



AGENDA MEMORANDUM
Action Item for the City Council Meeting May 17, 2022

DATE: May 17, 2022
TO: Peter Zanoni, City Manager
FROM: Tracey K. Cantu, Interim Director of Neighborhood Services
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Building Standards Board Hearing Appeal for 900 Parkers Alley aka 1422 San Juan Street

CAPTION:

Resolution upholding the Building Standards Board's order to demolish the dilapidated/ substandard structure located at 900 Parkers Alley aka 1422 San Juan Street and owned by Markman Brothers Investments Corpus Christi LLC.

SUMMARY:

Markman Brothers Investments Corpus Christi LLC, has requested the City Council to hear and consider an appeal of a decision of the Building Standards Board regarding property located at 900 Parkers Alley aka 1422 San Juan Street.

BACKGROUND AND FINDINGS:

The property at 900 Parkers Alley aka 1422 San Juan Street is owned by Markman Brothers Investments Corpus Christi LLC. The structure at 900 Parkers Alley aka 1422 San Juan Street is a Fire Damage Structure.

Due to the substandard and dilapidated condition of the fire damage structure at 900 Parkers Alley aka 1422 San Juan, On March 24, 2022, the Building Standards Board ordered the structure at 900 Parkers Alley aka 1422 San Juan Street to be removed or demolished by the owner, lienholder or mortgagee within 30 days. If demolition is not started and completed as required, then the City be authorized to demolish.

Per section 13-24 of the Code, an owner or occupant may appeal a decision of the Board to the City Council. The City Charter, Article VI, Section 2, states that appeals shall be perfected by filing a sworn notice of appeal with the City Secretary within thirty (30) days from the date of the decision. Markman Brothers Investments Corpus Christi LLC submitted a notice of appeal in writing on April 11, 2022, within the 30 days of the decision.

During an appeal, the City Council acts in a quasi-judicial capacity to determine the facts and to determine whether the structure requires demolition. After hearing presentations from staff and from the appellant, the Council can decide to uphold the Building Standards Board order or to

reverse the Board's order in whole or in part. Under Section 13-24(b), the Council may vary the application of any provision of Chapter 13 of the City Code when the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this Code, the Corpus Christi Property Maintenance Code or public interest or when, in its opinion, the decision of the board should be modified or reversed. A decision of the City Council to vary the application of any provision of the Code or the Corpus Christi Property Maintenance Code, or to modify an order of the board in whole or in part shall specify in what manner such modification is made, the conditions upon which it is made and the reasons therefore. The decision of the City Council shall be final unless the aggrieved party appeals by instituting suit for that purpose in any court having jurisdiction within 15 days from date on which the decision of the City Council was rendered.

ALTERNATIVES:

1. Motion to reverse the Board's order in whole or in part.

FISCAL IMPACT:

Non-applicable

Funding Detail:

Fund: **Non-Applicable**

Organization/Activity:

Mission Element:

Project # **(CIP Only):**

Account:

RECOMMENDATION:

Uphold Building Standards Board order to demolish the property located at 900 Parkers Alley aka 1422 San Juan Street.

LIST OF SUPPORTING DOCUMENTS:

- Resolution – Upholding Building Standards Board order to demolish the property located at 900 Parkers Alley aka 1422 San Juan Street within 30 days.
- Final Order of Building Standard Board Case No. V154933-041321
- Minutes of Building Standards Board Meeting March 24, 2022
- Case Timeline for 900 Parkers Alley aka 1422 San Juan Street
- Location Map & 900 Parkers Alley aka 1422 San Juan Street Aerial photo
- Photos presented to the Board
- Notice of Appeal by Markman Brothers Investments Corpus Christi LLC