED MAIL REC'D 3/31/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
VICTORIA MADRIGAL 2526 FLEECE DR. CORPUS CHRISTI, TX. 78414-3166	OWNER	B1 Letter Mailed on 3/6/2025 RETURNED GREEN CARD REC'D 3/10/25- SIGNED BY YOLANDA RIVERA DATE OF DELIVERY 3/7/25
ANNA BELLA COVORRUBIAS 3905 NEGIN DR. CORPUS CHRISTI, TX. 78406	HEIR	B1 Letter Mailed on 3/6/2025 RETURNED MAIL REC'D 3/14/25- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ANNA BELLA COVORRUBIAS 902 GAVIOTA ST CORPUS CHRISTI, TX. 78406-1528	HEIR	B1 Letter Mailed on 3/6/2025 RETURNED MAIL REC'D 3/31/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MICHAEL ANGELO DEHOYOS 3905 NEGIN DR. CORPUS CHRISTI, TX. 78406	HEIR	B1 Letter Mailed on 3/6/2025 RETURNED MAIL REC'D 3/14/25- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MICHAEL ANGELO DEHOYOS 902 GAVIOTA ST CORPUS CHRISTI, TX. 78406-1528	HEIR	B1 Letter Mailed on 3/6/2025 RETURNED MAIL REC'D 3/31/25- RETURN TO SENDER

		UNCLAIMED UNABLE TO FORWARD
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