



4425 VALDEZ DR – RESIDENTIAL STRUCTURE

- Substandard case started 1/23/2025.

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 of the 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 residential structure (Building Survey attached)

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

According to NCAD, Quintanilla Gloria G ET Al took possession of property 5/23/1994.

Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 15

Owner Compliance: 2

City Abatements: 21

Citations issued: 2



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Date	Case Type	Violation(s)	Status
06/25/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
06/05/2025	Vacant lot	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Closed due to wrong case type
01/30/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
05/29/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/07/2023	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/30/2022	Unsecured Vacant Building	Unsecured openings	Expired
06/30/2022	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
10/13/2021	Emergency Measures	Bee infestation	Abated by City
04/14/2021	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
02/09/2021	Unsecured Vacant Building	Unsecured openings	Expired
12501/14/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
12/20/2018	PMC Standards	304.6 Exterior Walls 304.7 Roofs and Drainage 505.4 Water Heating	Expired
06/26/2018	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired



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07/30/2014	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
08/14/2012	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired

Abatement history for 4425 Valdez Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 10/17/2024	\$14.31 / \$125	Tall Weeds
2. 10/16/2024	\$295 / \$125	Tall Weeds
3. 07/05/2024	\$112.75 / \$125	Tall Weeds
4. 05/05/2024	\$135 / \$125	Tall Weeds
5. 04/29/2024	\$88.75 / \$125	Tall Weeds
6. 02/22/2024	\$95.52 / \$125	Tall Weeds
7. 08/10/2022	\$190 / \$174	Secured openings
8. 06/16/2023	\$88.75 / \$125	Tall Weeds
9. 12/23/2022	\$88.75 / \$125	Tall Weeds
10. 10/24/2022	\$125.5 / \$125	Tall Weeds
11. 08/10/2022	\$99.25 / \$125	Tall Weeds
12. 11/15/2021	\$85 / \$125	Tall Weeds
13. 10/15/2021	\$165.53 / \$125	Tall Weeds
14. 05/25/2021	\$125.5 / \$125	Tall Weeds
15. 03/11/2021	\$120 / \$174	Secured openings
16. 01/25/2021	\$190.17 / \$125	Tall Weeds
17. 05/20/2020	\$131.62 / \$125	Tall Weeds
18. 04/18/2018	\$125.5 / \$125	Tall Weeds
19. 01/22/2019	\$125.5 / \$125	Tall Weeds
20. 08/17/2018	\$125.5 / \$125	Tall Weeds
21. 08/16/2012	\$Unknown / \$115.5	Tall Weeds

Total: 5241.40



4425 VALDEZ DR – RESIDENTIAL STRUCTURE

CCPD calls to property:

Nature of Call	4425 Valdez Dr.
Physical Attack/Attempted Bodily Injury	1
Broadcast Info Law Enforcement Only	1
Burglary	4
Burglary Residential	1
Civil Matter/Standby	1
Disturbance	1
On View Investigation	6
Quality of Life	2
Serve Court Subpoena	1
Suspicious or Unusual	1
Telephone Reporting Unit	2
Unknown Nature	1
Search Warrant	1
Grand Total	23

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		PROPERTY OWNER IS DECEASED

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V250886-013025

Property Owner: QUINTANILLA GLORIA G ET AL

Address (☒Residential ☐Commercial): 4425 Valdez Dr.

Staff Recommendation(s): **Demolition**

☒Residential Structure only

☐Accessory Structure(s)

☐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 residential 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: \$55,668.60
4. Utilities: ☐Active ☒Inactive-Last active date: 11/1/2022
5. Year Structure Built: 1955
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27, 2025

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

RE: 4425 VALDEZ (Residential Structure)

Case # V250886-013025

OWNER: QUINTANILLA GLORIA G ET AL

**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 **January 23, 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.

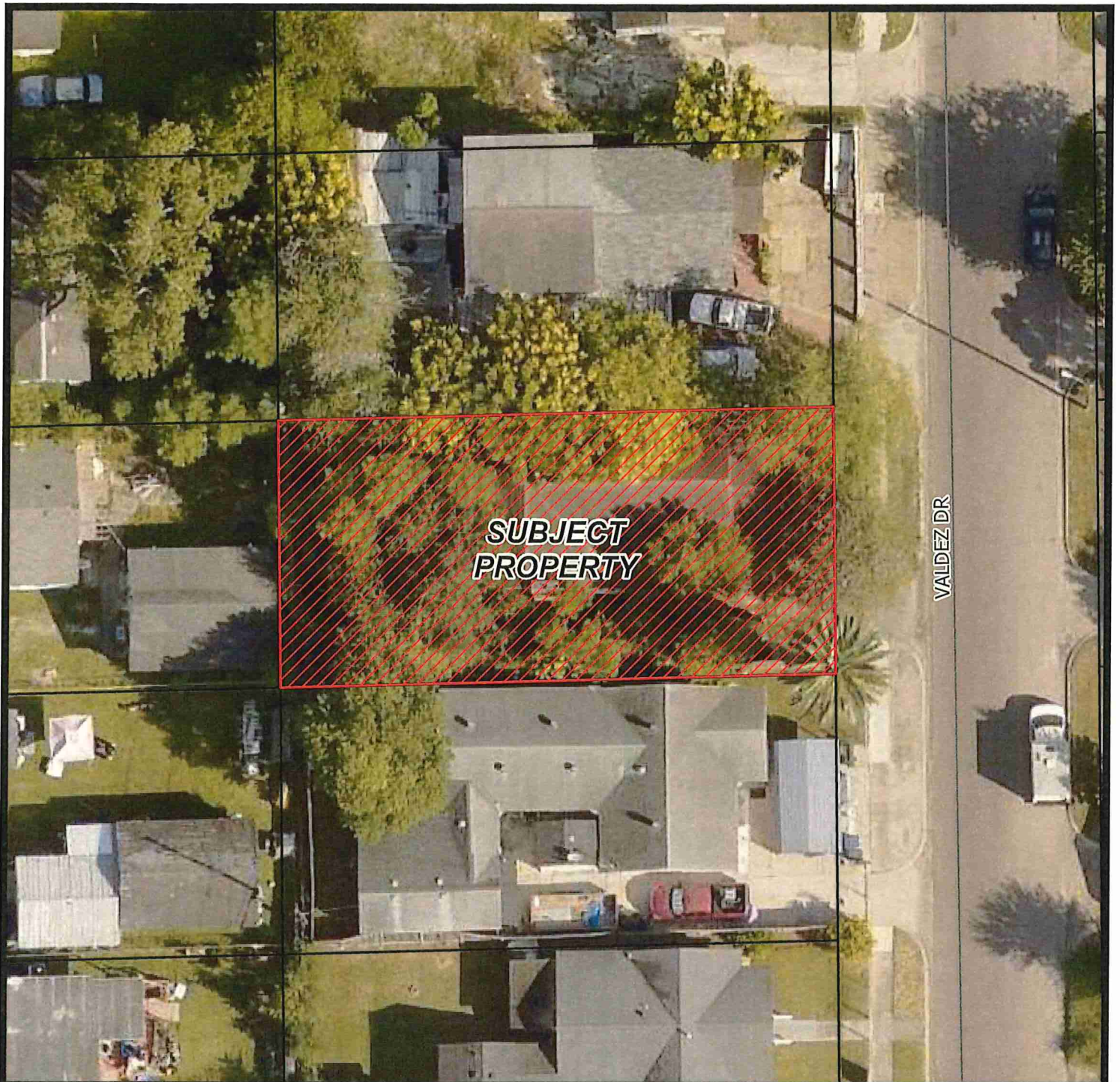


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 4425 VALDEZ DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/23/2025	n/a	n/a
Initial Inspection Completed	1/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/2/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/7/2025	Return mail rec'vd 5/7/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	6/3/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



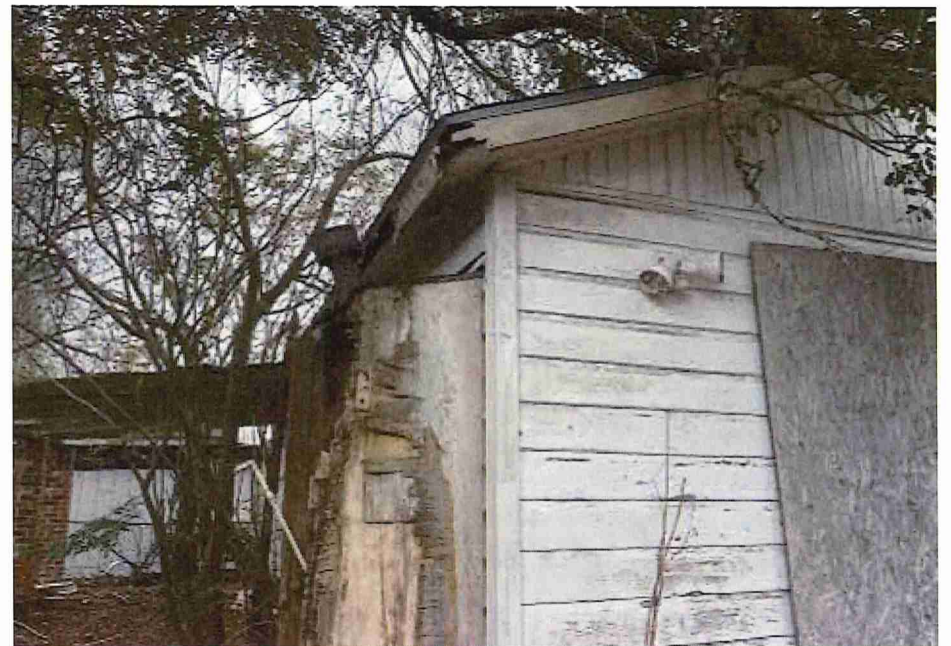
4425 VALDEZ DR

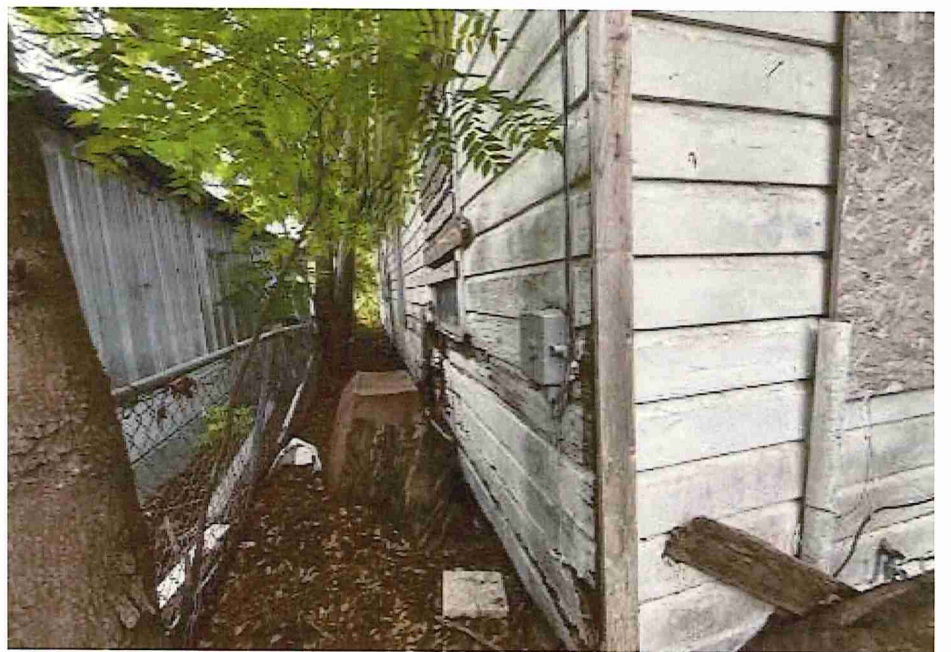
Aerial View

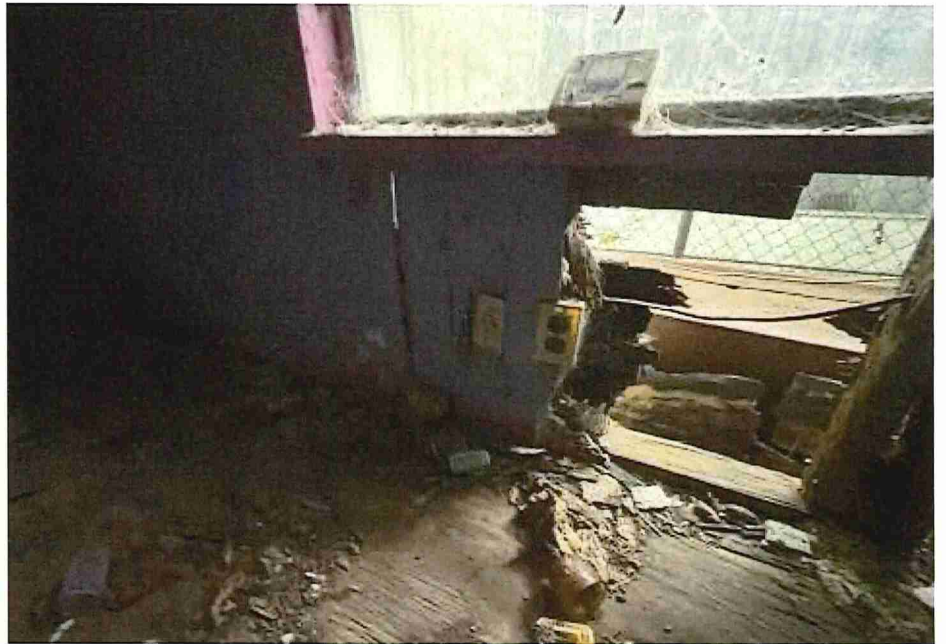


**Subject
Property**









City of Corpus Christi – BUILDING SURVEY

Account Number: 4072-0007-0460

Inspection Date: 1/23/2025

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Grace Elledge

Property Address: 4425 VALDEZ DR

Legal Description: LA PASCUA #2 BLK 7 LOT 46

Owner: QUINTANILLA GLORIA G ET AL

Mail to: 4425 VALDEZ

City, State, Zip: CORPUS CHRISTI, TX 78416

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 1 ☐ # of Units ☒ Inside Inspection
☐ Vacant ☐ Occupied ☐ Open ☐ Placard
Placard Posted on: 4/23/2025

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 ☐ Health ☐ Other:

Smoke Alarms:

☐ Missing ☐ Inoperative ☐ Improperly Located ☐ Additional Alarms Required

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

☐ Charred Wood
☒ Rotten Wood
☒ Rotten Corner Boards
☐ Missing Boards
☒ Badly in Need of Paint
☒ Siding Broken / Missing
☒ Holes
☒ Cracks
☐ Buckled
☐ Leans
☐ Missing Brick
☒ Loose Brick
☐ Damaged Exterior Trim
☐ Other:

ROOF:

(304.1 & 304.7)

Type:

☐ Charred Wood
☐ Rotten Eaves
☒ Rotten Rafter Tails
☐ Rotten Decking
☐ Missing Shingles
☒ Deteriorated Shingles
☐ Leaks
☐ Sags
☐ Buckled
☐ Collapsed
☐ Worn
☐ Torn
☒ Holes
☐ Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ 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: _____

- ☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

- ☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

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

VIOLATION(S): 4425 VALDEZ DR

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.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and insanitary pit privies or septic tanks exist.
12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

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.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and

all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

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.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

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.

503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

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.



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

Case No: B1 Letters, V250886-013025

ADDRESS: 4425 VALDEZ DR

Tax Account No: 4072-0007-0460

LAST UPDATED ON: Friday, September 22, 2023

Owner(s): QUINTANILLA GLORIA G ET AL

LETTERS MAILED from 5/1-9/22/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
QUINTANILLA GLORIA G ET AL 4425 VALDEZ CORPUS CHRISTI, TX 78416	Owner	B1 LETTER MAIL ON 5/1/2025
UNKNOWN HEIRS OF GLORIA G. QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Unknown Heirs of Deceased owner	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
RODOLFO QUINTANILLA AKA RUDOLFO QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
RODOLFO QUINTANILLA AKA RUDOLFO QUINTANILLA 2735 AIRLINE RD. CORPUS CHRISTI, TX. 78414	Heir	B1 LETTER MAIL ON 5/1/2025
LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
UNKNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025

UNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO G. QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
IRMA QUINTANILLA AKA IRMA GARZA AKA IRMA QUINTANILLA GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
UNKNOWN HEIRS OF IRMA QUINTANILLA AKA IRMA GARZA AKA IRMA QUINTANILLA GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
NAOMI CUIEL AKA NAOMI Q. CUIEL AKA NAOMI CUIEL QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
NAOMI CUIEL AKA NAOMI Q. CUIEL AKA NAOMI CUIEL QUINTANILLA 5740 LEOPARD ST. APT 1 CORPUS CHRISTI, TX. 78408	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/12/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA RODRIGUEZ 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA RODRIGUEZ 4929 DUBOSE ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE QUINTANILLA MORENO 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE QUINTANILLA MORENO 3914 NAVAJO ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD RETURN TO SENDER

LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q. SALINAS AKA LETICIA Q. JOHNSON 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q. SALINAS AKA LETICIA Q. JOHNSON 1906 ROSLYN ST. CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT RETURN TO SENDER
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY 19030 W. WINDHAVEN TERRACE TRL CYPRESS, TX. 77433	Heir	B1 LETTER MAIL ON 5/1/2025 SIGNED BY RAYMOND VEAZEY DATE OF DELIVERY 5-6-25 GREEN CARD REC'VD 5/12/2025
ELIDA VASQUEZ 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT RETURN TO SENDER
ELIDA VASQUEZ 225 JOHN PAGE DR. SAN ANTONIO, TX. 78228	Heir	B1 LETTER MAIL ON 5/1/2025 SIGNED BY JEFF (UNREADABLE LAST NAME) DATE OF DELIVERY 5-5-25 GREEN CARD REC'VD 5/12/2025
ADELINA QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
ADELINA QUINTANILLA 1906 ROSLYN ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
IDA MORALES 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT RETURN TO SENDER
RUBEN QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025

4425 VALDEZ DR CORPUS CHRISTI, TX 78416		
RUBEN QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4530 DOMINGO DR. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
LAURO V. QUINTANILLA JR 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
NICOLE QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025
NICOLE QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
NICOLE QUINTANILLA 6914 MCARDLE RD #97 CORPUS CHRISTI, TX. 78412	Heir	B1 LETTER MAIL ON 5/1/2025

ISRAEL QUINTANILLA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
ISRAEL QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 LETTER MAIL ON 5/1/2025
ISRAEL QUINTANILLA 922 BOOTY ST. CORPUS CHRISTI, TX. 78404	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/12/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
NICOLE QUINTANILLA 1901 RODDFIELD RD APT 227 CORPUS CHRISTI TX 78412	Heir	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
IRMA Q GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
NAOMI QUINTANILLA CURIEL 808 18TH ST CORPUS CHRISTI TX 78405-1510	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN GREEN CARD NOT SIGNED REC'VD 9/16/2025
NAOMI QUINTANILLA CURIEL 3502 S PADRE ISLAND DR #23 CORPUS CHRIST TX 78415-2909	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
IRMA Q GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025
NAOMI QUINTANILLA CURIEL 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER

		VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ALFRED GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ALFRED GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
CHARLES ANTHONY GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
CHARLES ANTHONY GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
CHARLES ANTHONY GARZA 307 PILGRIM DR SAN ANTONIO TX 78213	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ANNETTE FRANZEN 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 9/22/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNETTE FRANZEN 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ANNETTE FRANZEN 13021 LEGENDARY DR APT 1037 AUSTIN TX 78727	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALFRED GARZA IN C/O CHARLES ANTHONY GARZA 307 PILGRIM DR	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25

SAN ANTONIO TX 78213		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALFRED GARZA IN C/O ANNETTE FRANZEN 13021 LEGENDARY DR APT 1037 AUSTIN TX 78727	Heir	B1 LETTER MAIL ON 9/10/2025 RETURN MAIL REC'VD 10/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALFRED GARZA 423 BLAKELEY DR SAN ANTONIO TX 78209-5508	Heir	B1 LETTER MAIL ON 9/10/2025
ALFRED GARZA 4425 VALDEZ DR CORPUS CHRISTI, TX 78416	Heir	B1 LETTER MAIL ON 9/10/2025