



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Building Standards Board

Thursday, January 22, 2026

1:30 PM

City Hall, Council Chambers.

The Building Standards Board hears cases involving buildings that are dilapidated, substandard, or unfit for human habitation and a hazard to public health, safety, and welfare. The Board may issue an order to demolish, vacate, relocate occupants, repair, and/or secure premises.

I. Call To Order/Roll Call

- II. Public Comment: Citizens will be allowed to attend and make public comments in person at City Building Standards Board meetings. The public is invited to speak on any agenda item and any other items that pertain to the Building Standards Board. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

Members of the audience will be provided an opportunity to speak at the Committee meeting. A recording is made at these meetings. Hence, when addressing the committee, please give your name and address, and state your point as briefly as possible.

Please be advised that the Open Meetings Act prohibits the board members from responding to or discussing your comments at length. The law only authorizes them to do the following:

- 1) Make a statement of factual information;*
- 2) Recite an existing policy in response to the inquiry; or*
- 3) Advise the citizen that this subject will be placed on an agenda at a later date.*

III. Approval of Absences: Chairman Solberg & Board Member Clark (11.20.2025 meeting)

IV. Approval of Minutes: November 20, 2025

[26-0035](#) Building Standards Board Meeting Minutes DRAFT 11.22.2025

Attachments: [11-20-25 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

[26-0094](#) BSB Property Spreadsheet

Attachments: [BSB Property Spreadsheet](#)

VI. Emergency Demolition Status: No action required.

[26-0095](#) Emergency Demolition Spreadsheet

Attachments: [Emergency Demolition Spreadsheet](#)

VII. Discussion and Possible Action: Approval of the 2025 Annual Board Report**VIII. Public Hearings: The Board will hear the following cases concerning alleged violations under Chapter 13 of the Corpus Christi Code of Ordinances and may issue an order to demolish, vacate, relocate occupants, repair, and/or secure the premises. (Items A & B)****A. Old Business for Discussion and Possible Action**

[26-0025](#) Case Number: V254849-041025
Property Address: 5117 Margaret Ave.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [5117 MARGARET AVE.](#)

B. New Business for Discussion and Possible Action

[26-0026](#) Case Number: V255586-042425
Property Address: 2848 S. Alameda St.
Staff Recommendation: Demolition of Accessory Structure
Attachments: [2848 S ALAMEDA ST.](#)

[26-0027](#) Case Number: V257959-052325
Property Address: 4617 Elvira Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [4617 ELVIRA DR.](#)

[26-0028](#) Case Number: V260980-070125
Property Address: 4505 Garfield Dr.
Staff Recommendation: Demolition of Residential Structure
Attachments: [4505 GARFIELD DR.](#)

[26-0029](#) Case Number: V252414-022425
Property Address: 1226 Miami Dr.
Staff Recommendation: Demolition of Accessory Structure
Attachments: [1226 MIAMI DR.](#)

[26-0030](#) Case Number: V253258-031225
Property Address: 2726 Niagara St.
Staff Recommendation: Demolition Residential Structure
Attachments: [2726 NIAGARA DR](#)

[26-0031](#)

Case Number: V260571-062525

Property Address: 4505 Ramona Dr.

Staff Recommendation: Demolition of Residential Structure

Attachments: [4505 RAMONA DR.](#)[26-0032](#)

Case Number: V263269-073125

Property Address: 1630 17th St.

Staff Recommendation: Demolition of Residential Structure

Attachments: [1630 17TH ST.](#)**IX. Staff Reports****X. Question and Answer Period****XI. Future Agenda Items****XII. Adjournment**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez at 361-826-3202 or jessicam2@corpuschristitx.gov, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Building Standards Board

Thursday, November 20, 2025

1:30 PM

City Hall, Council Chambers.

I. Call To Order/Roll Call

Vice Chairman Martinez called the meeting to order at 1:30 pm and a quorum was established to conduct the meeting, with Chairman Solberg and Board Member Clark absent.

II. Public Comment: None.

III. Approval of Absences: Chairman Solberg & Board Member Henderson (9.25.2025 meeting)

A motion was made by Board Member Ewing to approve the absences from the 9.25.25 meeting. Seconded by Board Member Hurlburt. The Vote: All Ayes. The motion passed.

IV. Approval of Minutes: September 25, 2025

A motion was made by Board Member Ewing to approve the minutes as presented by staff. Seconded by Board Member Pena. The Vote: All Ayes. The motion passed.

1. [25-1754](#) Building Standards Board Meeting Minutes DRAFT 9.25.2025

Attachments: [9-25-25 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

2. [25-1803](#) BSB Property Spreadsheet

Attachments: [BSB Property Spreadsheet](#)

VI. Emergency Demolition Status: No action required.

3. [25-1804](#) Emergency Demolition Spreadsheet

Attachments: [Emergency Demolition Spreadsheet](#)

VII. Discussion and Possible Action: Calendar Approval

A motion was made by Board Member Hurlburt to approve the 2026 BSB Calendar as presented by staff. Seconded by Board Member Ewing. The Vote: All Ayes. The motion passed.

4. [25-1805](#) Building Standards Board 2026 Calendar

Attachments: [2026 BSB Meeting Dates](#)

VIII. Public Hearings: The Board will hear the following cases concerning alleged violations under Chapter 13 of the Corpus Christi Code of Ordinances and may issue an order to demolish, vacate, relocate occupants, repair, and/or secure the premises. (Item A)

Presentations on individual properties given by Roland Maldonado, Supervisor-Code Compliance, Development Services.

A. New Business for Discussion and Possible Action

5. [25-1748](#) Case Number: V244787-092424
Property Address: 1534 Dorado St
Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: [1534 DORADO ST](#)

A motion was made by Board Member Hurlburt requiring the owner to demolish the residential and accessory structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

6. [25-1749](#) Case Number: V255943-043025
Property Address: 1618 Harvard St
Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: [1618 HARVARD ST](#)

A motion was made by Board Member Henderson requiring the owner to demolish the residential and accessory structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Hurlburt. The Vote: All Aye. The motion passed.

7. [25-1750](#) Case Number: V255554-042525
Property Address: 2007 Howard St
Staff Recommendation: Demolish Residential Structure

Attachments: [2007 HOWARD ST](#)

A motion was made by Board Member Ewing requiring the owner to demolish the residential structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

8. **25-1466** Case Number: V254848-041025
 Property Address: 5117 Margaret Ave
 Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: 5117 MARGARET AVE

John C. Perkins appeared on behalf of his deceased grandfather who is the owner of the property. He stated he was looking to fix the property so he and his wife could move in. There have been several issues keeping him from repairing previously but he was asking for more time.

A motion was made by Board Member Pena to table the property until the January 2026 meeting; seconded by Board Member Hurlburt. The Vote: All Aye. The motion passed.

9. [25-1751](#) Case Number: V252204-021925
 Property Address: 1908 Peabody Ave
 Staff Recommendation: Demolish Accessory Structure

Attachments: [1908 PEABODY AVE](#)

Francisco Mejia appeared on behalf of his deceased wife who is the owner of the property. Due to being a Spanish speaker, Rosie Dominguez-Supervisor assisted. Mr. Mejia stated he would pull the permit and begin demolition with the help of family. He was just asking for a specific time frame for completion.

A motion was made by Board Member Henderson requiring the owner to demolish the accessory structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Ewing. The Vote: Aye: Vice Chairman Martinez, Board Members Pena, Henderson, & Ewing; Nay: Board Member Hurlburt. The motion passed.

10. [25-1752](#) Case Number: V250886-013025
 Property Address: 4425 Valdez Dr
 Staff Recommendation: Demolish Residential Structure

Attachments: [4425 VALDEZ DR](#)

A motion was made by Board Member Hurlburt requiring the owner to demolish the residential structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member

Henderson. The Vote: All Aye. The motion passed.

11. [25-1753](#) Case Number: V248998-121324
Property Address: 5453 Wharton St
Staff Recommendation: Demolish Residential & Accessory Structure

Attachments: [5453 WHARTON ST](#)

A motion was made by Board Member Ewing requiring the owner to demolish the residential and accessory structure within 30 days. If demolition is not started and completed as required, then the city be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

IX. Staff Reports

Tracey K. Cantu, Assistant Director-Development Services, explained to the Board about the decision to cancel the March 2026 BSB meeting. She stated to the Board there were still ongoing discussions regarding alternate abatement options.

X. Question and Answer Period: None

XI. Future Agenda Items: None

XII. Adjournment

Being no other business to conduct, Vice Chairman Martinez adjourned at 2:29 p.m.

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V223582-012924	4917 Moravian (accessory)	11/21/2024	1/3/2025	12/23/2024	D228444	Demo on hold by City	
V224436-020924	804 14th St. (accessory)	11/21/2024	1/3/2025		Not needed due to structure under 200 sq ft	Demo by City	4/4/2025
V224432-020924	806 14th St.	11/21/2024	1/3/2025	1/29/2025	D230670	Demo by City	3/7/2025
V238713-072224	1313 Ramirez St.	1/23/2025	2/24/2025			Demo on hold by City	
V230056-041824	1747 15th St Building #1	1/23/2025	2/24/2025			Owner Demo	10/24/2025
V230292-042224	1747 15th ST Building #2	1/23/2025	2/24/2025			Owner demo	10/24/2025
V232991-052224	302 Louise Dr. (accessory)	1/23/2025				Owner Demo	2/14/2025
V233746-053124	3609 S. Saxet Dr	1/23/2025	2/24/2025	3/10/2025	D233579	Demo by City	3/31/2025
V227835-032624	5825 Hall Ave. (accessory)	1/23/2025	2/24/2025	4/15/2025	D235863	Demo by City	4/22/2025
V229763-041524	938 Mendoza St.	1/23/2025	2/24/2025	3/10/2025	D233578	Demo by City	4/3/2025
V247181-103124	11252 Leopard St.	3/27/2025	4/28/2025		Not needed for mobile home	Demo by City	5/30/2025
V221738-122723	1516 Howard St.	3/27/2025	4/28/2025			Demo on hold by City	
V247670-111124	1822 Keys St.	3/27/2025	4/28/2025	5/7/2025	D237719	Demo by City	6/7/2025
V223990-060424	2221 Bolivar St. (accessory)	3/27/2025	4/28/2025	5/7/2025	D237724	Demo on hold by City	
V235205-061424	2629 Deer St.	3/27/2025	4/28/2025		Not needed for mobile home	Demo by City	6/2/2025
V247370-110524	3142 Crest Veil Dr.	3/27/2025	4/28/2025		D237715	Property Sold	9/8/2025
V229766-041524	4517 Ramona Dr.	3/27/2025	4/28/2025	5/7/2025	D237711	Demo by City	6/3/2025
V248795-120924	4901 Concord St. (accessory)	3/27/2025	4/28/2025	5/2/2025	D237624	Owner Demo	5/6/2025
V23750-053124	1512 6th St.	5/22/2025	6/23/2025			Demo on hold by City	
V247986-111524	2119 Howard St.	5/22/2025	6/23/2025			Demo on hold by City	
V242714-082724	2410 Baldwin Blvd (accessory)	5/22/2025	6/23/2025			Owner Demo	7/2/2025
V241120-080924	4050 Santa Elena St.	5/22/2025	6/23/2025			Demo on hold by City	
V250914-013025	4505 Ramona Dr.	5/22/2025	6/23/2025		RESTART DUE TO NEW OWNERSHIP		
V248056-111824	4513 Gulfbreeze Blvd Bldg 5	5/22/2025	6/23/2025			Owner demo	9/2/2025
V252579-022625	902 Gaviota St.	5/22/2025	6/23/2025			Demo on hold by City	
V241120-080924	1071 Golden Gate Cir	7/24/2025	9/1/2025			Demo on hold by City	
V250229-011725	617 Duncan St.	7/24/2025	9/1/2025			Demo on hold by City	
V248871-121024	2310 Crews St.	7/24/2025	9/1/2025			Demo on hold by City	
V234811-061224	1129 Horne Rd	7/24/2025	9/1/2025			Demo on hold by City	
V246855-102524	4517 Angela Dr.	7/24/2025	9/1/2025			Demo on hold by City	
V252579-022625	2823 Mary St	7/24/2025	9/1/2025			Demo on hold by City	
V254841-041025	2954 Sabinas St.	9/25/2025	11/3/2025			Demo on hold by City	
V254848-041025	5117 Margaret Ave	9/25/2025	11/3/2025			Demo on hold by City	
V252500-022525	4321 Jose Dr	9/25/2025	11/3/2025			Demo on hold by City	
V253577-031925	1002 Francesca	9/25/2025	11/3/2025			Demo on hold by City	

V254879-041125	205 Sullivan	9/25/2025	11/3/2025			Demo on hold by City	
V244787-092424	1534 Dorado St	11/20/2025	1/2/2026			Demo on hold by City	
V255554-042525	2007 Howard St	11/20/2025	1/2/2026			Demo on hold by City	
V254841-041025	5453 Wharton St	11/20/2025	1/2/2026			Demo on hold by City	
V250886-013025	4425 Valdez Dr	11/20/2025	1/2/2026			Demo on hold by City	
V254848-041025	5117 Margaret Ave	11/20/2025	1/2/2026			TAKING BACK TO NEXT BOARD HEARING JAN. 2026	
V252204-021925	1908 Peabody Ave	11/20/2025	1/2/2026			Demo on hold by City	
V255943-043025	1618 Harvard St	11/20/2025	1/2/2026			Demo on hold by City	
V252414-022425	1226 Miami St	1/22/2026					
V255586-042425	2848 S Alameda St	1/22/2026					
V253258-031225	2726 Niagara	1/22/2026					
V260980-070125	4505 Garfield Dr	1/22/2026					
V257959-052325	4617 Elvira Dr	1/22/2026					
V263269-073125	1630 17th St	1/22/2026					
V260571-062525	4505 Ramona Dr.	1/22/2026					
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

EMERGENCY DEMOLITIONS

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
1432 S. 19TH ST	Residential	1/8/2025	Emergency demolition declared	1/8/2025	DEMOLISHED BY EMER. DEMO DECLARATION	2/25/2025
7001 ASHDOWN	Residential	1/10/2025	Emergency demolition declared	1/13/2025	DEMOLISHED BY EMER. DEMO DECLARATION	3/17/2025
205 SULLIVAN	Residential	1/9/2025	Emergency demolition declared	1/13/2025	DEMOLISHED BY EMER. DEMO DECLARATION	2/12/2025
4606 BLUNDELL	Residential	1/17/2025	Emergency demolition declared	1/22/2025	OWNER DEMOLISHED-COMPLETE	3/18/2025
4417 DINN	Residential	1/25/2025	Emergency demolition declared	1/28/2025	DEMOLISHED BY EMER. DEMO DECLARATION	4/6/2025
1127 VERBENA	Residential	1/28/2025	Emergency demolition declared	1/28/2025	OWNER DEMOLISHED-COMPLETE	2/10/2025
366 SHAWNEE	Residential	2/14/2025	Emergency demolition declared	2/14/2025	DEMOLISHED BY EMER. DEMO DECLARATION	3/21/2025
422 SCOTT	Residential	2/24/2025	Emergency demolition declared	2/25/2025	DEMOLISHED BY EMER. DEMO DECLARATION	5/8/2025
2837 DAVID	Residential	3/4/2025	Emergency demolition declared	3/4/2025	DEMOLISHED BY EMER. DEMO DECLARATION	4/5/2025
3314 CHURCHILL	Residential	3/7/2025	Emergency demolition declared	3/7/2025	DEMOLISHED BY EMER. DEMO DECLARATION	5/3/2025
2813 ALVIN	Residential	3/11/2025	Emergency demolition declared	3/11/2025	OWNER DEMOLISHED-COMPLETE	5/6/2025
2726 NIAGARA	Residential	3/12/2025	Emergency demolition declared	3/12/2025	OWNER DEMOLISHED-COMPLETE	3/26/2025
2901 BLAKE ST	Residential	3/18/2025	Emergency demolition declared	3/21/2025	OWNER OBTAINED PERMITS AND REPAIRED TO CODE. CASE CLOSED COMPLAINT	6/4/2025
3318 CHURCHILL	Residential	4/2/2025	Emergency demolition declared	4/3/2025	DEMOLISHED BY EMER. DEMO DECLARATION	5/14/2025
1146 DORTHY	Residential	4/3/2025	Emergency demolition declared	4/3/2025	OWNER DEMOLISHED-COMPLETE	4/10/2025
714 JOSEPHINE	Residential	4/3/2025	Emergency demolition declared	4/3/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/16/2025
6338 OLD BROWNSVILLE	Commercial	3/31/2025	Emergency demolition declared	3/31/2025	OWNER DEMOLISHED-COMPLETE	4/24/2025
2842 PRESCOTT	Residential	4/7/2025	Emergency demolition declared	4/7/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/26/2025
706 S PORT	Commercial	4/24/2025	Emergency demolition declared	4/24/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/7/2025

Emergency Demolitions FY2022

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
1807 LIPAN	Residential	4/18/2025	Emergency demolition declared	4/18/2025	OWNER DEMOLISHED-COMPLETE	5/8/2025
1714 HEMLOCK	Residential	5/9/2025	Emergency demolition declared	5/9/2025	OWNER DEMOLISHED-COMPLETE	5/19/2025
4301 HONDURAS	Residential	5/14/2025	Emergency demolition declared	5/14/2025	DEMOLISHED BY EMER. DEMO DECLARATION	6/30/2025
1503 LEXINGTON AVE	Residential	5/19/2025	Emergency demolition declared	5/19/2025	CASE CLOSED DUE TO NEW OWNERSHIP	9/26/2025
758 SHARON	Residential	5/15/2025	Emergency demolition declared	5/15/2025	DEMO BY CITY IN PROGRESS	
3004 WASHINGTON ST	Residential	5/19/2025	Emergency demolition declared	5/19/2025	DEMO BY CITY IN PROGRESS	
608 16TH ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/11/2025
1709 COLEMAN AVE	Residential	6/5/2025	Emergency demolition declared	6/5/2025	DEMO BY CITY IN PROGRESS	
1801 MARY ST	Residential	6/6/2025	Emergency demolition declared	6/6/2025	OWNER DEMOLISHED-COMPLETE	6/27/2025
950 LOUIS LYNCH	Residential	6/16/2025	Emergency demolition declared	6/16/2025	DEMO BY CITY IN PROGRESS	
254 LAKESIDE DR	Residential	6/16/2025	Emergency demolition declared	6/16/2025	OWNER DEMOLISHED-COMPLETE	7/16/2025
1614 KENNEDY	Residential	6/23/2025	Emergency demolition declared	6/23/2025	DEMO BY CITY IN PROGRESS	
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO BY CITY IN PROGRESS	
781 SHERIDAN DR	Residential	7/22/2025	Emergency demolition declared	7/22/2025	OWNER DEMOLISHED-COMPLETE	10/24/2025
2717 LAWTON ST	Residential	7/8/2025	Emergency demolition declared	7/8/2025	DEMO BY CITY IN PROGRESS	
2941 AGNEST ST	Commercial	9/2/2025	Emergency demolition declared	9/2/2025	DEMO BY CITY IN PROGRESS	
1225 N ALAMEDA #2	Residential	10/1/2025	Emergency demolition declared	10/1/2025	DEMO BY CITY IN PROGRESS	
515 SCOTLAND DR	Residential	10/7/2025		10/7/2025	DEMO BY CITY IN PROGRESS	
3002 WASHINGTON	Residential	10/16/2025	Emergency demolition declared	10/16/2025	DEMO BY CITY IN PROGRESS	

Emergency Demolitions FY2022

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
4906 GABRIEL DR	Residential	12/1/2025	Emergency demolition declared	12/1/2025	DEMO BY CITY IN PROGRESS	
1924 LIPAN ST	Residential	12/19/2025	Emergency demolition declared	12/19/2025	DEMO BY CITY IN PROGRESS	

Sec. 13-27. - Emergency demolitions.

(a) Emergency arising from sudden acts or occurrences.

(1) Where it appears to the building official or designee, that due to structural defects or conditions arising from, but not limited to, fire, accident, water damage, vandalism, or other sudden act or occurrence thereby threatening the structural integrity of a building, there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, the director may order its immediate vacation and demolition. Such declaration shall be in writing and shall include a determination that under the circumstances, no other abatement procedure is reasonably available except demolition.

(2) Notice that the structure has been determined to be a clear and imminent danger to life and safety may be issued:

- a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission of the director and no unauthorized person shall enter the building for any purpose;
- b. Via hand-delivery to the owner(s) of record per Nueces County Appraisal District records only if the owner resides within the Nueces County jurisdictional limits and available for personal delivery; or
- c. Via mail to the owner(s) as determined by searches of:
 1. Nueces County real property records;
 2. Nueces County Appraisal District records;
 3. Records of the Secretary of State;
 4. Assumed name records of the county in which the building is located;
 5. Tax records of the municipality; and
 6. Utility records of the municipality.

(3) The code enforcement division and/or the development service department will attempt to provide notice by placard, hand delivery, and registered mail as stated in the previous subsection.

(4) Within three (3) business day of notice, the owner of the structure may submit a written request for hearing for reconsideration or submit a plan of action to stabilize the structure to the director of development services. Said plan of action shall be developed by a licensed structural engineer registered in the State of Texas.

- a. If the plan is approved by the director of development services, said plan must be implemented within one (1) business day of approval.
- b. If the plan is determined infeasible by the director of development services, the required affidavits shall be executed for commencement of the emergency demolition.
- c. If stabilization of the structure is begun within one (1) business day of approval, the structure shall be scheduled for the next available hearing before the board charged with declaring public nuisances for presentation of a scope of work with dates certain for completion of rehabilitation.
- d. If a hearing for reconsideration is requested, the director of development services or designee shall promptly, within three (3) business days of receipt of written request for hearing, hear such appeal and shall either sustain or revoke the building official's order.

(b) The emergency demolition may be executed no earlier than four (4) business days after notice.

(c) After execution of the emergency demolition, the officials responsible shall:

- (1) File copies of the affidavits among the official records of the code enforcement case file;
- (2) Provide notice to the owner and lienholders/mortgagees of record; and
- (3) Advise the board at its next regularly scheduled hearing.

(d) The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to V.T.C.A., Local Government Code Ch. 214, and § 214.002, and the powers of self-rule granted by the voters under the city Charter as authorized by the Constitution of the state.

(e) An emergency demolition may not be conducted within thirty (30) days of damage caused by a hurricane.

(Ord. No. 032533, § 1, 8-31-2021)



5117 MARGARET AVE- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 4/8/2025.

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 and accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Navigation Blvd)

According to NCAD, Alvarez Francisco G Etals took possession of property 1/2/2001.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 9

Owner Compliance: 4

City Abatements: 1

Citations issued: 3



5117 MARGARET AVE- RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
1/9/2020	Care of Premises	Section 23-70 TALL WEEDS & Section 22-6 LITTER AND SOLID WASTE	Compliant
2/26/2021	Care of Premises	Section 23-70 TALL WEEDS & Section 22-6 LITTER AND SOLID WASTE	Closed
2/26/2021	PMC Standards	304.1 Exterior Structure/General 304.6 Exterior Walls 304.7 Roofs and Drainage	Closed
9/13/2024	Care of Premises	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS	Closed
12/9/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
12/9/2024	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Compliant
4/8/2025	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE	In Progress
4/8/2025	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	In Progress
4/10/2025	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 5117 Margaret Ave.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1/10/2025	\$401.13/\$412.00	Tall Weeds

Total: \$813.13



5117 MARGARET AVE- RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	5117 Margaret Ave.
LAW ENFORCEMENT ASSIST	1
CIVIL MATTER/STANDBY	2
FIREWORKS POSSESSION OR USE	1
LAW ENFORCEMENT INVESTIGATION	1
NOISE ORDINANCE VIOLATION	2
QUALITY OF LIFE	1
TELEPHONE REPORTING UNIT	1
Grand Total	9

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
	FRANCISCO G ALVAREZ	OWNER IS DECEASED
5/1/2025	JIM PERKINS	SPOKE WITH JIM PERKINS AT (361) 595-6762. HE SAID THAT HE WOULD SECURE IT TODAY
4/21/2025	JIM PERKINS	SPOKE WITH JIM PERKINS AT (361) 595-6762. HE IS THE GANDSON-IN-LAW TO THE DECEASED PROPERTY OWNER. HE SAID THAT HE WOULD TAKE CARE OF THE ISSUES.
7/16/2021	JAMES PERKINS	RECEIVED VOICEMAIL FROM JAMES PERKINS STATING THAT THEY HAVE AN UPCOMING COURT DATE FOR THE CITATION WRITTEN.
2/25/2020	Resident	MADE CONTACT WITH RESIDENT WHO INFORMED ME THAT SOMEONE WAS COMING OUT TO CLEAN UP PROPERTY TODAY AND WOULD HAVE IT CLEANED UP. REQUESTED EXTENSION. GRANTED 1 WEEK EXTENSION.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V254848-041025

Property Owner: ALVAREZ FRANCISCO G ETALS

Address (☒Residential ☐Commercial): 5117 MARGARET AVE

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 residential & accessory 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: #1,910.40
4. Utilities: ☐Active ☒Inactive-Last active date: 6/3/2014
5. Year Structure Built: 1950
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Friday January 2, 2026

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

RE: 5117 MARGARET AVE (Residential & Accessory Structure) Case # V254848-041025

OWNER: Alvarez Francisco G Etals

**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 **April 8, 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**.

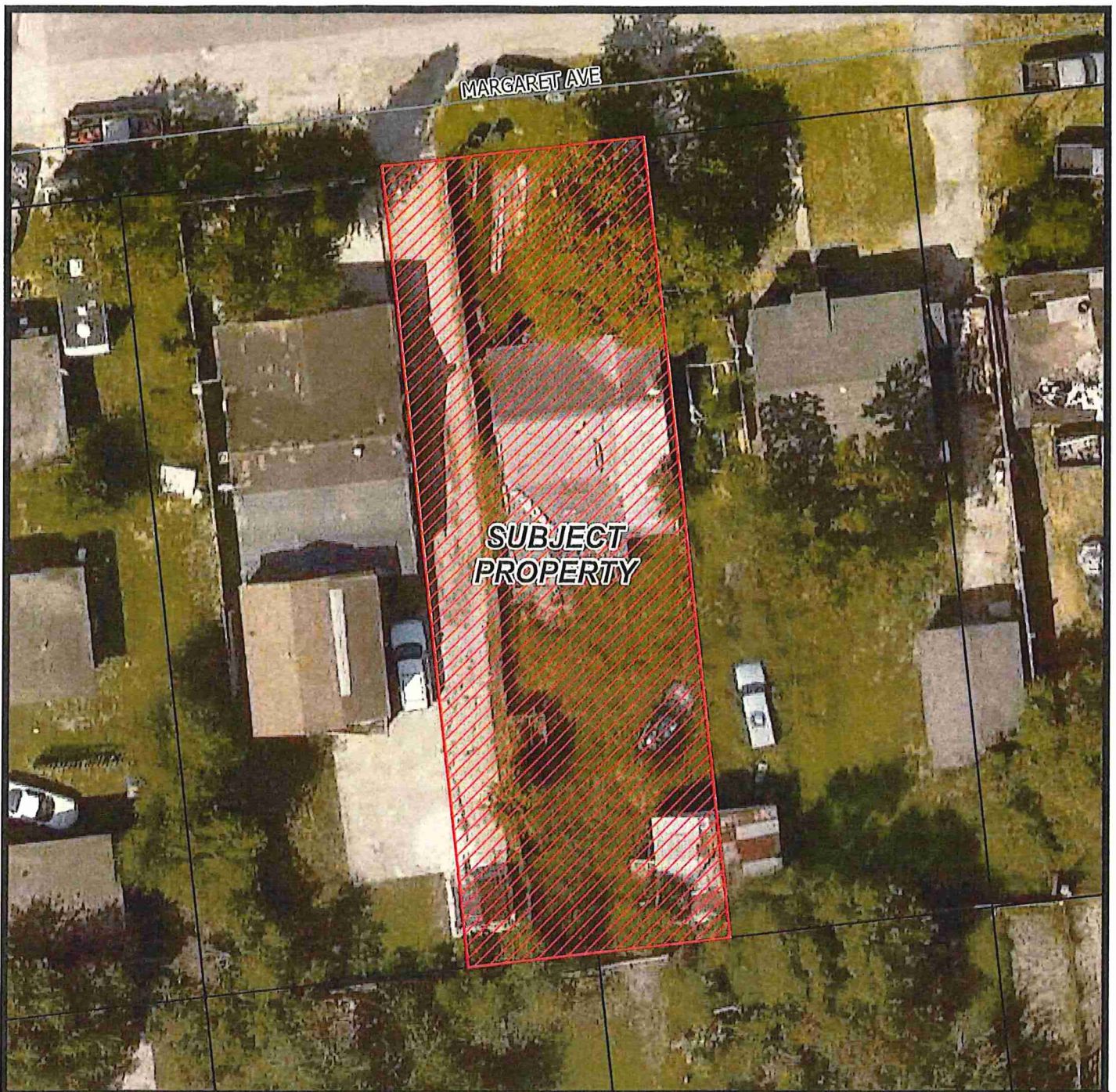
If you have any questions concerning the above, please call (361) 826-3046.

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

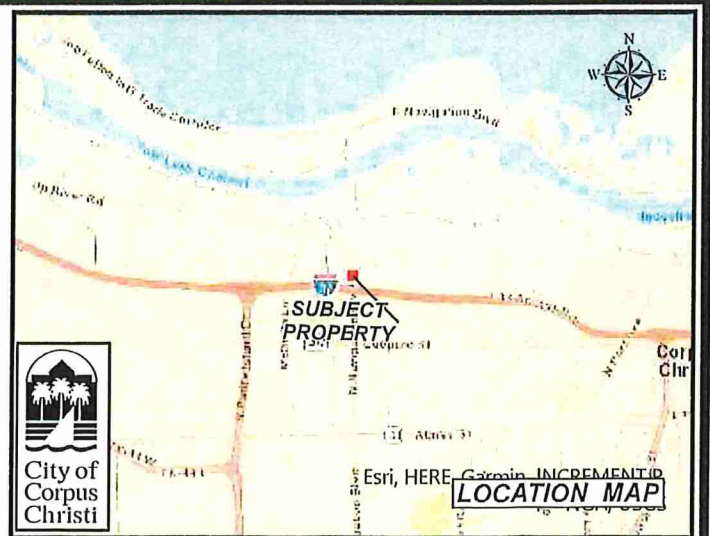
CASE TIMELINE FOR 5117 MARGARET AVE.

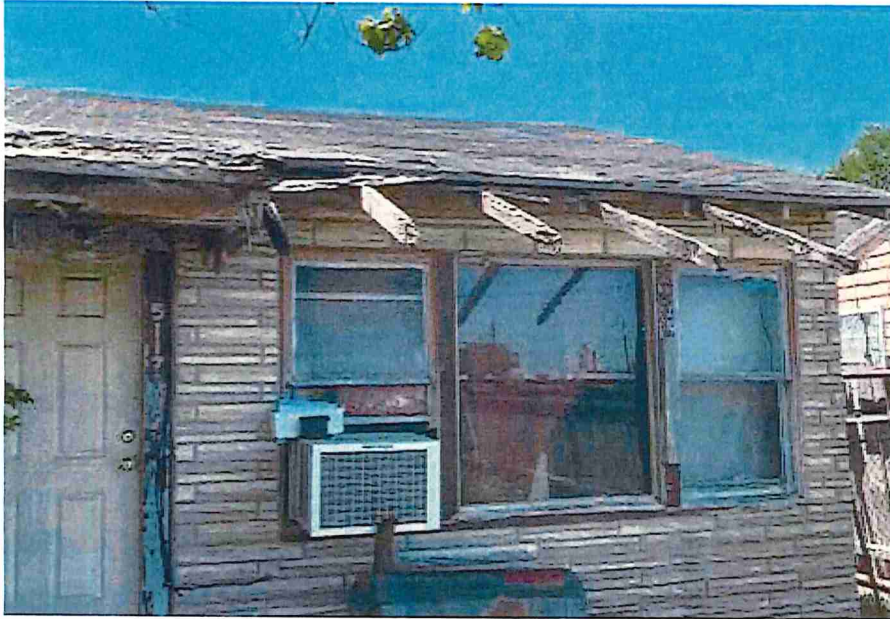
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/8/2025	n/a	n/a
Initial Inspection Completed	4/8/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/11/2025	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	11/24/25-11/28/25 & 12/1/25-12/5/25	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	8/1/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	4/21/2025	Return mail rec'vd 4/21/2025 return to sender,vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	8/4/25-5/30/25 & 6/2/25-6/6/25	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	5/20/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	1/2/2026	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	1/2/2026	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	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

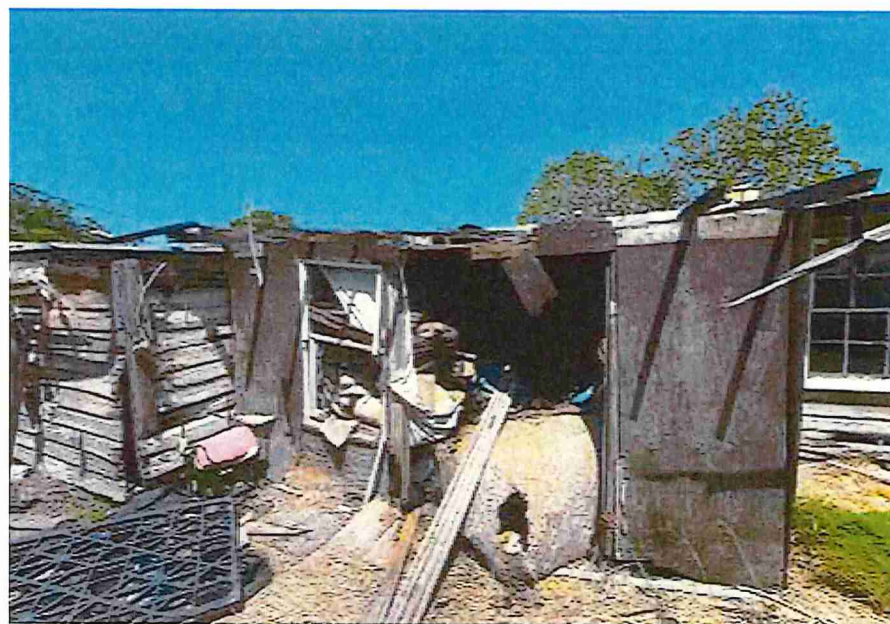


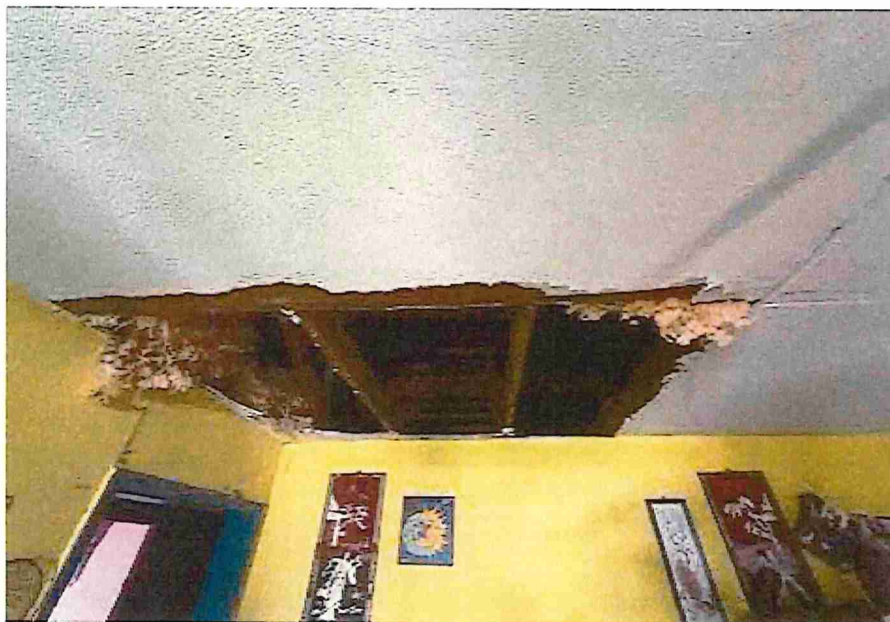
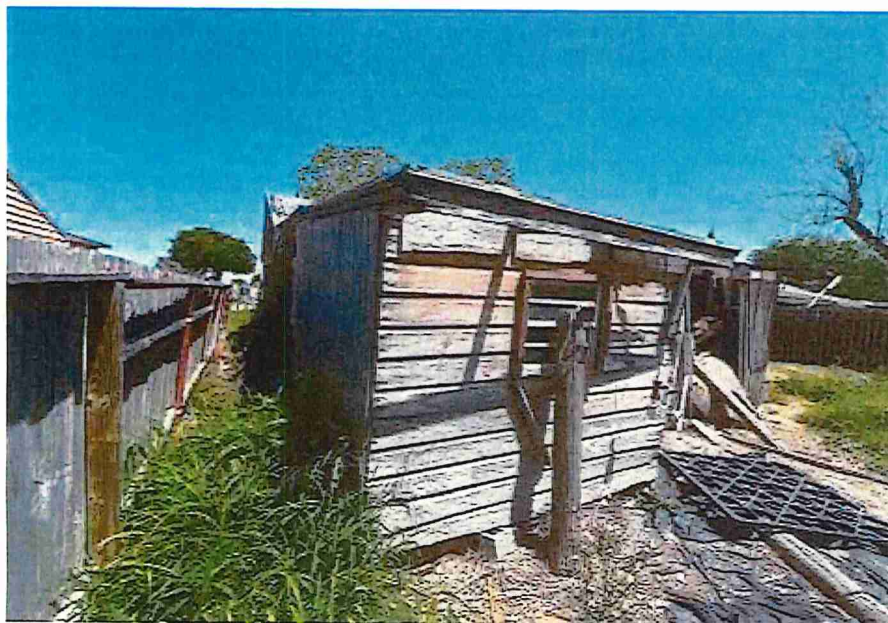
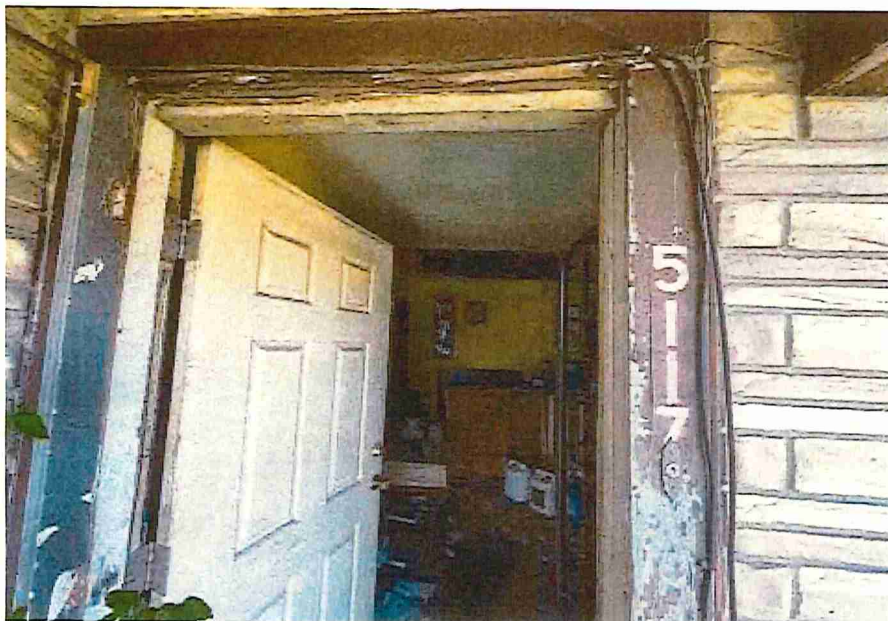
5117 MARGARET

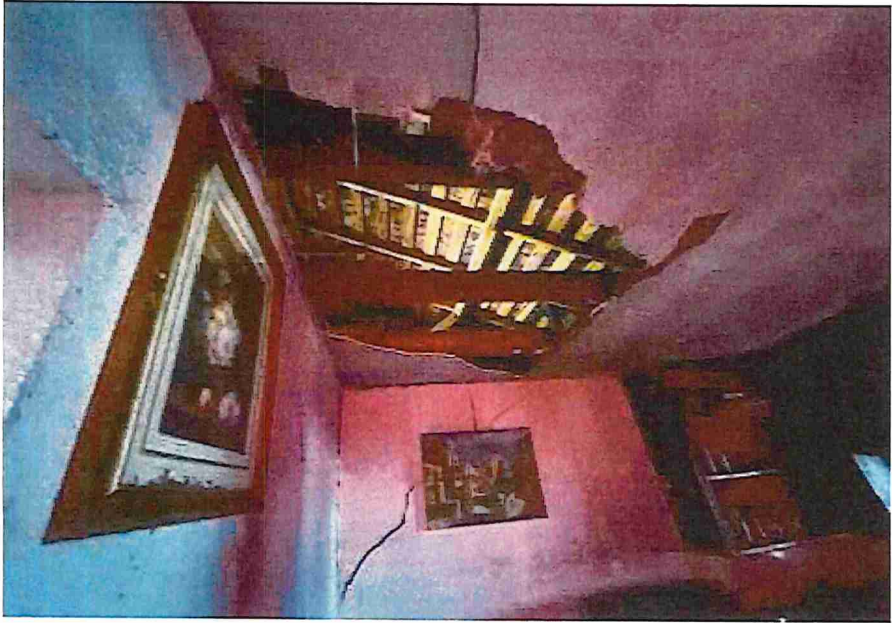
Aerial View



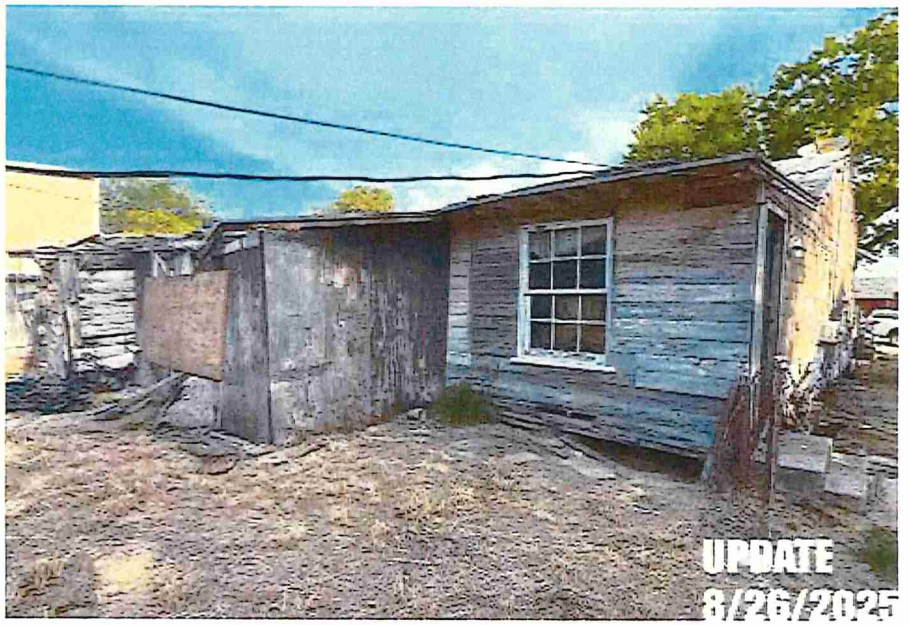












City of Corpus Christi – BUILDING SURVEY

Account Number: 957900010030

Inspection Date: 4/8/25

Zoning Use: IL

Revised Date: 04/10/2025

Officer: MICHAEL GUTIERREZ

Property Address: 5117 MARGARET AVE

Legal Description: WHELAN ADD E25' OF LT 2 & W25' OF LT 3 BK 1

Owner: ALVAREZ FRANCISCO G ETALS

Mail to: 5117 MARGARET

City, State, Zip: CORPUS CHRISTI, TX 78407

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory	<u>7,500</u> Sq. Ft.	<u>1</u> Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<u>1</u> # 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 checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input checked="" 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 checked="" type="checkbox"/> Missing Boards
<input type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input type="checkbox"/> Buckled
<input type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input 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 checked="" type="checkbox"/> Rotten Decking
<input checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

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

VIOLATION(S): 5117 MARGARET

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 unsanitary 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.

304.15 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.

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

304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

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.

305.4 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.

505.1.2 Hot and Cold Water Supply: All 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, V254848-041025

ADDRESS: 5117 MARGARET AVE

Tax Account No: 9579-0001-0030

LAST UPDATED ON: Tuesday, October 14, 2025

Owner(s): ALVAREZ FRANCISCO G ETALS

LETTERS MAILED from 4/11/2025-9/5/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
ALVAREZ FRANCISCO G ETALS 5117 MARGARET CORPUS CHRISTI, TX 78407	Owner	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF FRANCISCO ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Deceased Owner Unknown Heirs	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANDREA C. ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA C. ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Deceased Heirs of Deceased Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
LUPITA FUENTES ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
JASON FUENTES	Heir	B1 Letter Mailed on 4/11/2025

5117 MARGARET AVE CORPUS CHRISTI, TX 78407		RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
CELIA FLORES 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ESPERANZA FUENTEZ 5117 MARGARET AVE CORPUS CHRISTI, TX 78407	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANDREA C. ALVAREZ PO BOX 513 KINGSVILLE, TX. 78364	Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 5/5/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA C. ALVAREZ PO BOX 513 KINGSVILLE, TX. 78364	Deceased Heirs of Deceased Heir	B1 Letter Mailed on 4/11/2025 RETURN MAIL REC'VD 5/5/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
GEORGE FRANCISCO ALVAREZ 10622 SAGEMEADOW LN HOUSTON TX, 77089	Heir	B1 Letter Mailed 9/5/2025 CERT RETURN MAIL REC'VD 10/14/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
GEORGE FRANCISCO ALVAREZ 5117 MARGARET AVE CORPUS CHRISTI TX 78407	Heir	B1 Letter Mailed 9/5/2025 RETURN MAIL REC'VD 9/16/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD



2848 S ALAMEDA ST – ACCESSORY STRUCTURE

- Substandard case started 4/23/2025.

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 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 accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (S Alameda St)

According to NCAD, Brawner Family Trust C/O Katherine N Lutter took possession of property 1/28/2020.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 14

Owner Compliance: 5

City Abatements: 5

Citations issued: 5



2848 S ALAMEDA ST – ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
12/5/25	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	In Progress
7/10/25 4/24/25	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS. Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	In Progress
4/24/25	Substandard Structure	305.1 Interior Structure/General 305.2 Structural Members (Interior) 304.1 Exterior Structure/General 108.1.3 Structure Unfit for Human Occupancy 503.4 Floor Surface 302.7 Accessory Structures	In Progress
11/12/24	Substandard Structure	POSSIBLE SUBSTANDARD STRUCTURE OBSERVED	CLOSED
5/22/24	Substandard Structure		CLOSED
5/22/24	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS. Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
11/8/23	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
3/27/23	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
3/27/23	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER	Compliant



2848 S ALAMEDA ST – ACCESSORY STRUCTURE

		AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
2/10/21	Care of Premises	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS	Compliant
6/17/20	PMC Standards	DUPLICATE CASE. NO VIOLATION.	Duplicate case
3/19/20	PMC Standards	304.13.1 Glazing 505.1 Water System/General	Compliant
3/3/20	PMC Standards	VIOLATION FOUND	Closed
5/5/14	Care of Premises	<p>FENCE ON SIDE OF BUILDING IS DOWN INTO NEIGHBORS YARD. DOOR WAS LOCKED AND NO ANSWER. LEFT PLAQ. AND TOOK PICS*spoke to owner of bus. Charles @ 2:30 05.09 phone # 887-6343 and said that he has workers and equipment to start repairing the fence but neighbor lady will not let the workers work.</p> <p>Makes them leave her property. Told him to call me when that happens and I will bring a DPO over with me to talk to female</p>	Compliant



2848 S ALAMEDA ST – ACCESSORY STRUCTURE

Abatement history for 2848 S Alameda St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/09/2023	\$280/\$174	SECURED OPENINGS
2. 03/21/2024	\$370.00/\$174	SECURED OPENINGS
3. 05/22/2024	\$190/\$412	SECURED OPENINGS
4. 12/05/2024	\$295.22/\$125	MOWING & CLEANING
5. 05/20/2025	\$160/\$125	MOWING & CLEANING

Total: \$2,305.22

CCPD calls to property:

Nature of Call	2848 S Alameda St.
ALARM	1
CIVIL MATTER/STANDBY	3
DISTURBANCE	1
TRAFFIC OR PUBLIC HAZARD	1
ON VIEW INVESTIGATION	4
UNAUTHORIZED USE OF MOTOR VEHICLE	1
SEARCH WARRANT	1
Grand Total	12



2848 S ALAMEDA ST – ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
6/13/2024	NICK BRAWNER	MADE CONTACT WITH PROPERTY OWNER ALONG WITH CODE OFFICIAL HEAVEN RODRIGUEZ AND TRAINEE BRIANNA PEREZ. NICK BRAWNER AT THE PROPERTY AND DISCUSSED ALL ISSUES REGARDING THE PROPERTY FOR THE SUBSTANDARD STRUCTURE IN THE REAR OF THE PROPERTY. NICK WAS GIVEN A LIST OF CITY CONTRACTOR TO FIND ONE TO USE FOR THE DEMOLISHING OF THE STRUCTURE TO HIS EMAIL ZOMBIESLAYERNICK@GMAIL.COM.
7/24/2024	NICK BRAWNER	ATTEMPTED TO CONTACT PROPERTY OWNER NICK BRAWNER AT PHONE #361-558-0899. THERE WAS NO ANSWER AND UNABLE TO LEAVE A VOICEMAIL
12/17/2025	NICK BRAWNER	CALLED NICK BRAWNER AT PHONE #361-558-0899. I WENT OVER THE CASE AND PROCESS. HE STATED THAT THEY ARE TRYING TO SELL THE PROPERTY AND HAVE ADVISED THE BUYER THAT IF PURCHASED THEY WILL NEED TO DEMO THE ACCESSORY STRUCTURE.
1/12/2026	NICK BRAWNER	CALLED NICK BRAWNER AT PHONE #361-558-0899 AND LEFT A VOICEMAIL FOR MY CALL TO BE RETURNED.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V255586-042425

Property Owner: BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER

Address (☒Residential ☐Commercial): 2848 S ALAMEDA ST

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 accessory 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: \$22,242.95
4. Utilities: ☐Active ☒Inactive-Last active date:
5. Year Structure Built: 1939
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Friday January 2, 2026

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

RE: 2848 S ALAMEDA ST (Accessory Structure)

Case # V255586-042425

**OWNER: BRAUNER FAMILY TRUST C/O
KATHERINE N LUTTER**

**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 **April 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**.

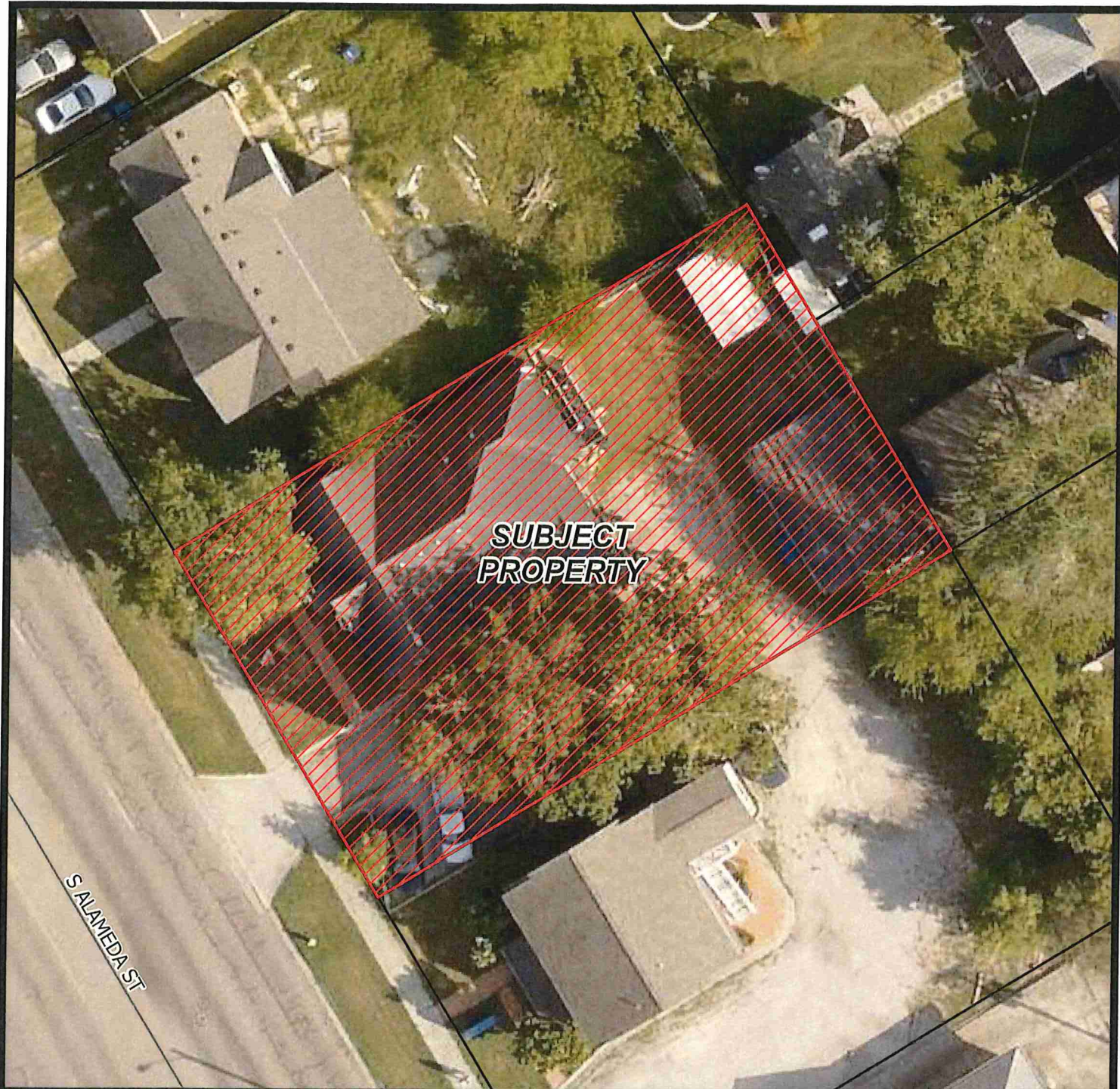
If you have any questions concerning the above, please call (361) 826-3046.

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 2848 S ALAMEDA ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/23/2025	n/a	n/a
Initial Inspection Completed	4/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/25/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/5/2025	Return mail rec'vd 5/5/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	4/26/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



2848 S ALAMEDA ST

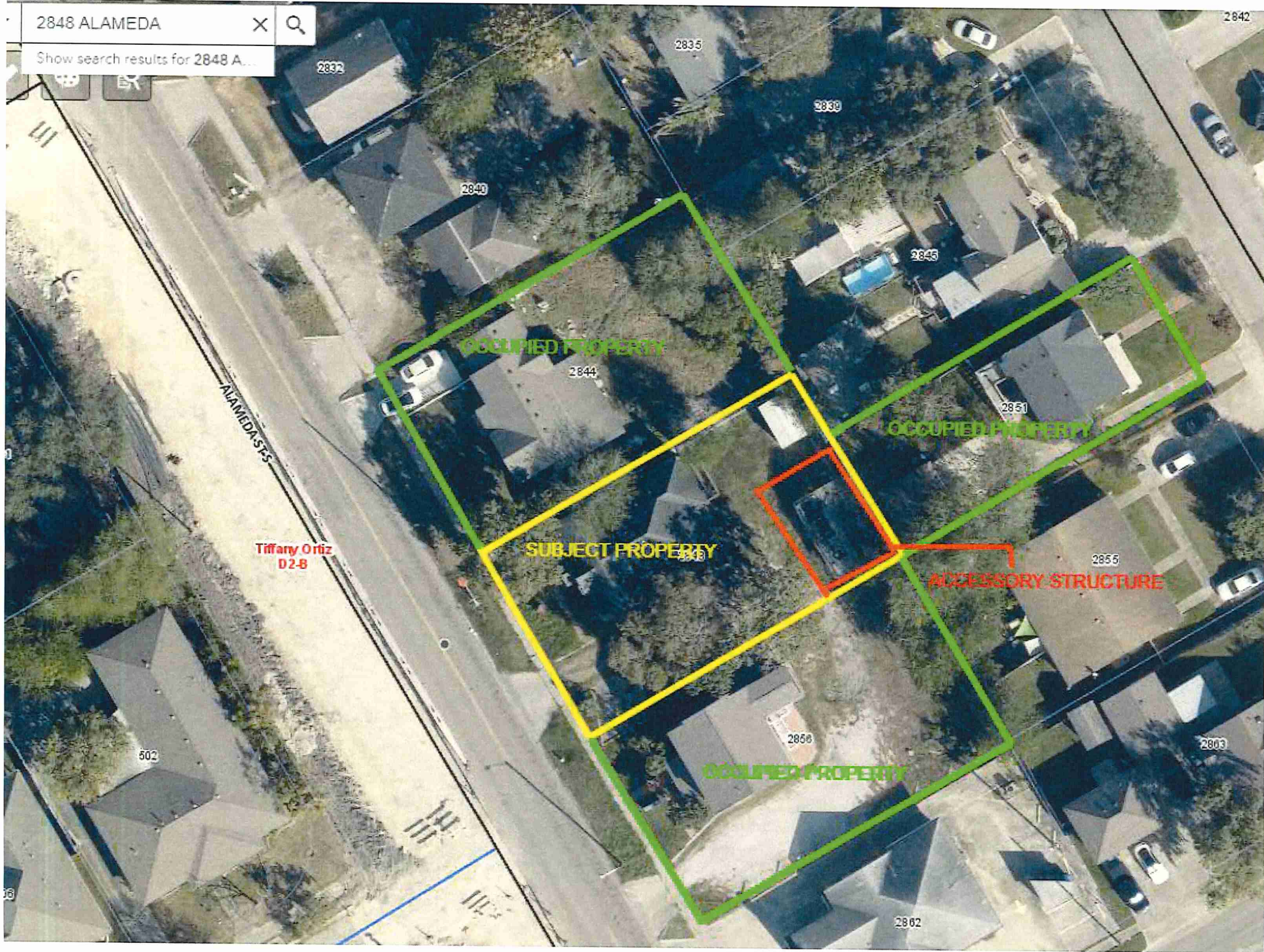
Aerial View

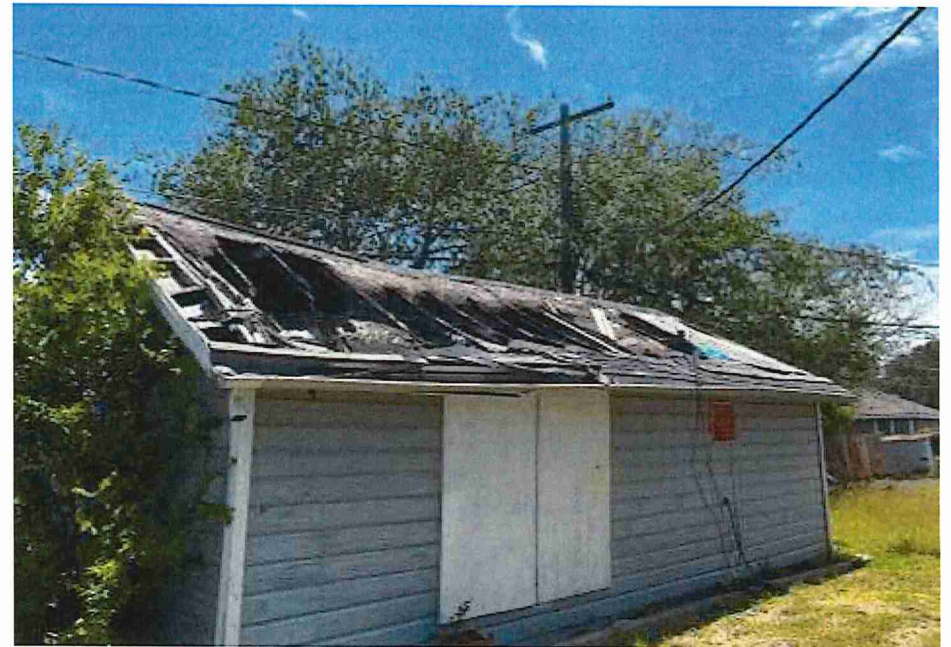


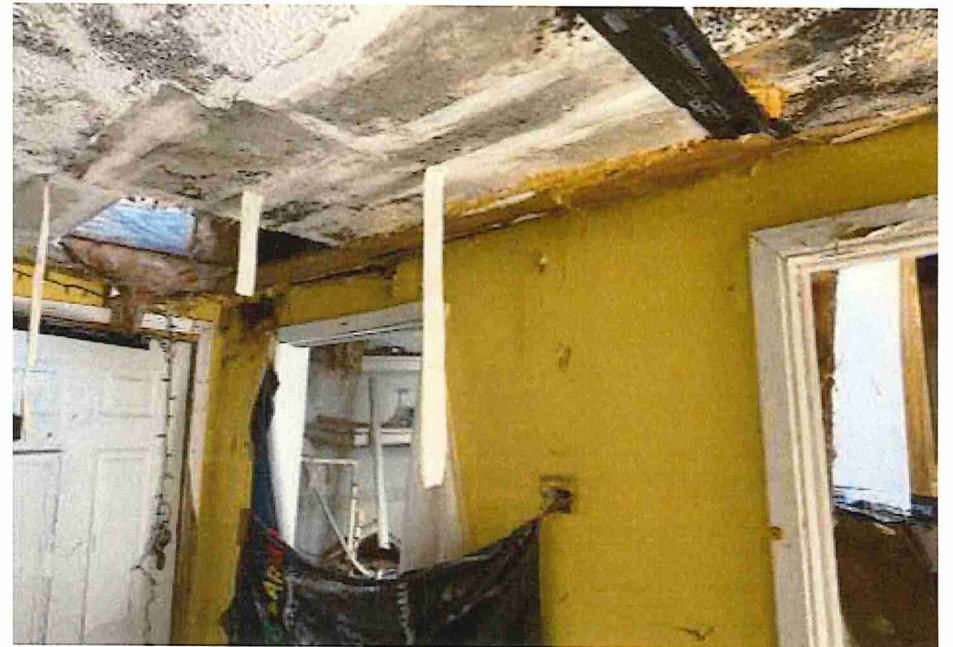
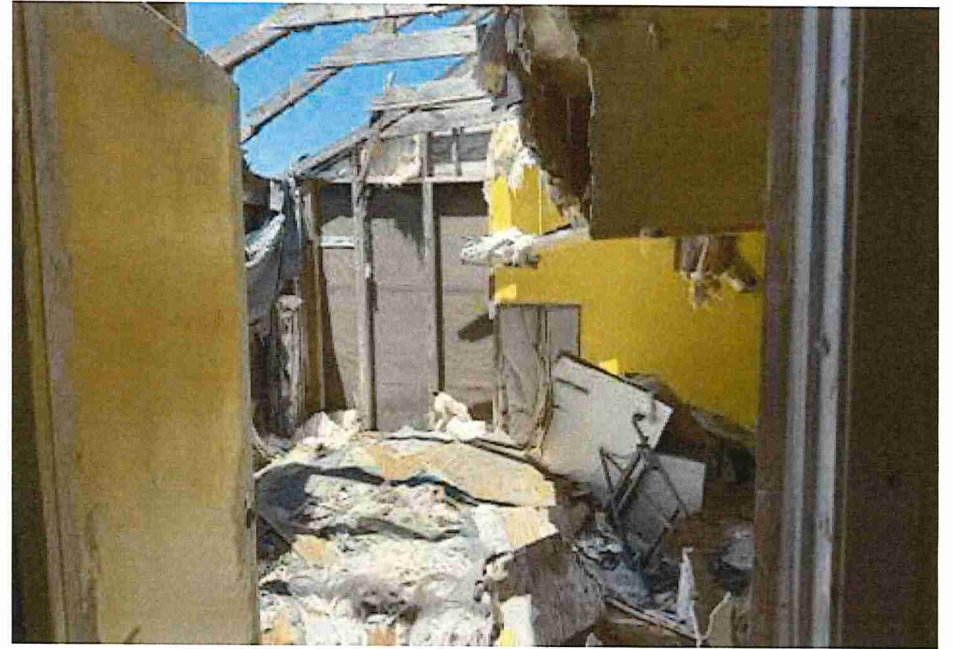
2848 ALAMEDA

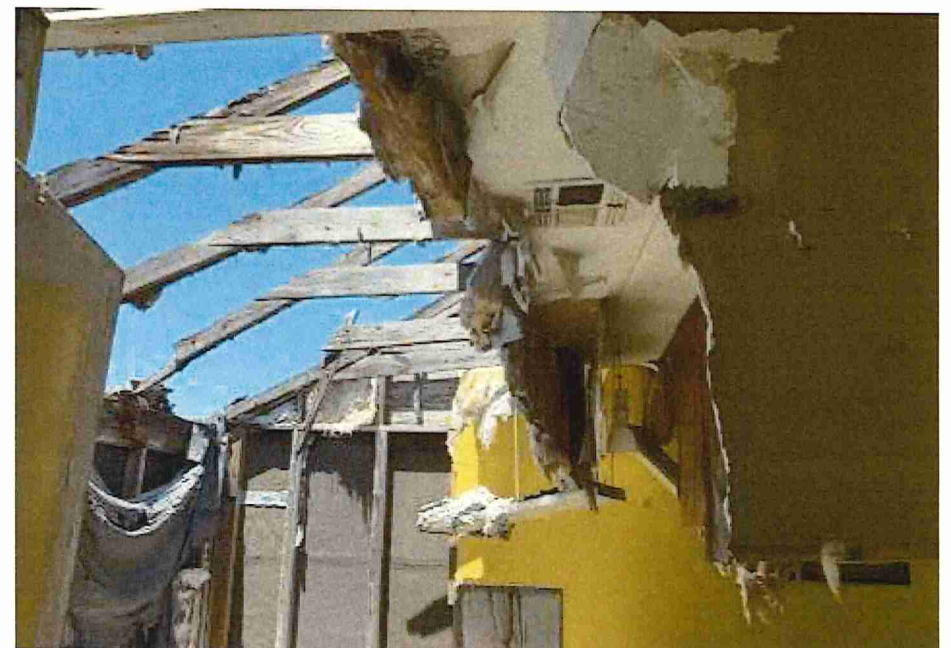
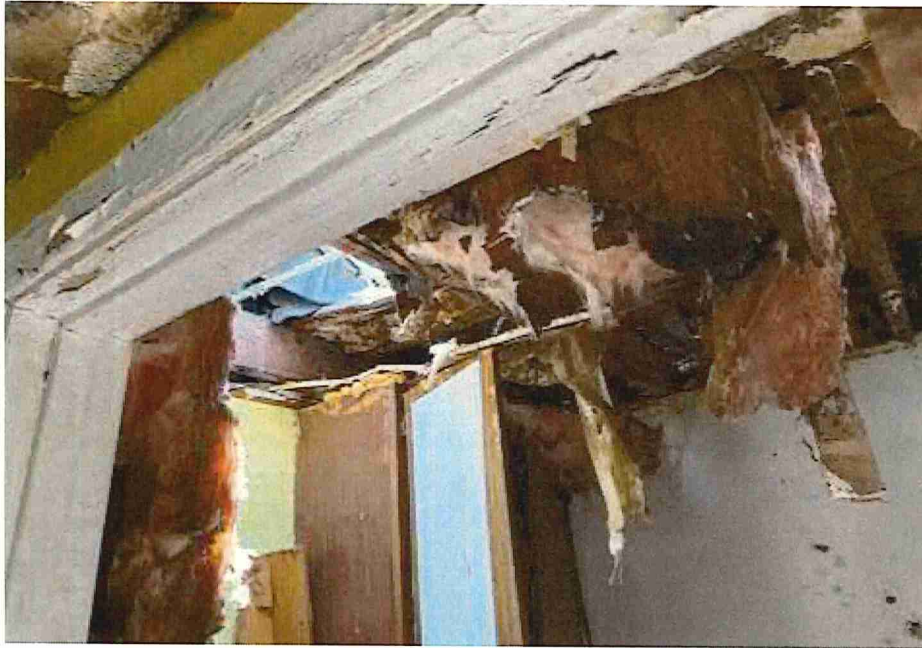
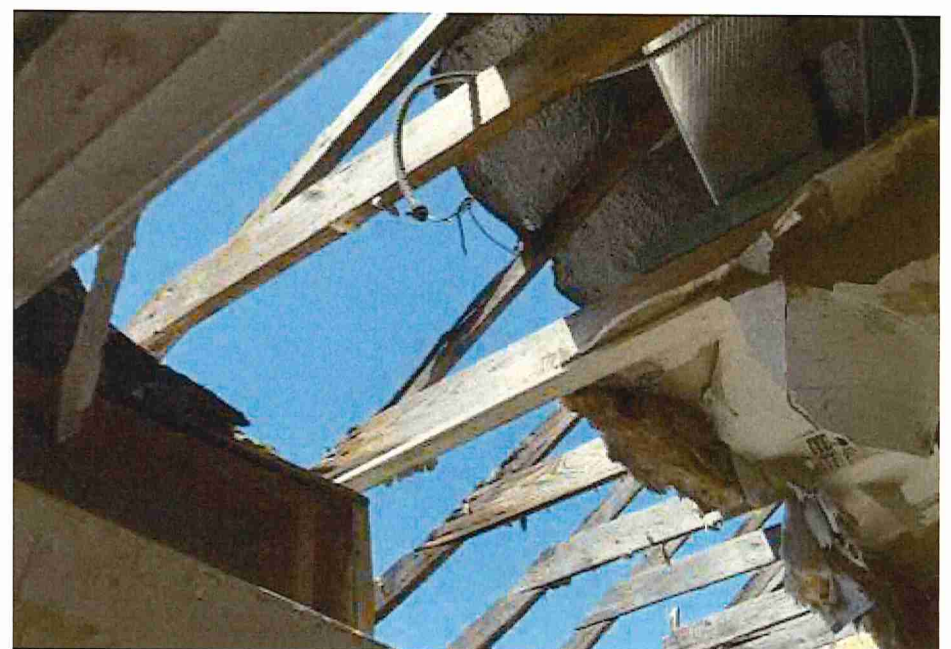
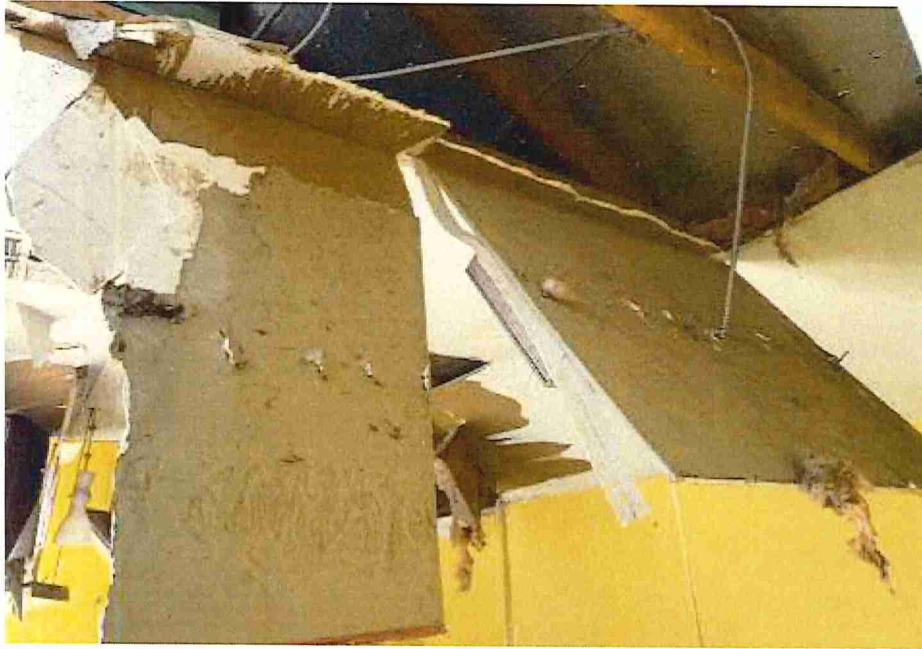


Show search results for 2848 A...











CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 2848 S ALAMEDA ST
Legal Description: P A CLIFFS LTS 56 THRU 58 BK 808
Tax Account No: 610308080560
Property Owner: BRAWNER FAMILY TRUST
Mailing Address: 2856 S Alameda St
City, State, Zip: Corpus Christi, TX 78404-2731

Inspection Date: 4/23/2025
Zoning District:
Compliance Officer: Josue Gomez
Placard Date: 4/23/2025
Case No: V255586-042425

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:

Accessory Structure Type: Wood Frame

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

☒ Rotten
☒ Loose
☒ Torn
☒ Holes
☒ Missing
☐ Other:

Wall Type:

☒ Rotten
☒ Leaning
☒ Buckled
☐ Missing
☐ Other:

Foundation Type:

☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

VIOLATION(S): 2848 S ALAMEDA ST

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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 unsanitary, 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 unsanitary 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.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

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.



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

Case No: B1 Letters, V255586-042425

ADDRESS: 2848 S ALAMEDA ST

Tax Account No: 6103-0808-0560

Owner(s): BRAWNER FAMILY TRUST

LAST UPDATED ON: Friday, November 07, 2025

LETTERS MAILED from 4/25-10/29/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER 1338 LOGAN AVE. CORPUS CHRISTI, TX. 78404-2731	Owner	B1 Letter Mailed on 4/25/2025
BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER 2848 S ALAMEDA ST. CORPUS CHRISTI, TX. 78404	Owner	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'VD 5/5/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
KATHERINE N LUTTER 670 LOUIS HENNA BLVD APT 1204 ROUND ROCK, TX. 78664	Owner	B1 Letter Mailed on 4/25/2025
ADAM NOEL BRAWNER 1338 LOGAN AVE. CORPUS CHRISTI, TX. 78404-2731	Heir	B1 Letter Mailed on 4/25/2025
ADAM NOEL BRAWNER 2848 S ALAMEDA ST. CORPUS CHRISTI, TX. 78404	Heir	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'VD 5/5/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
NICHOLAS IAN LUKE BRAWNER 1338 LOGAN AVE. CORPUS CHRISTI, TX. 78404-2731	Heir	B1 Letter Mailed on 4/25/2025
NICHOLAS IAN LUKE BRAWNER 2848 S ALAMEDA ST. CORPUS CHRISTI, TX. 78404	Heir	B1 Letter Mailed on 4/25/2025 RETURN MAIL REC'VD 5/5/25 RETURN TO SENDER VACANT UNABLE TO FRWARD

NICHOLAS IAN LUKE BRAWNER C/O KATHERINE N LUTTER 670 LOUIS HENNA BLVD APT 1204 ROUND ROCK, TX.78664	Heir	B1 Letter Mailed on 9/11/2025 RETURN MAIL REC'VD 9/29/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ADAM NOEL BRAWNER C/O KATHERINE N LUTTER 670 LOUIS HENNA BLVD APT 1204 ROUND ROCK, TX.78664	Heir	B1 Letter Mailed on 9/11/2025 RETURN MAIL REC'VD 9/29/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
BRAWNER FAMILY TRUST C/O KATHERINE N LUTTER 2856 S ALAMEDA ST CORPUS CHRISTI TX 78404-2731	Heir	B1 Letter Mailed on 10/29/2025 RETURN MAIL REC'VD 11/7/25 RETURN TO SENDER VACANT UNABLE TO FORWARD



4617 ELVIRA DR. - RESIDENTIAL & ACCESSORY STRUCTURE(S)

- Substandard case started 5/20/2025.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior of the structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structure.
- Interior of the structures is not in good repair, are not structurally sound, and are not in a sanitary condition.
- Structures are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of residential and accessory structures #1 & #2 (Building Survey attached)

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

According to NCAD, Palomares Loreto & Alba Rosa Gomez took possession of property 9/23/2015.

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Case, Abatement, and Citation History

Total number of Code complaints: 6 including a case created by a customer V072362-072016

Total number of cases: 6

Owner Compliance: 4

City Abatements: 0

Citations issued: 0



4617 ELVIRA DR. - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Date	Case Type	Violation(s)	Status
06/16/2025	Unsecured Vacant Building	Unsecured Openings	Compliant
05/23/2025	Substandard Structure	Main and accessory structures unfit for human occupancy	In progress
05/20/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
02/19/2020	Care of premises	Litter and solid waste	Expired
08/01/2017	Zoning	Travel trailer used as living quarters in residential area	Expired
12/28/2012	Junked Vehicle	Junked vehicle	Removed by owner

Abatement history for 4617 Elvira Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. N/A	N/A	N/A

Total: N/A

CCPD calls to property:

Nature of Call	4617 Elvira Dr.
ANIMAL CONTROL EVENT LE NEEDED	1
ATTEMPT TO CONTACT	1
BURGLARY	1
DISTURBANCE	4
ON VIEW INVESTIGATION	4
NOISE ORDINANCE VIOLATION	1
EMS REQUESTED/MEDICAL EMERGEMCY	1
MISSING PERSON	1
ON VIEW TTAFFIC STOP	1
TELEPHONE REPORTING UNIT	2
Grand Total	17



4617 ELVIRA DR. - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/23/2025	ALBA ROSA GOMEZ	Made contact with property owner Alba Rosa Gomez (361) 425-7433. She doesn't speak English but advised she's aware of the condition of the property and that she had applied with the city for the program for her house to be fixed or rebuilt about 3 years ago but haven't hear anything about it. she agreed to meet me on Thursday July 31 to give me access to the property. I asked her to bring that application with her so I can inquire with the City what the status of her application is. No further incident
08/19/2025	ALBA ROSA GOMEZ	Property owner alba rosa Gomez (361) 425-7433 answer my phone call today. She was very upset because she said the City denied assistance to fix her house because I told them the house was vacant. I told her one of the requirements for that program is to live in at property and when I was asked about it, I had to tell them the truth that the house was vacant. I asked her if she still is going to meet with me, she said I don't have any business going inside her house. I explained to her that I have to investigate all the cases that we have and that I'm trying to get her voluntary consent without getting a warrant. She agreed to meet me on 8/20/25 at 2:00 pm. If she doesn't show up, I will proceed with an admin warrant
08/20/2025	ALBA ROSA GOMEZ	I met with property owner Alba Rosa Gomez (361) 425-7433 who gave voluntary consent to inspect the property. Upon arrival I observed a substandard structure unfit for human occupancy and 2 accessory structures that were dilapidated. property owner was advised a case will be initiated and process was explained to her. she understood
12/19/2025	ALBA ROSA GOMEZ	Call property owner Alba Rosa Gomez (361) 425-7433. Call went to voicemail. I left a message referring to the property requesting a call back.
01/12/2026	ALBA ROSA GOMEZ	On this day at 11:26 AM I spoke over the phone with property owner Alba Rosa Gomez. I asked her if she has any updates on the property. She advised she doesn't have any updates and that she is hoping that the City reinstates her application to repair the house. She advised she was going to try to go to talk to them and plead her case as to why she had to move out of the property. I reminded her about the board meeting. She advised that she is going to attend and explain to the board members her situation. She asked if the house is ordered to be demolished if contractors leave the mailbox intact.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V257959-052325

Property Owner: PALOMARES LORETO & ALBA ROSA GOMEZ

Address (☒Residential ☐Commercial): 4617 Elvira Dr

Staff Recommendation(s): **Demolition**

☐Residential Structure

☒ Residential and 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 and accessory 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: 12/21/2023
5. Year Structure Built: 1954
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Friday January 2, 2026

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

RE: 4617 ELVIRA DR (Residential w/ 2 Accessory Structures) Case # V257959-052325

**OWNER: PALOMARES LORETO &
ALBA ROSA GOMEZ**

**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 **May 20, 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**.

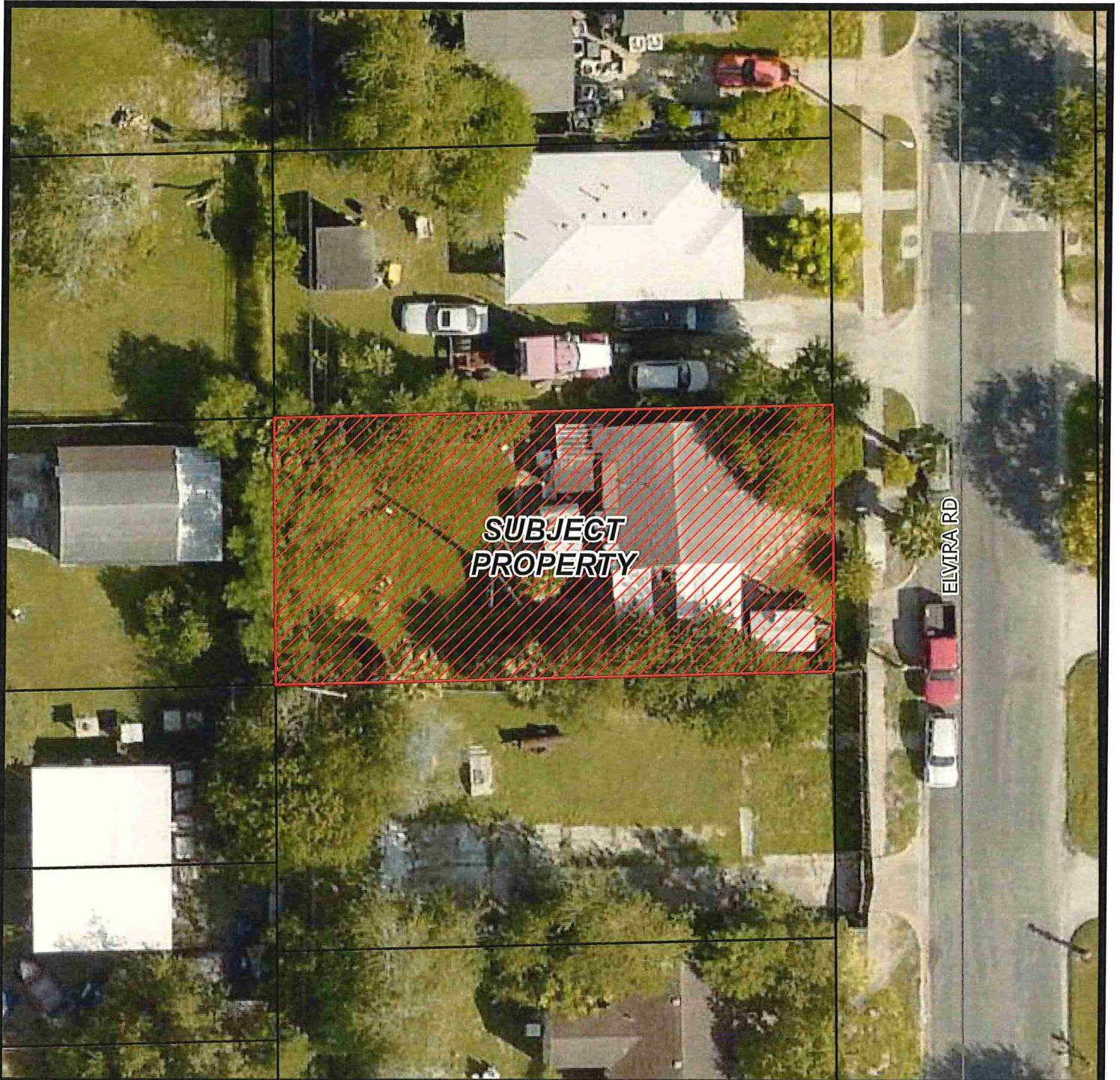
If you have any questions concerning the above, please call (361) 826-3046.

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 4617 ELVIRA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/30/2025	n/a	n/a
Initial Inspection Completed	6/30/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/2/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/16/2025	Return mail rec'vd 7/16/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	8/2/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4617 ELVIRA

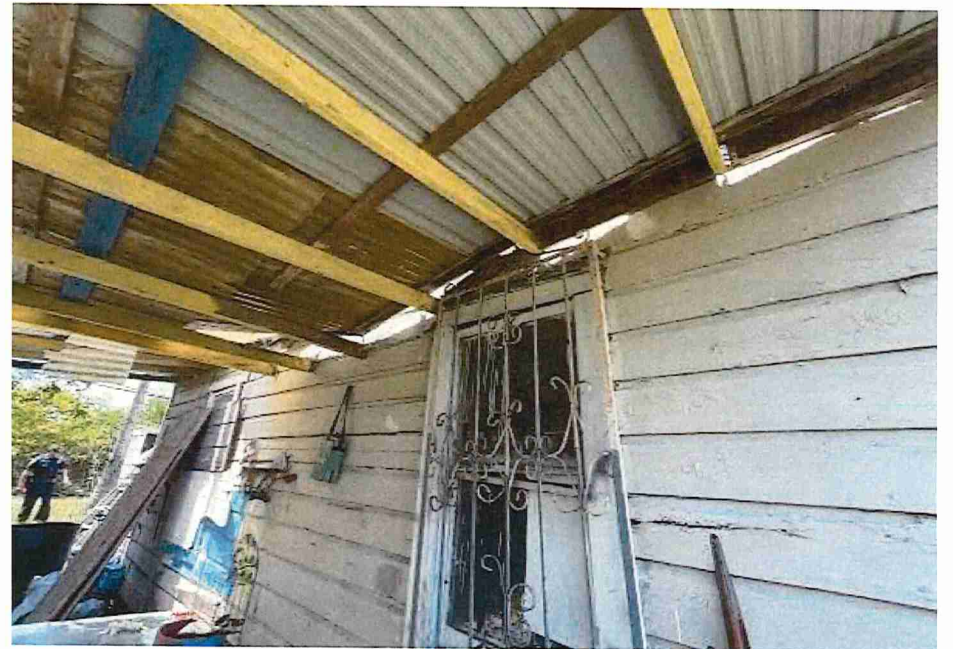
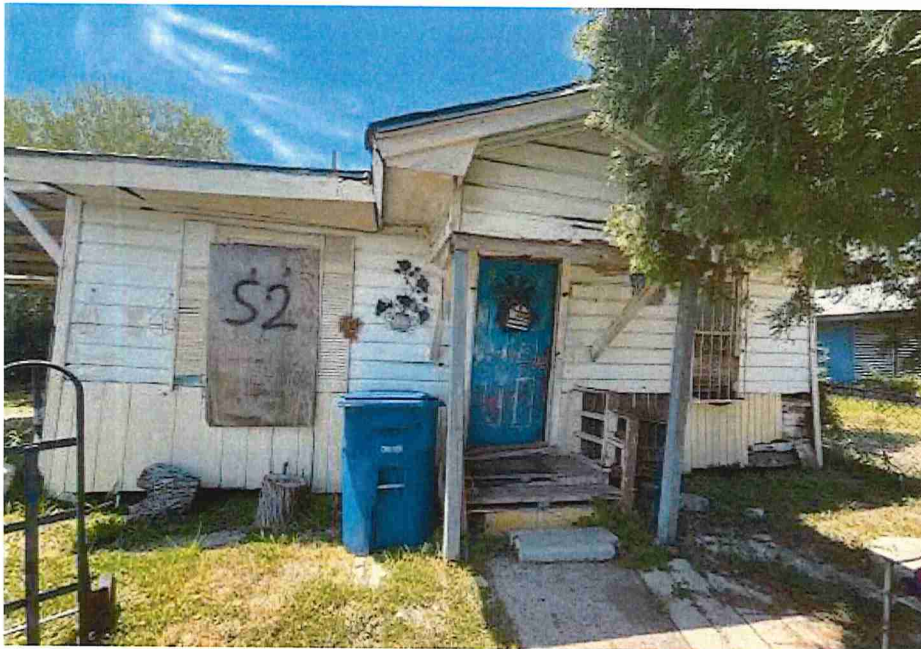
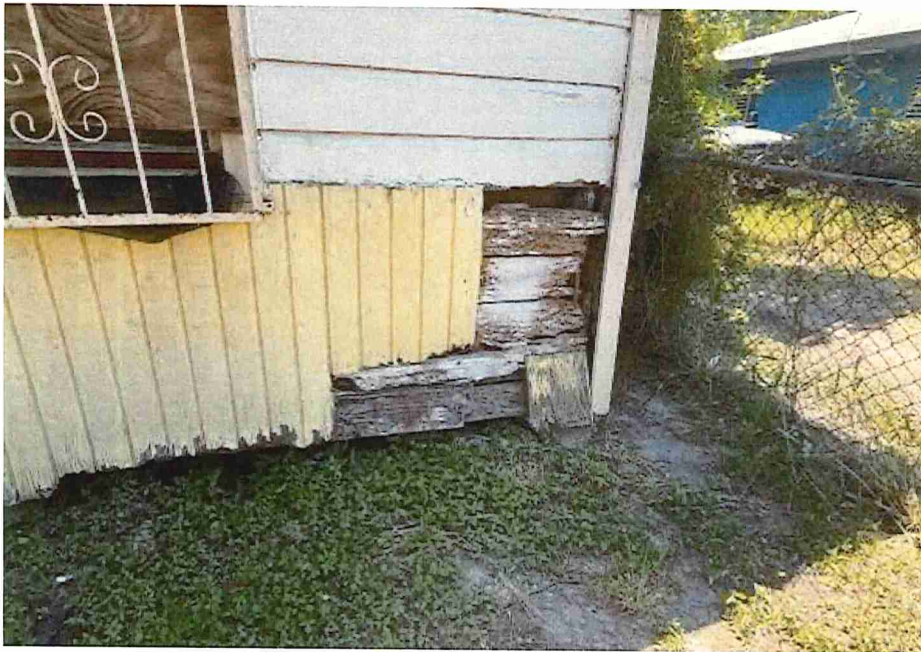
Aerial View

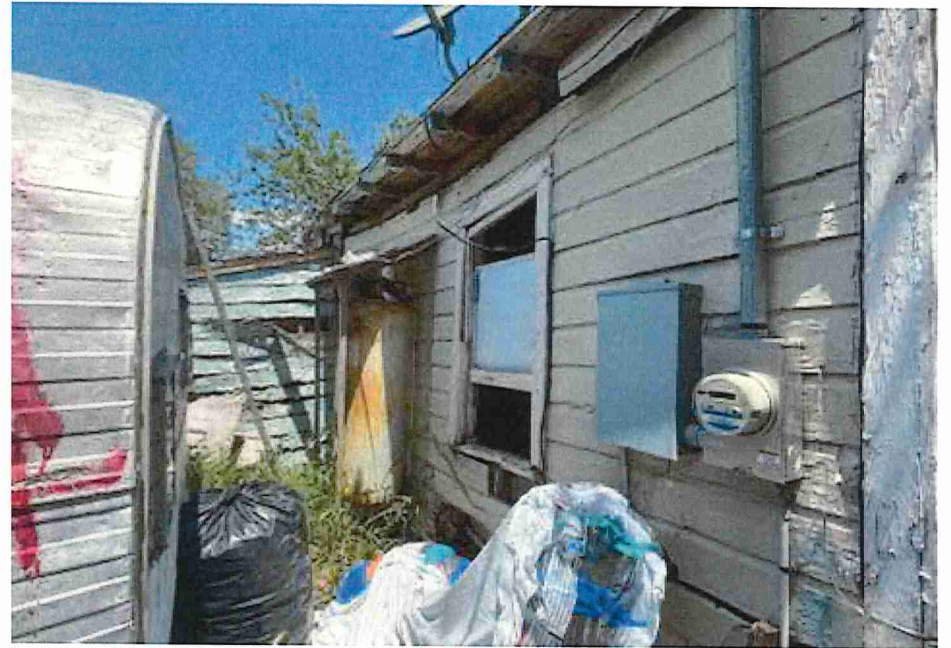
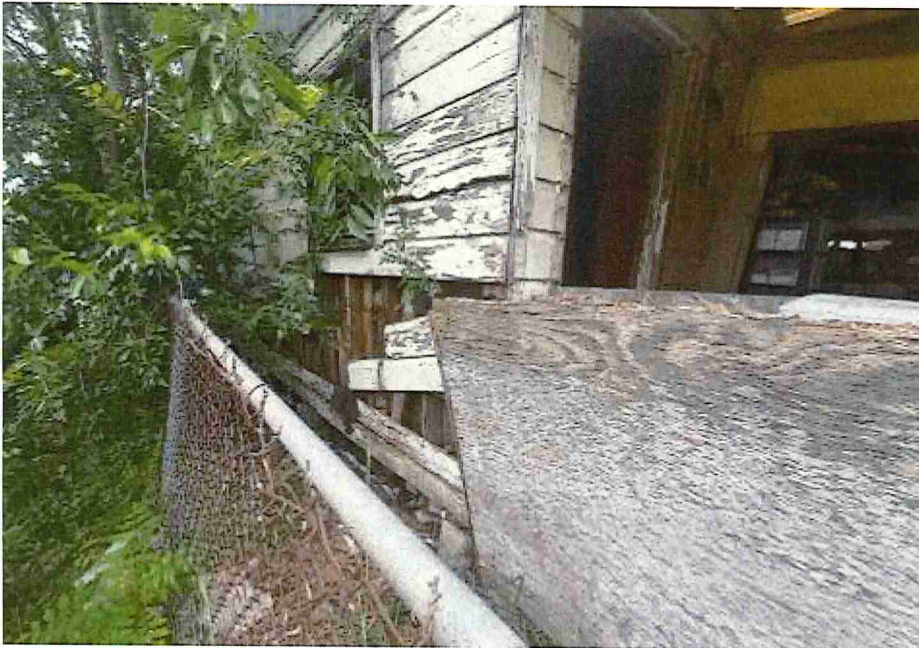
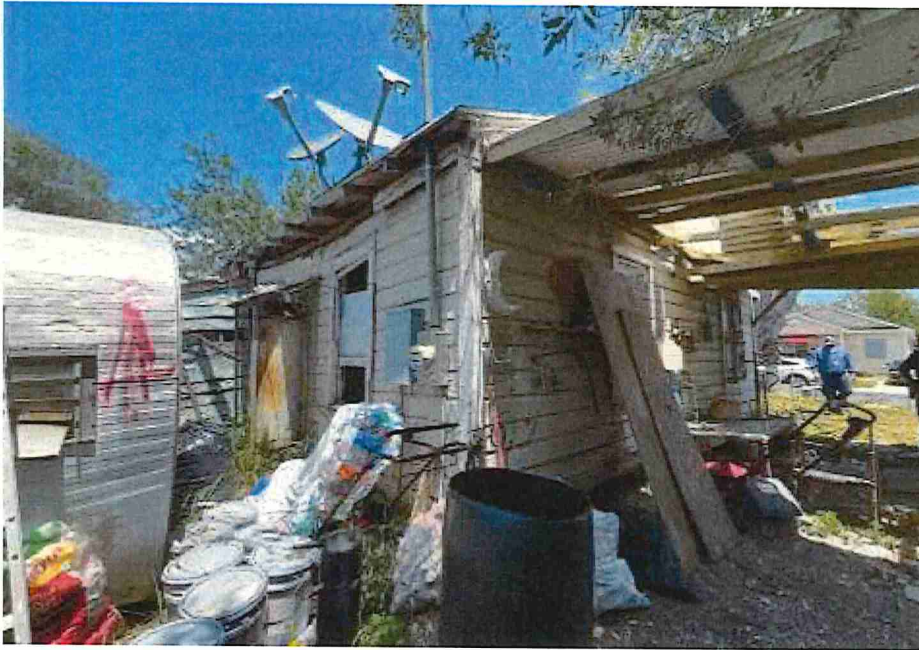


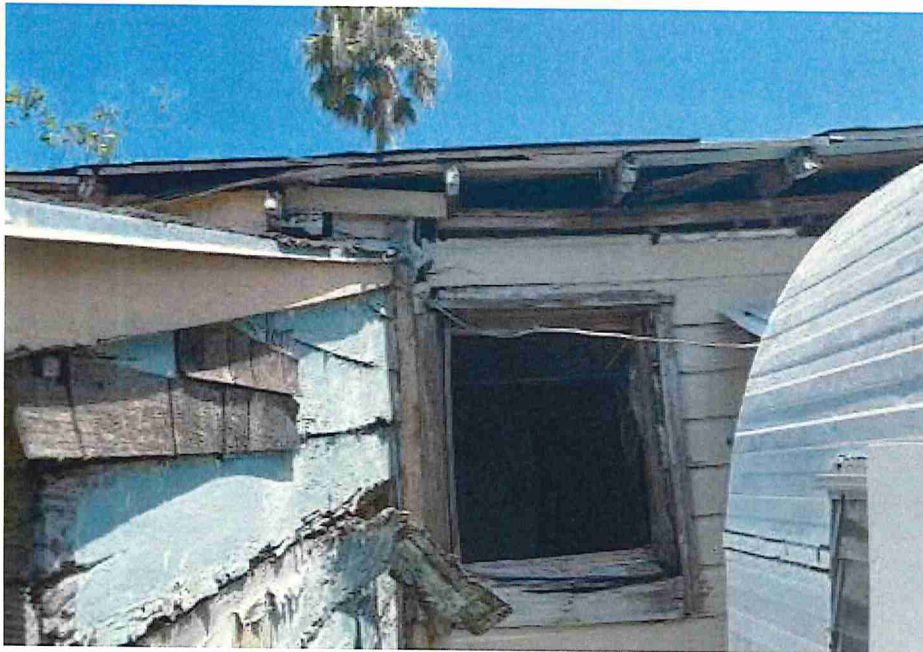
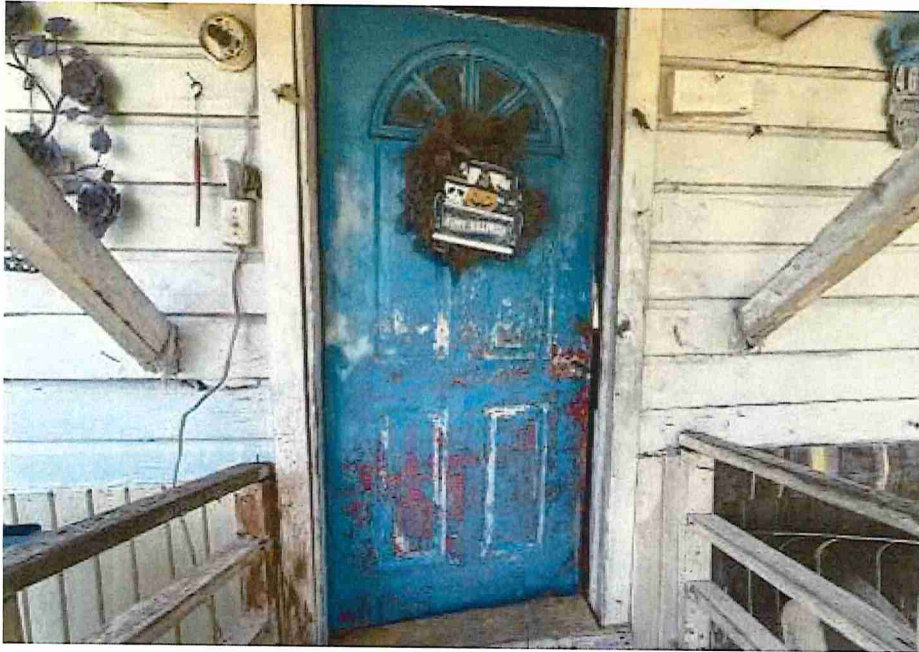
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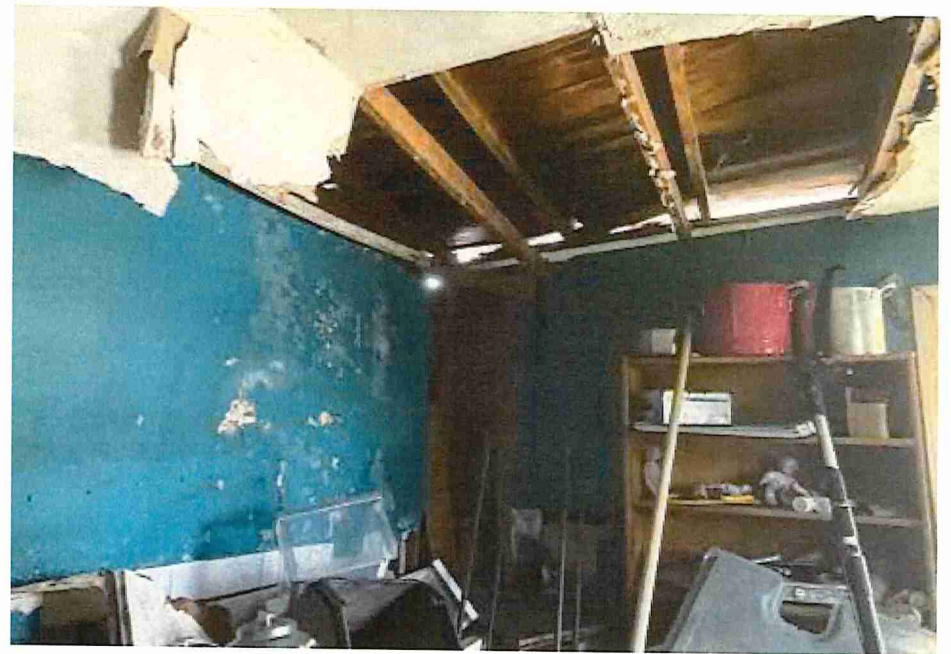
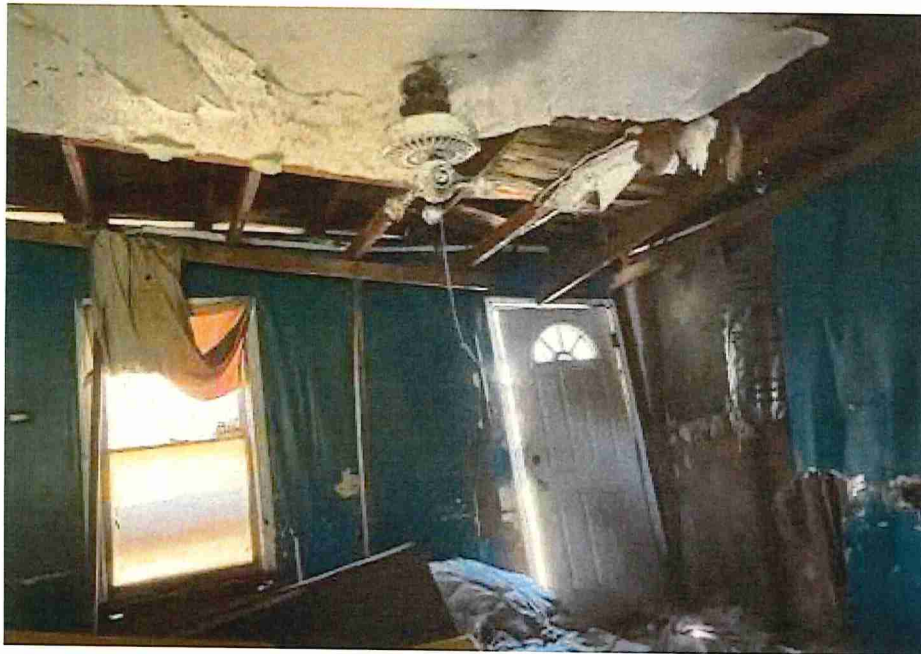
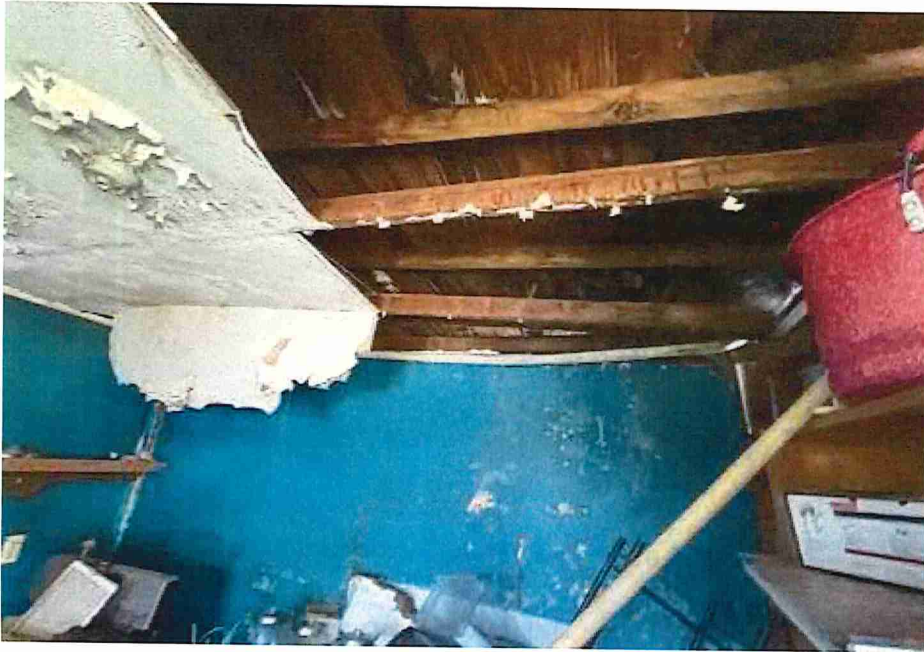
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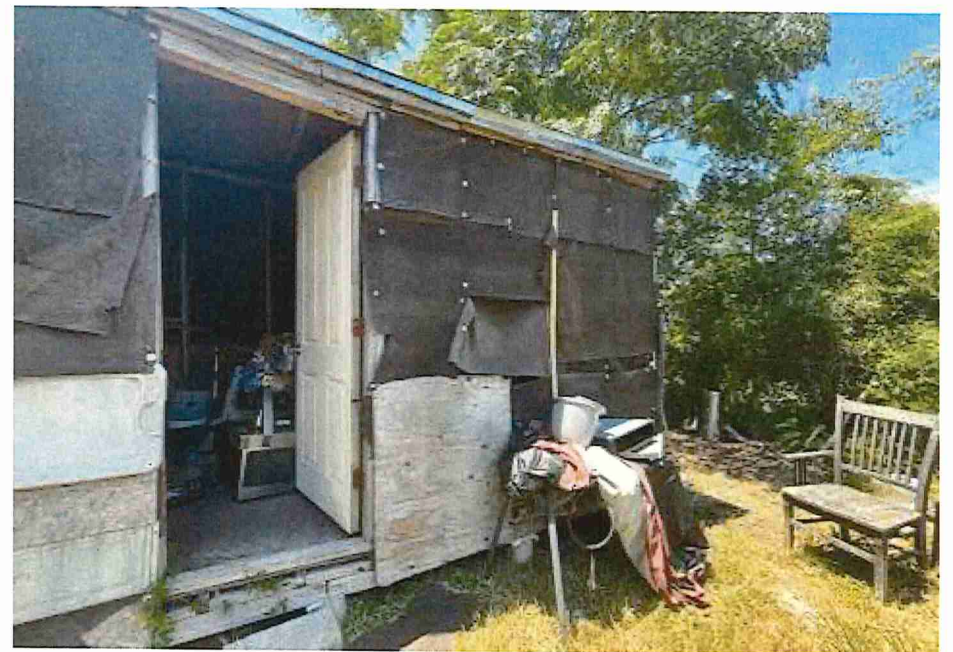
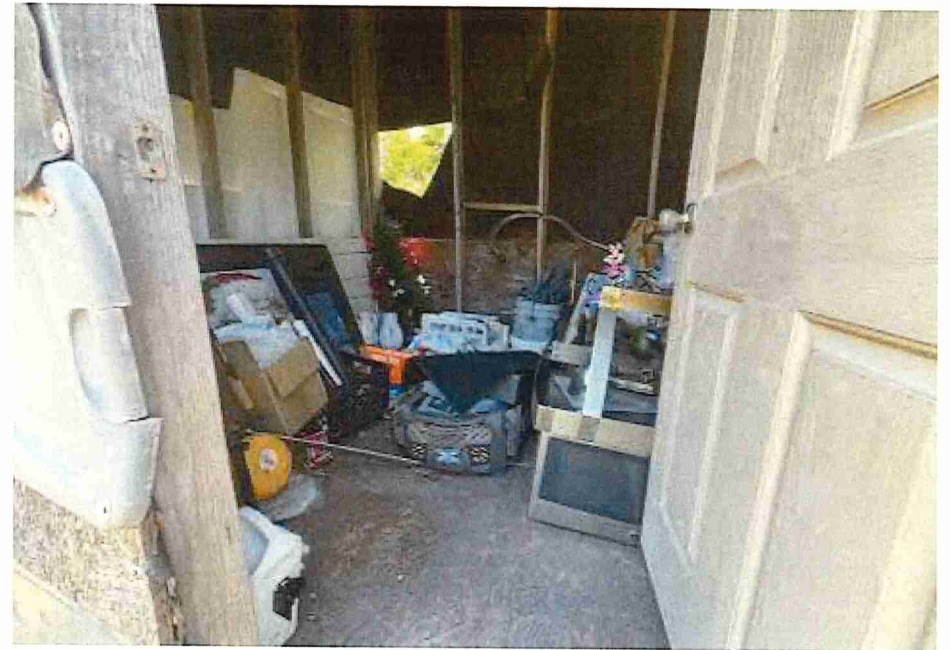












City of Corpus Christi – BUILDING SURVEY

Account Number: 407200020090

Inspection Date: 5/20/2025

Zoning Use: RS-6

Revised Date: 08/21/2025

Officer: Grace Elledge

Property Address: 4617 ELVIRA DR

Legal Description: LA PASCUA #2 BLK 2 LOT 9

Owner: PALOMARES LORETO & ALBA ROSA GOMEZ

Mail to: 4617 ELVIRA DR

City, State, Zip: CORPUS CHRISTI, TX 78416-2450

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input checked="" 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: 8/20/2025

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:

<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 checked="" type="checkbox"/> Missing Boards
<input checked="" type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input checked="" type="checkbox"/> Buckled
<input type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input 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 checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input 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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

Wood _Roof Type: W

- ☒ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

Metal & wood _Walls Type:

- ☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☒ 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:

Foundation Type:

- ☐ Sunken
☐ Rotten Sills
☐ Other:



CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 4617 ELVIRA DR
Legal Description: LA PASCUA #2 BLK 2 LOT 9
Tax Account No: 407200020090
Property Owner: PALOMARES LORETO & ALBA ROSA GOMEZ
Mailing Address: 4617 ELVIRA DR
City, State, Zip: CORPUS CHRISTI, TX 78416-2450

Inspection Date: 5/20/2025
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 8/20/2025
Case No: V257959-052325

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 Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

X ☐ Other: (Aluminum travel trailer)

Wall Type:

☐ Rotten
☐ Leaning
☐ Buckled
X ☐ Missing
X ☐ Other:

Foundation Type:

☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

VIOLATION(S):**4617 ELVIRA DR**

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

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.

304.12 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.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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.

304.4 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.

305.3 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.

305.6 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.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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.

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, V257959-052325

ADDRESS: 4617 ELVIRA DR

Tax Account No: 4072-0002-0090

LAST UPDATED ON: Tuesday, September 16, 2025

Owner(s): PALOMARES LORETO & ALBA ROSA GOMEZ

LETTERS MAILED from 5/27-8/22/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
PALOMARES LORETO & ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416-2450	Owner	CONSENT LETTER MAILED 5/27/25 RETURN MAIL REC'VD 6/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416	Owner	CONSENT LETTER MAILED 5/27/25 RETURN MAIL REC'VD 6/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PALOMARES LORETO 4617 ELVIRA DR CORPUS CHRISTI, TX 78416	Owner	CONSENT LETTER MAILED 5/27/25 RETURN MAIL REC'VD 6/23/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PALOMARES LORETO & ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416-2450	Owner	B1 LETTER MAILED ON 8/22/2025 RETURN MAIL REC'VD 9/16/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALBA ROSA GOMEZ 4617 ELVIRA DR CORPUS CHRISTI, TX 78416	Owner	B1 LETTER MAILED ON 8/22/2025 RETURN MAIL REC'VD 9/16/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PALOMARES LORETO 4617 ELVIRA DR	Owner	B1 LETTER MAILED ON 8/22/2025 RETURN MAIL REC'VD 9/16/2025

CORPUS CHRISTI, TX 78416		RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
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4505 GARFIELD DR. - RESIDENTIAL STRUCTURE

- Substandard case started 6/30/2025.

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 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. (Westchester Dr)

According to NCAD, the owner Salinas Flor E % Albert Segura took possession of property 5/28/2009.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 14

Owner Compliance: 2

City Abatements: 5

Citations issued: 5



4505 GARFIELD DR. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
9/24/2013	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
10/10/2014	Minimum Standards	Section 13-22 (304.3) ROOFS	Closed
2/2/2015	Vacant Building	Section 23-70 TALL WEEDS	Closed
2/24/2015	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Closed
4/13/2017	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
5/11/2018	Utilities Lock Install		Compliant
10/17/2018	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Closed
10/22/2018	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
2/21/2020	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
2/21/2020	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Closed
1/5/2024	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Expired



4505 GARFIELD DR. - RESIDENTIAL STRUCTURE

8/2/2024	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
6/11/2025	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER	In Progress
7/1/2025	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4505 Garfield Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 4/29/2019	\$120.00/\$174.00	Unsecured Vacant Building
2. 4/29/2019	\$131.57/\$125.00	Vacant Building
3. 4/15/2020	\$131.00/\$125.00	Vacant Building
4. 4/15/2020	\$65.00/\$174.00	Unsecured Vacant Building
5. 8/2/2024	\$131.00/\$125.00	Vacant Building

Total: \$1,301.57

CCPD calls to property:

Nature of Call	4505 Garfield Dr.
Physical Attack/Attempted Bodily Injury	2
Attempt To Contact	3
Back Up Routine	1
Burglary	6
Destruction Or Criminal Mischief	1
Disturbance	5
Forensic Services Request	1
On View Investigation	4
Suspicious Or Unusual	3
Telephone Reporting Unit	1
Wanted Person On Property	4
Grand Total	31



4505 GARFIELD DR. - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
5/5/2015	owner	owner called Mr. Montes to share address info 642 lansdown, cc texas 78412
7/21/2015	Flor Salinas	flor salinas spoke with Mr. Montes about her forwarding address being 642 lansdown, cc texas 78412
11/13/2015	Flor Salinas	Spoke w/owner Flor Salinas (361-947-8346) explained Violations. Ext.
9/11/2024	FLOR ESTELLA SALINAS	UPON INSPECTION, I OBSERVED THAT THE SAME WINDOW IS STILL UNSECURED. I SPOKE WITH FLOR ESTELLA SALINAS AT (361) 947-8346. I EXPLAINED THE ISSUES THAT NEED TO BE TAKEN CARE OF. SHE ASKED FOR SOME TIME. I GAVE HER AND WEEK AND HALF.
10/2/2024	FLOR ESTELLA SALINAS	UPON INSPECTION, I OBSERVED THAT THE SAME WINDOW IS STILL UNSECURED. I CALLED FLOR ESTELLA SALINAS AT (361) 947-8346. THERE WAS NO ANSWER, SO I LEFT A VOICEMAIL. I GAVE HER WEEK.
7/7/2025	ALBERT SEGURA	7-7-25 @ 2:15PM, I RECEIVED A CALL FROM ALBERT SEGURA (361-906-6520). HE STATED THAT NO ONE HAS LIVED THERE FOR 13 YEARS. HE ALSO STATED THAT HE CLEANED IT UP AND WANTS TO START MAKING REPAIRS TO THE HOUSE.
9/24/2025	FLOR SALINAS	UPON INSPECTION, I OBSERVED SOME TALL WEEDS. I CALLED FLOR SALINAS AT (361) 947-8346. I TOLD HER ABOUT WHAT I SAW. SHE SAID SHE WOULD GET HER SON OUT THERE TO TAKE CARE OF THE ISSUES.
12/1/2025	FLOR SALINAS	UPON INSPECTION, I OBSERVED SOME TALL WEEDS AND TREE DEBRIS. I TRIED TO CALL FLOR SALINAS AT (361) 947-8346. I LEFT A VOICEMAIL WITH ALL THE ISSUES AND THAT I WOULD GIVE HER TWO WEEKS TO TAKE CARE OF THEM
1/12/2026	ALBERT SEGURA	1/12/26 @ 10:23AM, I CALLED (361-906-6520) FOR ALBERT SEGURA, NO



4505 GARFIELD DR. - RESIDENTIAL STRUCTURE

		ANSWER, I RECEIVED A MESSAGE THAT THE CALLER IS UNAVAILABLE. I COULD NOT LEAVE A MESSAGE TO RETURN MY CALL.
1/12/2026	FLOR SALINAS	1/12/26 @ 10:24AM, I CALLED (361-947-8346) FOR FLOR SALINAS, NO ANSWER. I LEFT A MESSAGE TO RETURN MY CALL.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V260980-070125

Property Owner: SALINAS FLOR E % ALBERT SEGURA

Address (☒Residential ☐Commercial): 4505 GARFIELD 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: \$1,664.77
4. Utilities: ☐Active ☒Inactive-Last active date: 7/1/2023
5. Year Structure Built: 1946
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Friday January 2, 2026

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

RE: 4505 GARFIELD DR (Residential Structure)

Case # V260980-070125

OWNER: SALINAS FLOR E % ALBERT SEGURA

**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 **June 30, 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**.

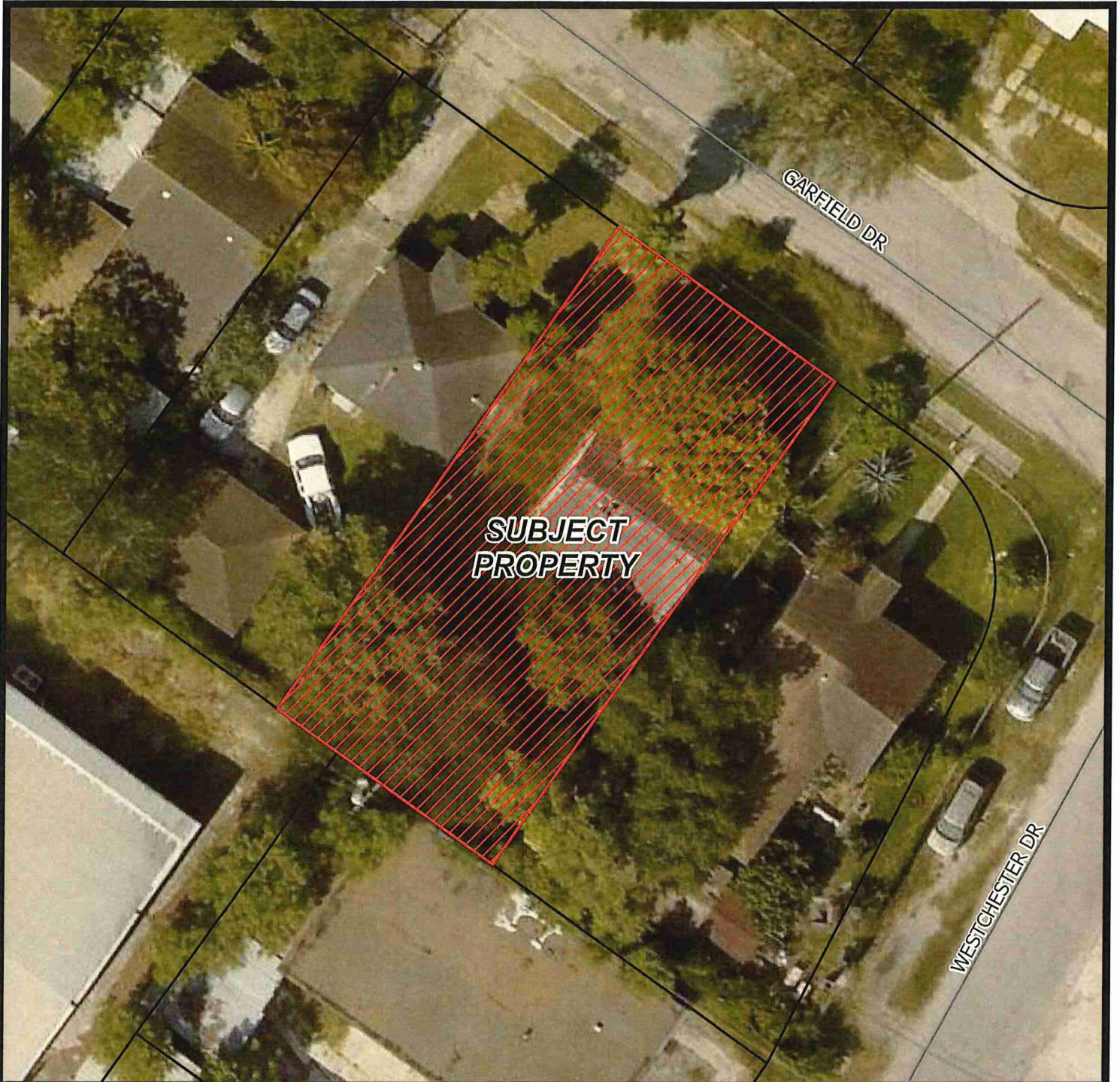
If you have any questions concerning the above, please call (361) 826-3046.

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 4505 GARFIELD DR

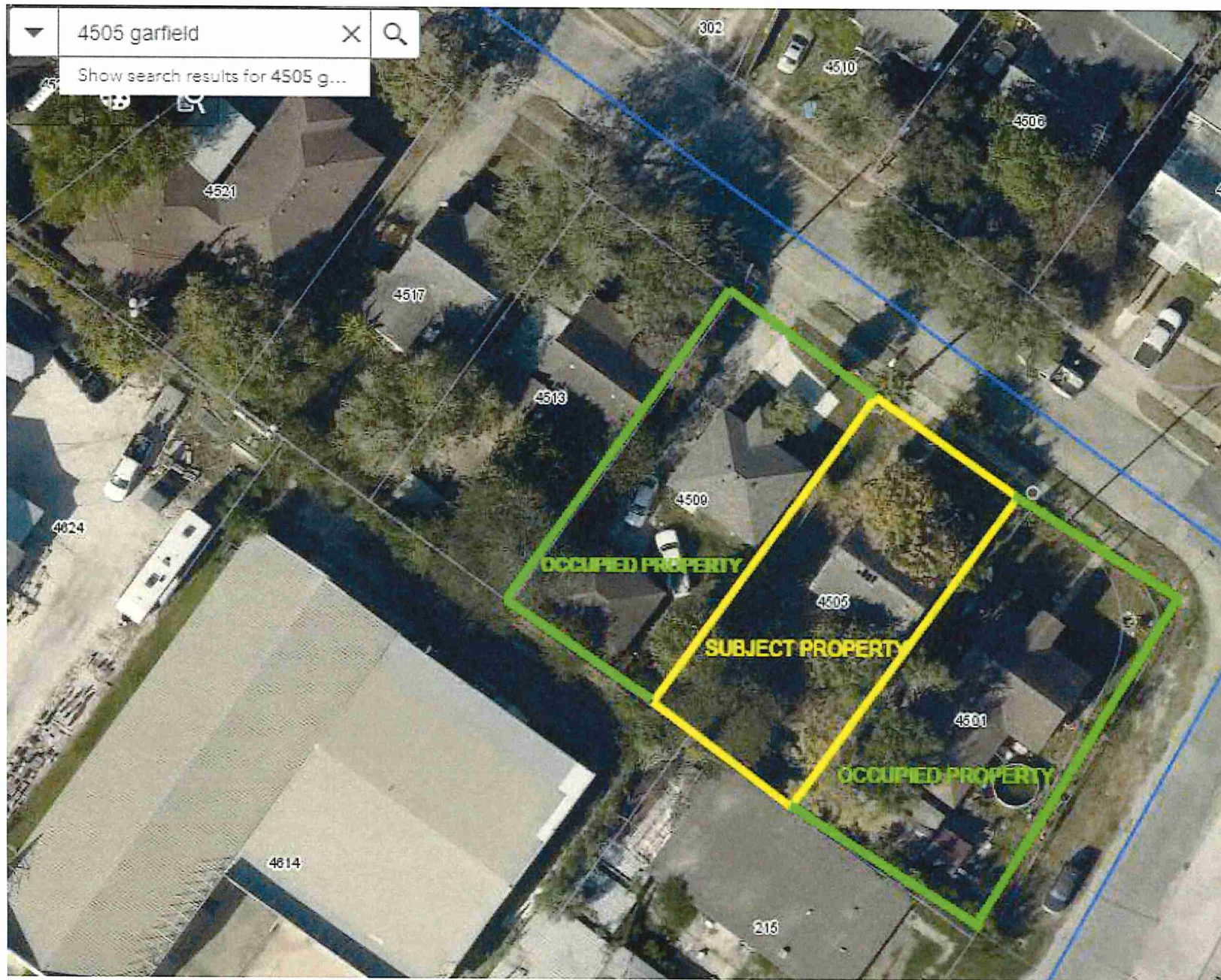
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/30/2025	n/a	n/a
Initial Inspection Completed	6/30/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/2/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/16/2025	Return mail rec'vd 7/16/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	8/2/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



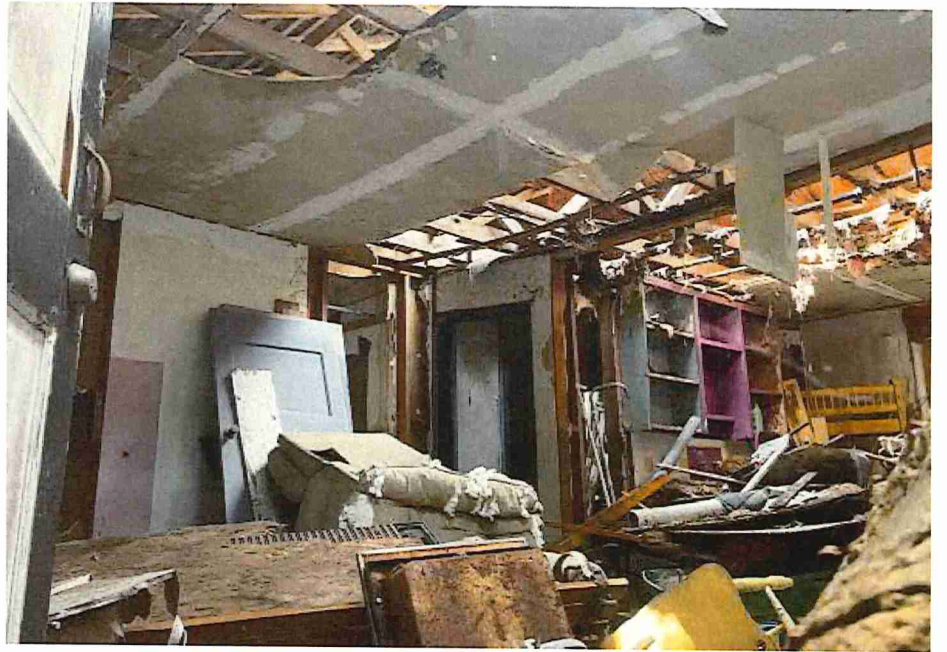
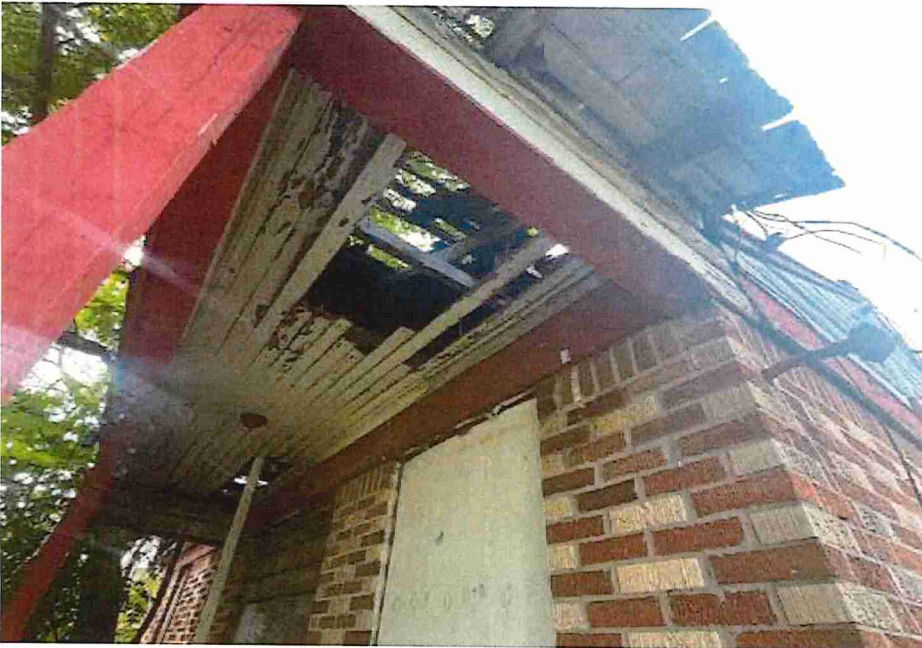
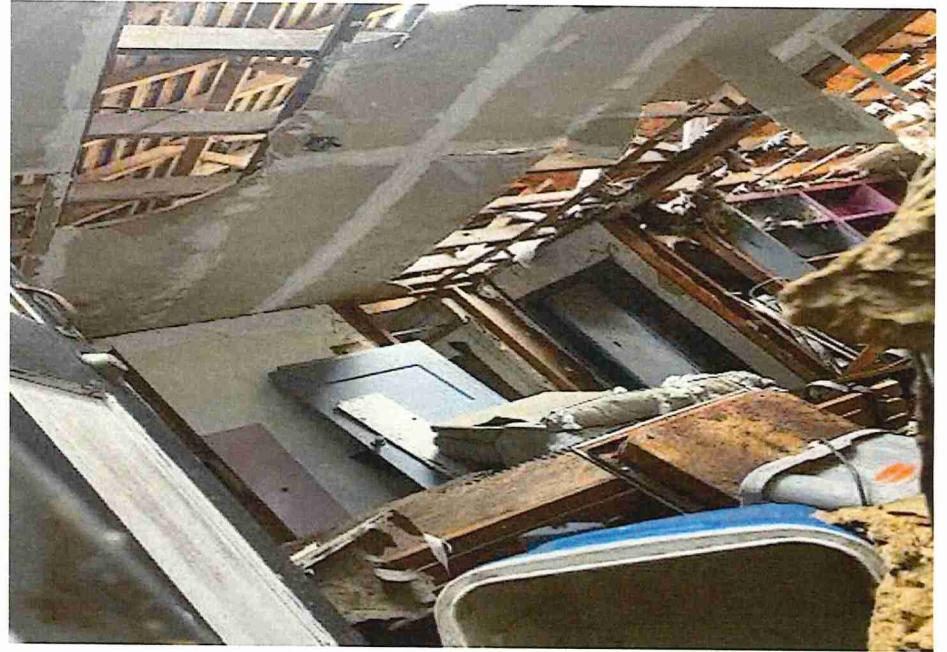
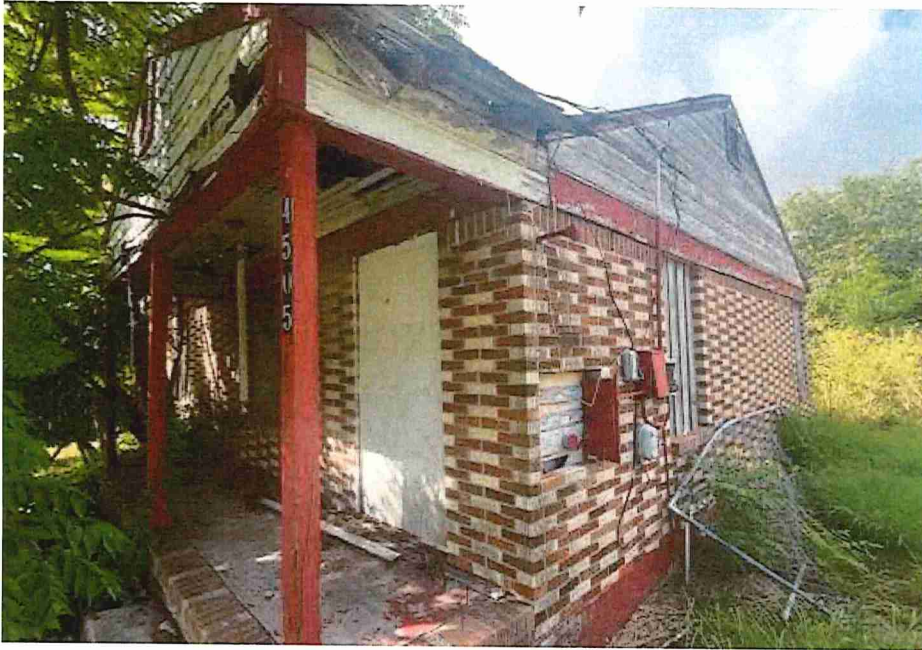
4505 GARFIELD

Aerial View









City of Corpus Christi – BUILDING SURVEY

Account Number: 984100030020

Inspection Date: 6-30-25

Zoning Use: RS-4.5

Revised Date: 07/01/2025

Officer: Michael Gutierrez

Property Address: 4505 GARFIELD DR

Legal Description: WOODLAND HGTS BLK 3 LOT 2

Owner: SALINAS FLOR E

Mail to: 4505 GARFIELD

City, State, Zip: CORPUS CHRISTI, TX 78408-2954

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	5,500 Sq. Ft.	1 Story
<input checked="" type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	1 # 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 type="checkbox"/> Rotten Corner Boards
<input type="checkbox"/> Missing Boards
<input type="checkbox"/> Badly in Need of Paint
<input type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input type="checkbox"/> Buckled
<input type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input checked="" type="checkbox"/> Loose Brick
<input 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 type="checkbox"/> Rotten Rafter Tails
<input type="checkbox"/> Rotten Decking
<input checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Collapsed
<input checked="" type="checkbox"/> Worn
<input checked="" type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input type="checkbox"/> Inadequate Support
<input checked="" type="checkbox"/> Rotten Wood
<input type="checkbox"/> Piers Lean
<input checked="" type="checkbox"/> Piers Missing
<input checked="" type="checkbox"/> Cracks/Perimeter Wall
<input checked="" 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)

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

ACCESSORY SURVEY:

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

- TYPE: NONE
- ☐ Roof Type:
- ☐ Rotten
- ☐ Loose
- ☐ Torn
- ☐ Holes
- ☐ Missing
- ☐ Walls Type:
- ☐ Rotten
- ☐ Leaning
- ☐ Buckled
- ☐ Missing
- ☐ Other:

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

VIOLATION(S): 4505 GARFIELD

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 unsanitary 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.

304.6 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.

305.6 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.



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

Case No: B1 Letters, V260980-070125

ADDRESS: 4505 GARFIELD

Tax Account No: 9841-0003-0020

LAST UPDATED ON: Tuesday, August 05, 2025

Owner(s): SALINAS FLOR E % ALBERT SEGURA

LETTERS MAILED from 7/2-7/2/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
SALINAS FLOR E % ALBERT SEGURA 4505 GARFIELD CORPUS CHRISTI, TX 78408-2954	Owner	B1 LETTER MAILED 7/2/25 RETURN MAIL REC'VD 7/11/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SALINAS FLOR E AKA FLOR DEMARIA SALINAS 4505 GARFIELD DR CORPUS CHRISTI TX 78408	Owner	CONSENT LETTER MAILED 7/2/25 RETURN MAIL REC'VD 7/11/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALBERT JOHN SEGURA AKA ALBERT SEGURA 4505 GARFIELD DR CORPUS CHRISTI TX 78408	Owner	CONSENT LETTER MAILED 7/2/25 RETURN MAIL REC'VD 7/11/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALBERT JOHN SEGURA AKA ALBERT SEGURA 4655 SHARPSBURG RD LOT 316 CORPUS CHRISTI, TX 78410	Owner	B1 LETTER MAILED ON 7/2/2025 RETURN MAIL REC'VD 7/25/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SALINAS FLOR E AKA FLOR DEMARIA SALINAS 3301 WINTERSMITH DR ARLINGTON, TX 76014-275	Owner	B1 LETTER MAILED ON 7/2/2025 RETURN MAIL REC'VD 8/5/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD



1226 MIAMI DR – ACCESSORY STRUCTURE

- Substandard case started 9/24/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards set forth in the International Property Maintenance Code.
- Exterior 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 is found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Blevins St)

According to NCAD, Moya Guadalupe and Guadalupe Moya III took possession of property 7/16/2007.

Case, Abatement, and Citation History

Total number of Code complaints: 8

Total number of cases: 13

Owner Compliance: 7

City Abatements: 1

Citations issued: 4



1226 MIAMI DR – ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
02/24/2025	SUBSTANDARD	503.4 Floor Surface 305.1 Interior Structure/General 304.6 Exterior Walls 304.4 Structural Members (Exterior) 304.1 Exterior Structure/General 108.1.1 Building Standards (Unsafe Structures) 108.1 Unsafe Unfit Structures and Equipment/General	In progress
01/17/2025	ZONING	Unified Development Code 1.7.2 A. Minimum Requirements	In progress
01/17/2025	JUNKED VEHICLE	13-38 JUNKED VEHICLES	REMOVED BY CITY
01/17/2025	CARE OF PREMISES	TALL WEEDS, LITTER AND SOLID WASTE, AND SIDEWALKS, CURBS, AND GUTTERS CLEAN	In progress
07/24/2024	CARE OF PREMISES	LITTER AND SOLID WASTE	EXPIRED
01/08/2024	CARE OF PREMISES	TALL WEEDS, LITTER AND SOLID WASTE, AND OBSTRUCTING UTILITY EASEMENT	EXPIRED
08/10/2023	PMC STANDARDS	Exterior Maintenance	EXPIRED
10/28/2021	CARE OF PREMISES	LITTER AND SOLID WASTE	EXPIRED
09/15/2020	CARE OF PREMISES	TALL WEEDS, LITTER AND SOLID WASTE, AND SIDEWALKS, CURBS, AND GUTTERS CLEAN	EXPIRED
01/19/2016	JUNKED VEHICLE	13-38 JUNKED VEHICLES	COMPLIANT



1226 MIAMI DR – ACCESSORY STRUCTURE

12/16/2015	JUNKED VEHICLE	13-38 JUNKED VEHICLES	COMPLIANT
05/22/2013	CARE OF PREMISES	LITTER AND SOLID WASTE	EXPIRED
05/23/2013	MINIMUM STANDARDS	HOT AND COLD-WATER SUPPLY AND WINDOWS AND DOORS	EXPIRED

Abatement history for 1226 Miami Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 01/17/2025	\$0	JUNKED VEHICLE

Total: 0



1226 MIAMI DR – ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1226 Miami Dr.
LAW ENFORCEMENT ASSIST	2
PHYSICAL ATTACK/ATTEMPTED BODILY INJURY	2
ATTEMPT TO CONTACT	4
BROADCAST INFO LAW ENFORCEMENT ONLY	1
BACK UP ROUTINE	1
BURGLARY RESIDENTIAL	1
CIVIL MATTER/STANDBY	3
CODE ENFORCEMENT	1
DAMAGED PROPERTY	1
DISTURBANCE	17
VERBAL DISTURBANCE	1
DRIVE BY SHOOTING	1
FORENSIC SERVICES REQUEST	2
ON VIEW INVESTIGATION	2
KEEP THE PEACE	1
NOISE ORDINANCE VIOLATION	3
PERSON AFFECTED BY MENTAL DISORDER	2
PHYSICAL DISTURBANCE	1
PROPERTY OR ITEM FOUND	1
SHOOTING VICTIM	2
INTENTIONALLY HARMING ONESELF	1
SUSPICIOUS OR UNUSUAL	8
THEFT OF PROPERTY OR SERVICES	1
THEFT OF MOTOR VEHICLE	1
TRESPASSING VIOLATION	6
TELEPHONE REPORTING UNIT	2
UNKNOWN NATURE	3
VERBAL DISTURBANCE	2
SEARCH WARRANT	7
WELFARE CONCERN	1
Grand Total	81



1226 MIAMI DR – ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
02/20/2025	MOYA GUADALUPE	STATED HE EVENTUALLY WANTED TO DEMOSLISH THE BUILDING BUT DID NOT HAVE THE RESOURCES TO DO SO. HE ALSO STATED THAT HE DID NOT MIND IF THE CITY WOULD DEMOLISH THE BUILDING.
12/17/2025	MOYA GUADALUPE	CALLED GUADALUPE MOYA 361-218-4424. RECEIVED THE AUTOMATED MESSAGE THAT THE PHONE WAS NOT ACCEPTING CALLS AT THIS TIME.
1/12/2026	MOYA GUADALUPE	CALLED GUADALUPE MOYA 361-218-4424. RECEIVED THE AUTOMATED MESSAGE THAT THE PHONE WAS NOT ACCEPTING CALLS AT THIS TIME

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V252414-022425

Property Owner: MOYA GUADALUPE AND GUADALUPE MOYA III

Address (☒Residential ☐Commercial): 1226 MIAMI 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 accessory 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: \$273.15
4. Utilities: ☒Active ☐Inactive-Last active date:
5. Year Structure Built: 1942
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☐Yes ☒No

COMPLAINT

Friday January 2, 2026

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

RE: 1226 MIAMI DR (Accessory Structure)

Case # V252414-022425

**OWNER: MOYA GUADALUPE AND
GUADALUPE MOYA III**

**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 20, 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**.

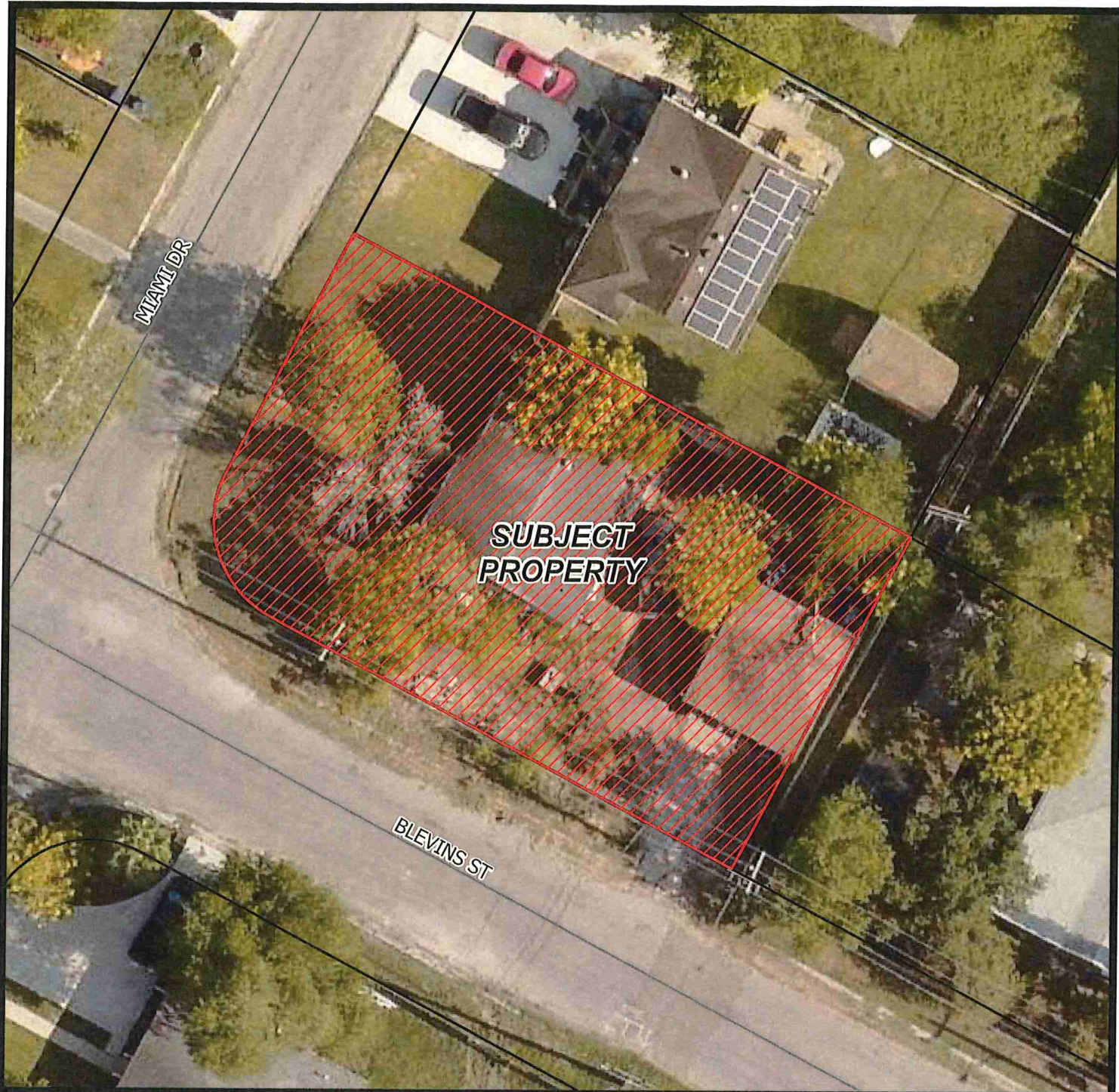
If you have any questions concerning the above, please call (361) 826-3046.

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

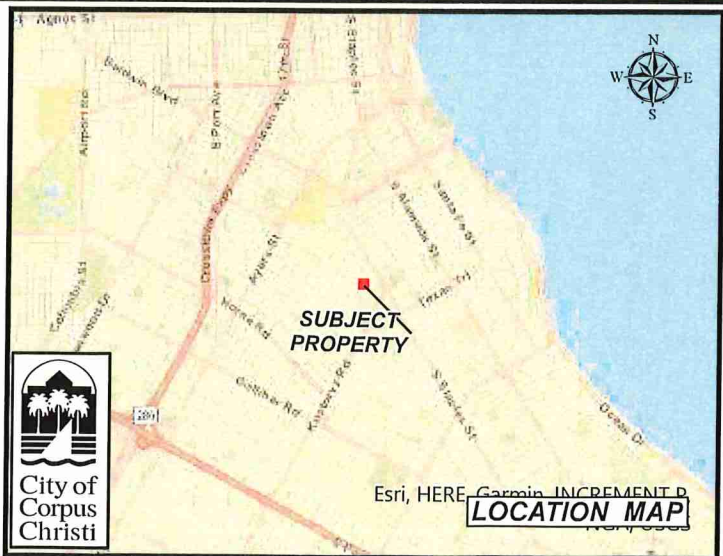
CASE TIMELINE FOR 1226 MIAMI DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/20/2025	n/a	n/a
Initial Inspection Completed	2/20/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/25/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/28/2025	Return mail rec'vd 3/28/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	3/26/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



1226 MIAMI DR

Aerial View

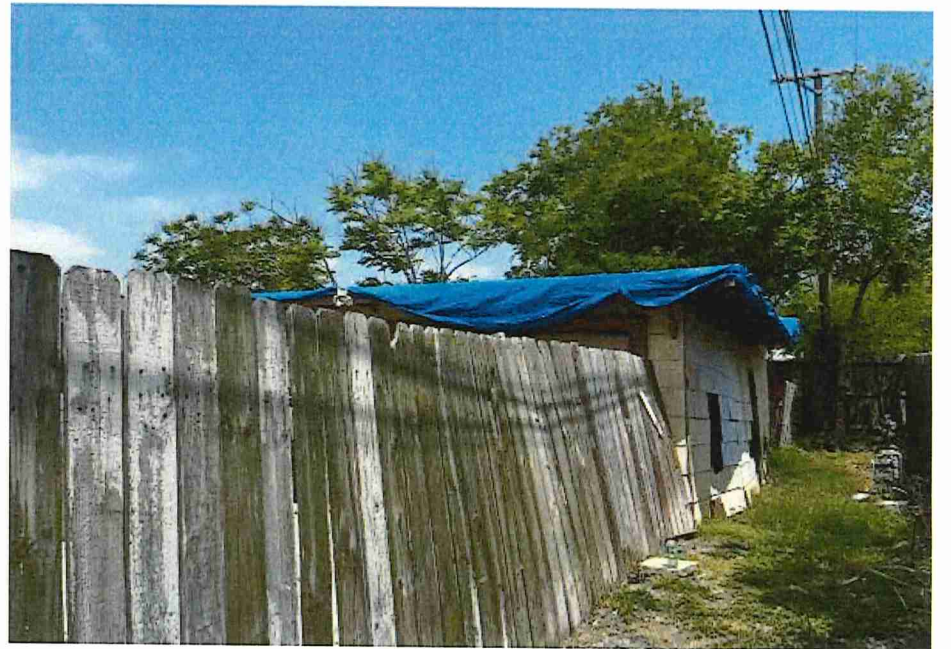
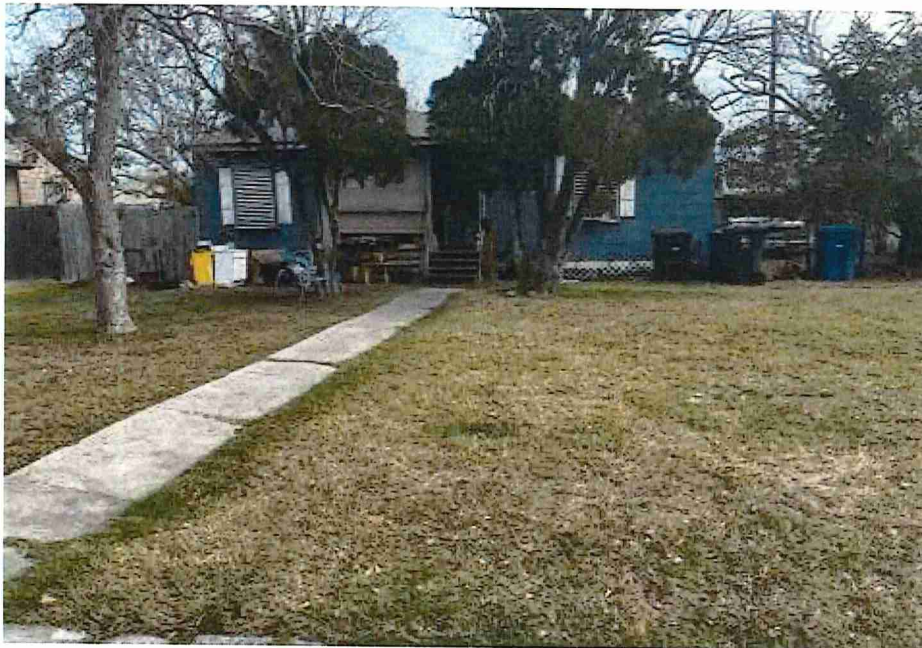


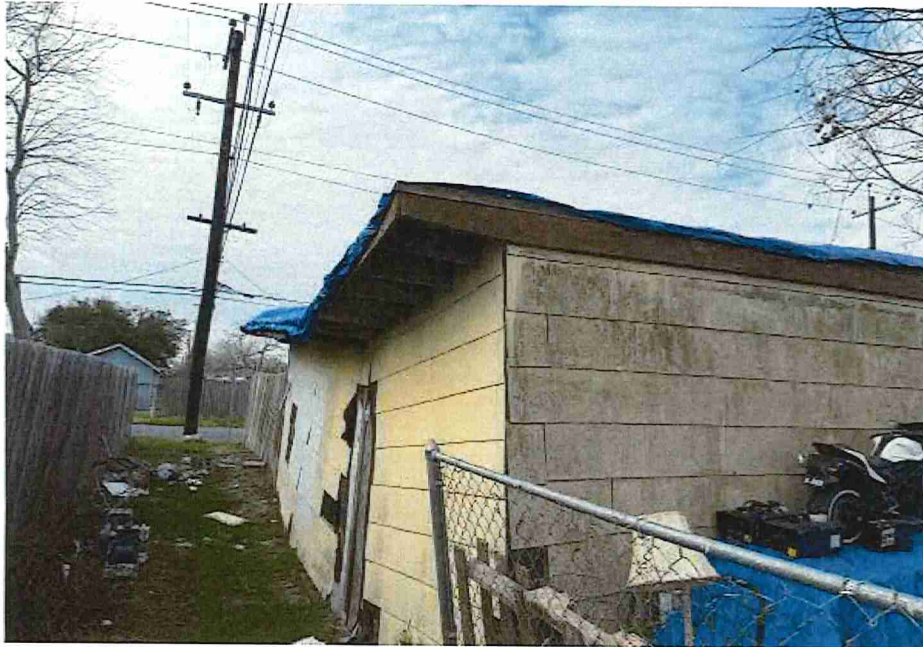
1226 miami

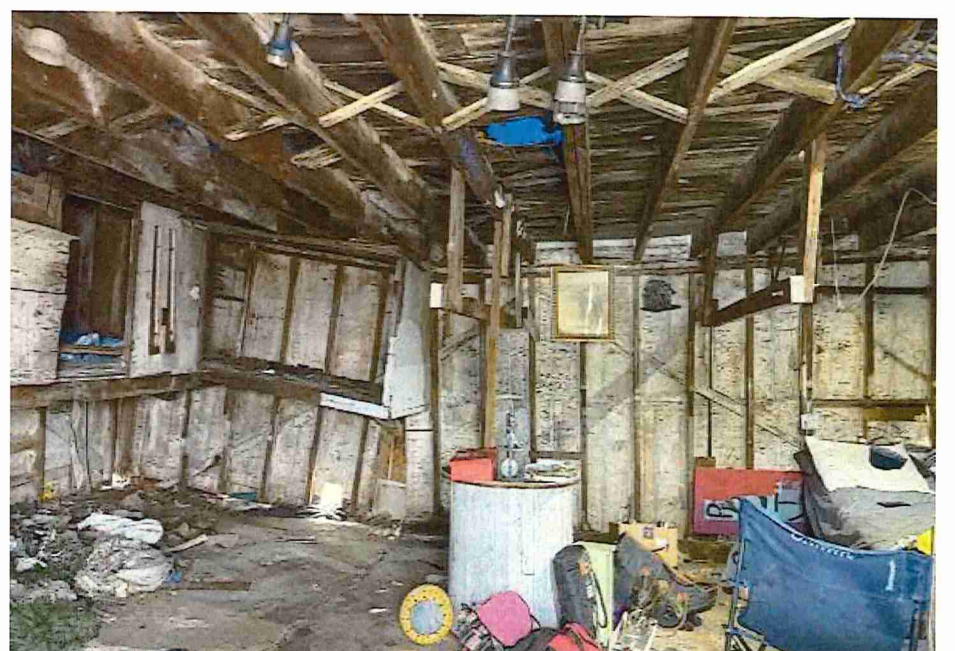
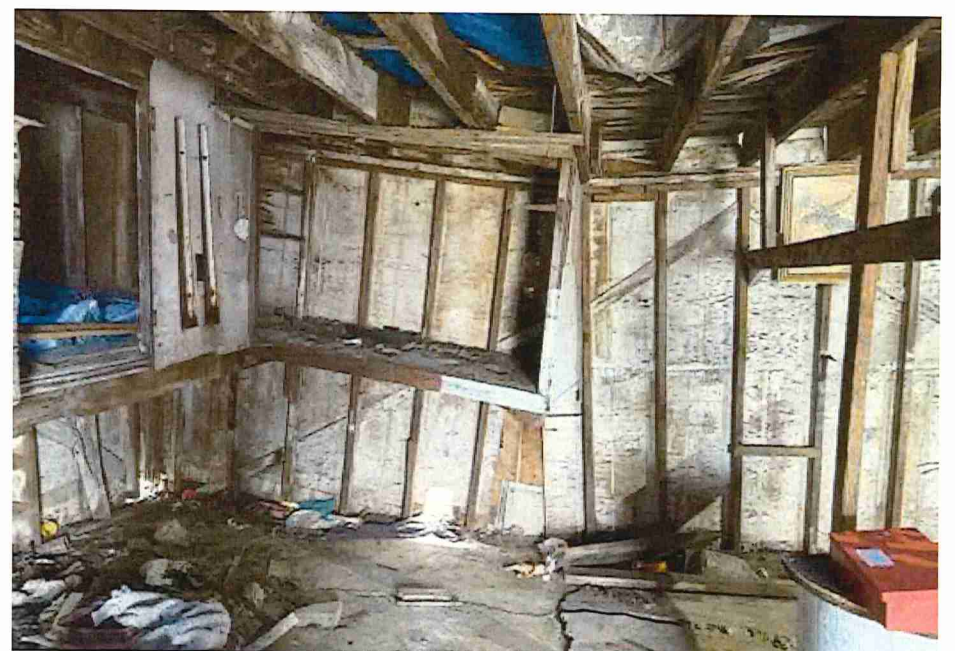
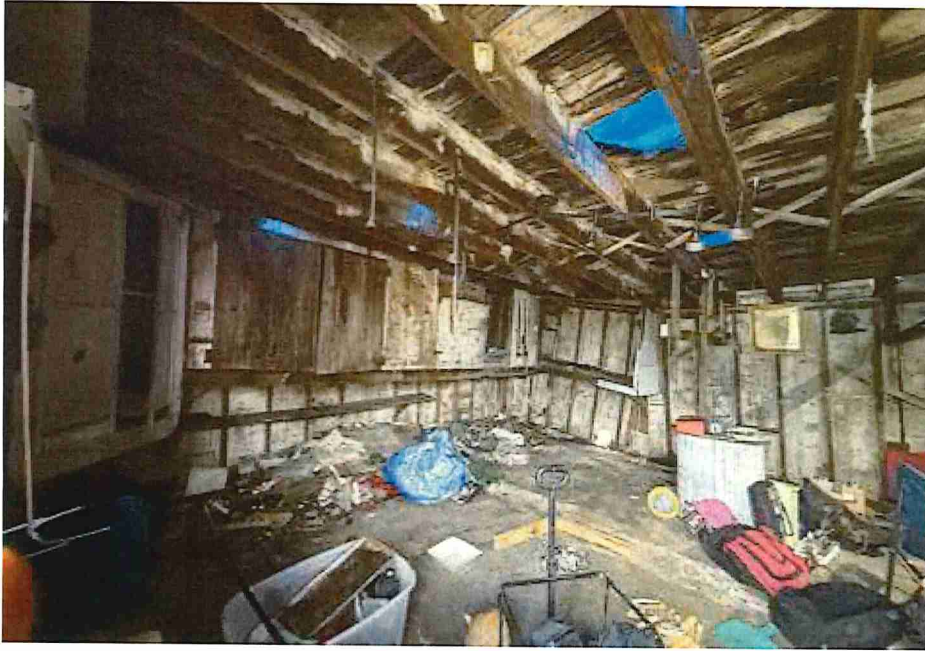


Show search results for 1226 m...













CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 1226 MIAMI DR
Legal Description: LAWNDALE LT 1 BK 13
Tax Account No: 426000130010
Property Owner: MOYA GUADALUPE AND GUADALUPE MOYA III
Mailing Address: 1226 MIAMI DR
City, State, Zip: CORPUS CHRISTI, TX 78404

Inspection Date: 2/20/2025
Zoning District:
Compliance Officer: Josue Gomez
Placard Date: 2/20/2025
Case No: V252414-022425

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 Other:

Accessory Structure Type: Wood Frame

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

X ☒ Rotten
X ☒ Loose
X ☒ Torn
X ☒ Holes
☐ Missing
☐ Other:

Wall Type:

X ☒ Rotten
X ☒ Leaning
X ☒ Buckled
☐ Missing
☐ Other:

Foundation Type: (In my opinion the concrete foundation appeared to be visible)

x ☒ Sunken
x ☒ Cracked
☐ Rotten
☐ Other:

VIOLATION(S): 1226 MIAMI DR

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

108.1.1 Building Standards: For Building Standards refer to City Code §13-20 et seq and City Of Corpus Christi Technical Construction Codes.

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.

304.1 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.

304.15 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.

304.4 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.

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.

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.



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

Case No: B1 Letters, V252414-022425

ADDRESS: 1226 MIAMI DR

Tax Account No: 9420-0001-0090

LAST UPDATED ON: Tuesday, November 04, 2025

Owner(s): MOYA GUADALUPE & GUADALUPE MOYA III

LETTERS MAILED from 2/25-10/29/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOYA GUADALUPE & GUADALUPE MOYA III 1226 MIAMI DR. CORPUS CHRISTI, TX. 78404	Owner	B1 LETTER MAIL ON 2/25/25 SIGNED GREEN CARD BY GUADALUPE MOYA REC'VD BY 2/27/25
GUADALUPE MOYA 203 W. UNIVERSITY WAXAHACHIE, TX. 75165	Owner	B1 LETTER MAIL ON 2/25/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
LIEN SOLUTIONS PO BOX 29071 GLENDALE, CA 91209-9071	Lien Holder	B1 LETTER MAILED 10/29/2025 SIGNED GREEN CARD BY NDS DATE OF DELIVERY 11/4/25 REC'VD 11/10/2025



2726 NIAGARA ST. - RESIDENTIAL STRUCTURE

- Substandard case started 3/11/2025.

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 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. (Baldwin BLVD.)

According to NCAD, the owner Estrada Manuel D & Est Of Rosa Sotello Estrada C/O Ralph De Luna took possession of property 11/6/2000.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 11

Owner Compliance: 3

City Abatements: 2

Citations issued: 2



2726 NIAGARA ST. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
06/17/25	UNSECURED VACANT BUILDING	Section 13-3008 DUTY TO SECURE VACANT BUILDING	OWNER COMPLIANCE
03/12/25	SUBSTANDARD	503.4 Floor Surface 304.6 Exterior Walls 304.7 Roofs and Drainage 305.1 Interior Structure/General 304.4 Structural Members (Exterior) 108.1.3 Structure Unfit for Human Occupancy 108.1.5 Dangerous Structure or Premises 304.1 Exterior Structure/General	IN PROGRESS
03/12/25	EMERGENCY DEMOLITION	Section 13-27 Emergency Demolition	COMPLIANT
02/25/25	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49- 10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN.	IN PROGRESS
10/28/24	PMC STANDARDS	301.3 Vacant Structures and Land 302.1 Exterior Maintenance 302.7 Accessory Structures 302.9 Defacement of Property 304.1 Exterior Structure/General 304.10 Stairways, Decks, Porches and Balconies (Exterior) 304.15 Doors (Exterior) 304.2 Protective Treatment (Exterior) 304.3 Address Identification 304.4 Structural Members (Exterior) 304.5 Foundation 304.6 Exterior Walls 304.7 Roofs and Drainage 305.1 Interior Structure/General 305.2	CLOSED



2726 NIAGARA ST. - RESIDENTAL STRUCTURE

		Structural Members (Interior) 305.3 Interior Surfaces 305.4 Stairs and Walking Surfaces (Interior) 305.5 Handrails and Guards (Interior) 307.1 Handrails and Guardrails/General 308.1 Accumulation of Rubbish or Garbage 308.2 Disposal of Rubbish 308.3 Disposal of Garbage 505.1 Water System/General 702.1 Means of Egress/General	
02/22/24	ZONING	Unified Development Code 1.7.2 A. Minimum Requirements UNIFIED DEVELOPMENT CODE 1.7.2 A. MINIMUM REQUIREMENTS - ILLEGAL LAND USE	COMPLIANT
10/19/23	PMC STANDARDS	302.1 Exterior Maintenance 302.7 Accessory Structures 304.1 Exterior Structure/General 304.13 Window, Skylight and Door Frames 304.13.1 Glazing 304.13.2 Openable Windows 304.2 Protective Treatment (Exterior) 304.6 Exterior Walls 505.1 Water System/General 702.1 Means of Egress/General	CLOSED
10/19/23	CARE OF PREMISES	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
09/26/23	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND	CLOSED



2726 NIAGARA ST. - RESIDENTIAL STRUCTURE

		DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49- 10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
09/20/23	SUBSTANDARD	UPON ARRIVAL I OBSERVED A RESIDENTIAL STRUCTURE THAT IS UNSAFE FOR HUMAN OCCUPANCY, TO INCLUDE BUT NOT LIMITED TO THE DEGREE TO WHICH THE STRUCTURE IS IN DISREPAIR, UNSANITARY, VERMIN OR RAT INFESTED, AND CONTAINS FILTH AND CONTAMINATION. FURTHER INVESTIGATION DETERMINED THE STRUCTURE IS A DANGEROUS STRUCTURE DUE TO PORTIONS OF THE MAIN STRUCTURE AND ACCESSORY STRUCTURE THAT HAVE COLLAPSED ONTO ITSELF.	CLOSED
01/09/20	PMC STANDARDS	302.1 Exterior Maintenance 302.7 Accessory Structures 302.7.1 Fences 304.13 Window, Skylight and Door Frames 304.13.1 Glazing 304.13.2 Openable Windows 304.14 Insect Screens 505.1 Water System/General 702.1 Means of Egress/General	CLOSED



2726 NIAGARA ST. - RESIDENTIAL STRUCTURE

Abatement history for 2726 Niagara St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 02/21/2024	\$1,485.00/\$125.00	MOWING & CLEANING
2. 10/15/2024	\$362.95/\$412.00	MOWING & CLEANING

Total: \$2,384.95

CCPD calls to property:

Nature of Call	2726 Niagara St.
Law Enforcement Assist	1
Attempt To Contact	4
Broadcast Info Law Enforcement Only	5
Burglary	5
Disturbance	31
Physical Altercation	1
Building Fire	1
On View Investigation	5
Parking Violation	2
Property Or Item Found	1
Quality Of Life	9
Residential	1
Suspicious Or Unusual	8
Suspicious Circumstance	1
Theft Of Property Or Services	5
Trespassing Violation	8
Telephone Reporting Unit	19
Unknown Nature	1
Grand Total	108



2726 NIAGARA ST. - RESIDENTAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
1/12/2026	RALPH DELUNA	ON 1/12/26 CALLED RALPH DELUNA AT (210-325-3937) AND LEFT A VOICEMAIL FOR MY CALL TO BE RETURNED. HE CALLED ME BACK AND STATED HE DID RECEIVE THE LETTER FOR THE BSB HEARING AND I ASKED HIM IF HE HAD ANY QUESTIONS AND HE STATED NO SIR BUT THANKED ME FOR THE CALL.
1/02/2026	RALPH DELUNA	ON 1/2/2026 I RECEIVED A CALL BACK FROM RALPH DELUNA (210-325-3937) WHO STATED THAT HE WAS ELDERLY AND HAD TROUBLE WALKING AND LIVED OUT OF TOWN. HE STATED HE WOULD CALL ME TO MEET ME AT THE PROPERTY WHEN HE COMES TO CORPUS CHRISTI. HE STATED THAT THE STRUCTURE WAS IN REPARIEABLE CONDITION BUT HE DID NOT KNOW WHEN HE COULD REPAIR IT SINCE HE DID NOT HAVE THE MONEY OR DIDNT KNOW WHEN HE WOULD HAVE THE MONEY TO BEGIN THE REPAIRS.
1/02/2026	RALPH DELUNA	CALLED RALPH DELUNA AT (210-325-3937) AND LEFT A VOICEMAIL FOR MY CALL TO BE RETURNED.
7/14/25	RALPH DELUNA	SPOKE WITH THE OWNER AT 210-325-3937 WHO STATED HE IS BEING HARASSED AND WILL BE DOWN 7-26 TO SECURE THE PROPERTY AND NO SOONER SO HE EXPECTS TO HAVE THE EXTENSION PUSHED OUT UNTIL THEN - I EXPLAINED THAT I AM UNABLE TO EXTEND PAST 1 WEEK AND HE STATED THAT IS HIS ONLY DATE TO SECURE THE PROPERTY ALTHOUGH HE HAS A CONTRACTOR THAT HE USES TO MAINTAIN THE PROPERTY HE SAID HE TAKES A WEEK BETWEEN REQUESTS AS HE IS BUSY - WILL PARTNER WITH JOSUE ON STEPS TO PROCEED
03/11/25	RALPH DELUNA	03-11-2025 MR. RALPH DELUNA (210-325-3937) WAS CONTACTED PRIOR TO STARTING THE CASE ON 03-11-2025 TO



2726 NIAGARA ST. - RESIDENTAL STRUCTURE

		OBTAIN CONSENT TO ENTER THE PREMISES HE WAS ALSO ADVISED OF THE STATE OF THE MAIN STRUCTURE AND HOW IT POSE A DANGER TO THE PUBLIC.
--	--	---

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V253825-031225

Property Owner: ESTRADA MANUEL D & EST OF ROSA SOTELLO ESTRADA C/O RALPH DE LUNA

Address (☒Residential ☐Commercial): 2726 NIAGARA ST

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: \$1,325.30
4. Utilities: ☐Active ☒Inactive-Last active date: 3/15/2010
5. Year Structure Built: 1941
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Friday January 2, 2026

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

RE: 2726 NIAGARA ST (Residential Structure)

Case # V253258-031225

**OWNER: ESTRADA MANUEL D & EST OF
ROSA SOTELLO ESTRADA C/O RALPH DE LUNA**

**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 **March 11, 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**.

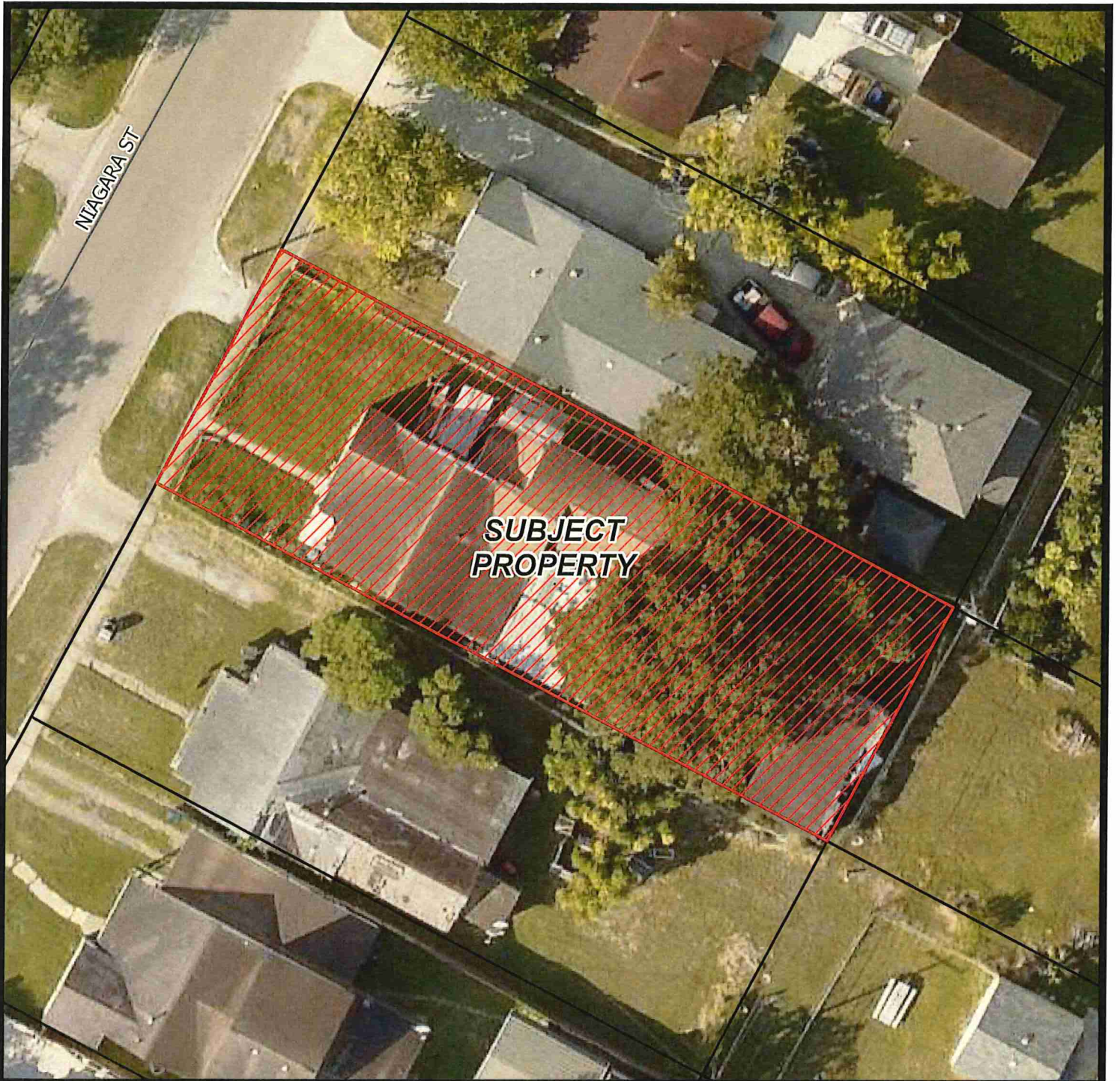
If you have any questions concerning the above, please call (361) 826-3046.

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 2726 NIAGARA ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	3/11/2025	n/a	n/a
Initial Inspection Completed	3/11/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/14/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/14/2025	Return mail rec'vd 3/14/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	4/15/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

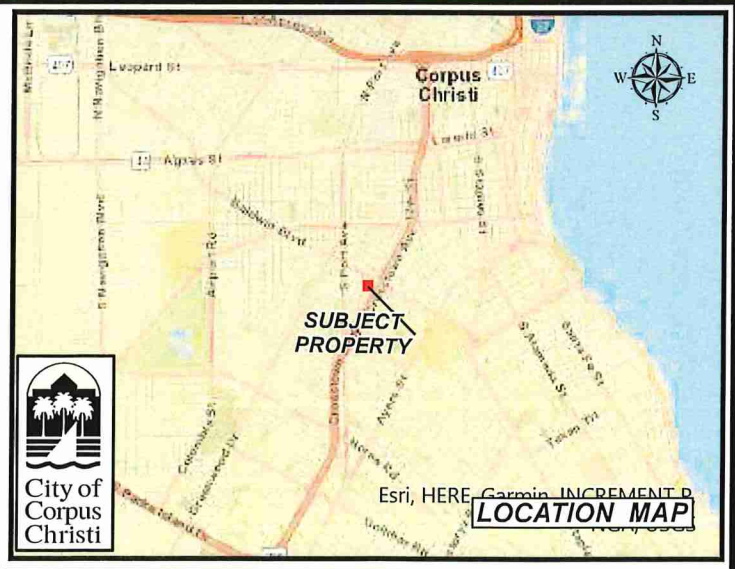


2726 NIAGARA

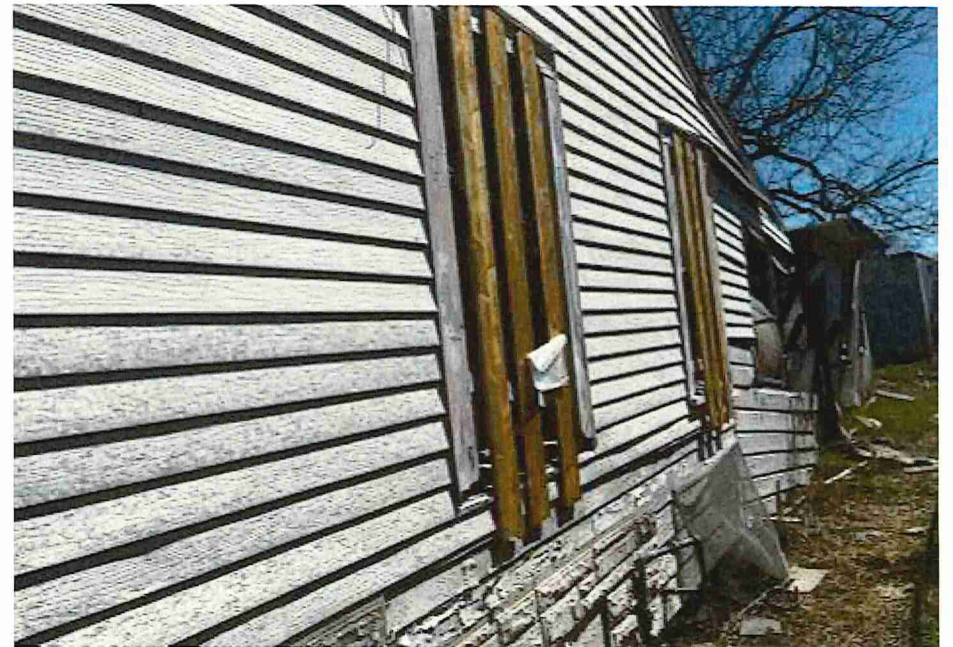
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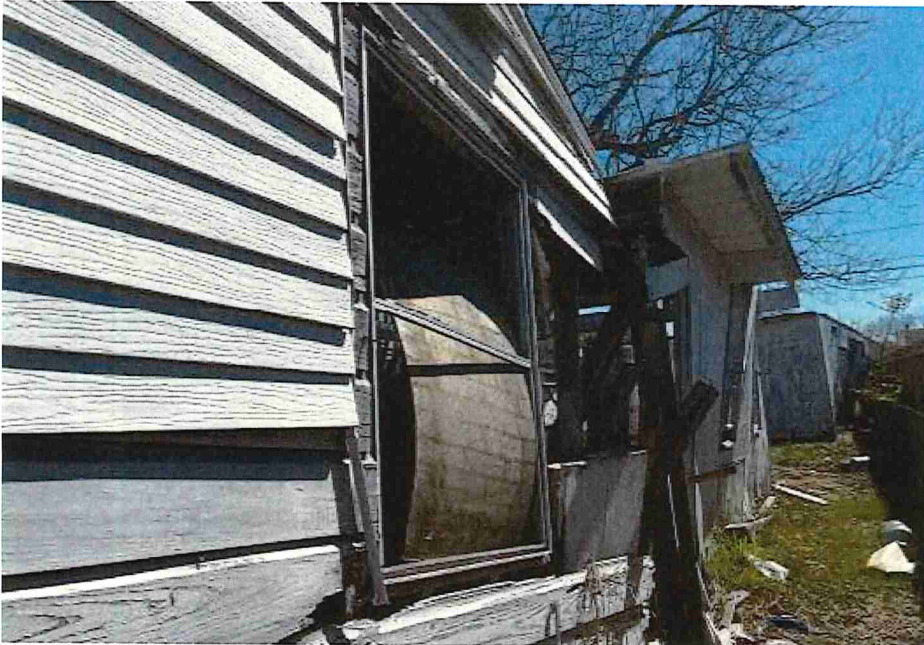


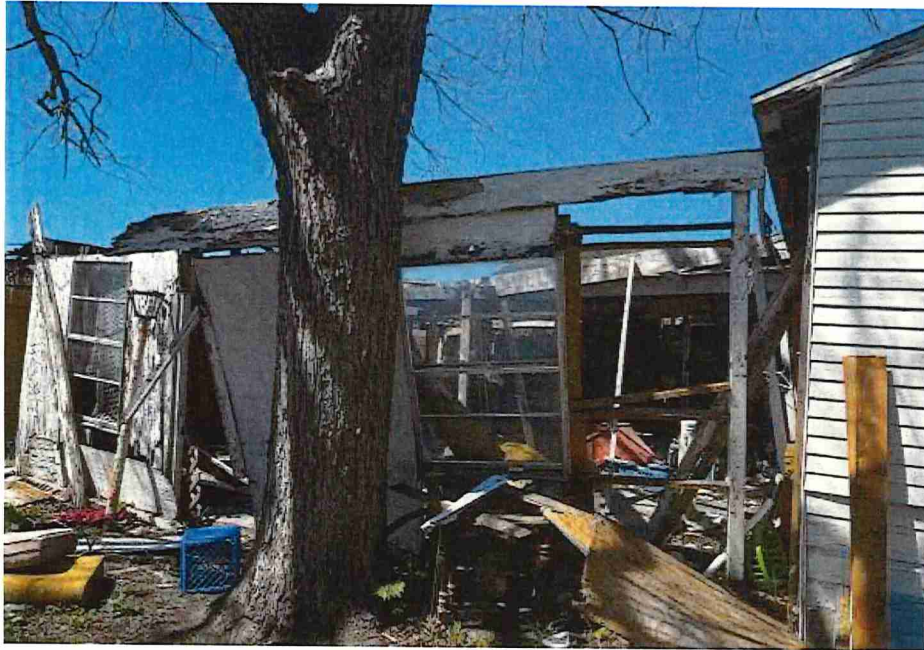
Subject
Property













City of Corpus Christi – BUILDING SURVEY

Account Number: 101000080180

Inspection Date: 3/11/2025

Zoning Use: RS-6

Revised Date: 03/12/2025

Officer: SAMUEL GOMEZ

Property Address: 2726 NIAGARA ST

Legal Description: BROADMOOR PK LT 18 BK 8

Owner: ESTRADA MANUEL D & EST OF ROSA SOTELLO ESTRADA

Mail to: PO Box 18423

City, State, Zip: San Antonio, TX 78218-0423

<input 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: 3/11/2025

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:

<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 checked="" type="checkbox"/> Missing Boards
<input type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input checked="" type="checkbox"/> Buckled
<input checked="" 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 checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input checked="" type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input 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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

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:

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:

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

VIOLATION(S): 2726 NIAGARA

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 unsanitary 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.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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.

304.4 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.

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.



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

Case No: B1 Letters, V253258-031225

ADDRESS: 2726 NIAGARA ST

Tax Account No: 1010-0008-0180

LAST UPDATED ON: Tuesday, April 15, 2025

Owner(s): MANUEL ESTRADA AND EST OF ROSA SOTELLO ESTRADA

LETTERS MAILED from 3/14-3/14/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
ESTRADA MANUEL D & EST. OF ROSA SOTELLO ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Owner	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ESTRADA MANUEL D & EST. OF ROSA SOTELLO ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Owner	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MANUEL ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Owner	B1 LETTER MAILED 3/14/25 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MANUEL ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Owner	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF MANUEL ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED OWNER UNKNOWN HEIRS	CERT RETURN MAIL REC'VD 3/14/25 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF MANUEL ESTRADA 2726 NIAGARA ST.	DECEASED OWNER UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025

CORPUS CHRISTI, TX. 78405		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA SOTELLO ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA SOTELLO ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Registered Agent	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ROSA SOTELLO ESTRADA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED OWNER UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ROSA SOTELLO ESTRADA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED OWNER UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE S. DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE S. DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE S. DE LUNA PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/27/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSE S. DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER

		ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSE S. DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'VD 3/20/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSE S. DE LUNA PO BOX 767 FREER, TX. 78357	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
ERNEST DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST DE LUNA PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF ERNEST DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURNED MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ERNEST DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURNED MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ERNEST DE LUNA PO BOX 767 FREER, TX. 78357	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN

		UNABLE TO FORWARD
CLEO DE LUNA CLARKE PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLEO DE LUNA CLARKE 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLEO DE LUNA CLARKE PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
CLEO DE LUNA CLARKE 306 HAHN ST FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/21/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LORA D GONZALES PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LORA D GONZALES 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LORA D GONZALES PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
LORA D GONZALES 2201 CANDLELIGHT LN #1 EDINBURG, TX 78541	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/9/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

JOE DE LUNA JR PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOE DE LUNA JR 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOE DE LUNA JR PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
RALPH DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA PO BOX 767 FREER, TX. 78357	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
RALPH DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA	Heir	B1 LETTER MAILED ON 3/14/2025

4307 BIKINI SAN ANTONIO, TX. 78201		RETURNED GREEN RECEIPT REC'D 3/20/205 SIGNED AND REC'D BY EPIFANIA DE LUNA DATE OF DELIVERY 3/18/25
RALPH DE LUNA PO BOX 39234 SAN ANTONIO, TX. 78218	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RALPH DE LUNA PO BOX 2366 UNIVERSAL CITY, TX. 78148-1366	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA C. COTTON AKA ROSA MONTIS COTTON AKA ROSA DE LUNA MONTEZ 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROSA C. COTTON AKA ROSA MONTIS COTTON AKA ROSA DE LUNA MONTEZ 1524 ORMOND DR. CORPUS CHRISTI, TX. 78415	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/14/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAUL DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAUL DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	
UNKNOWN HEIRS OF RAUL DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RAUL DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

FELIPE DAMAS DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FELIPE DAMAS DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF FELIPE DAMAS DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURNED MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF FELIPE DAMAS DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DORIS DAHLEN PO BOX 18423 SAN ANTONIO, TX. 78218-0423	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DORIS DAHLEN 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DORIS DAHLEN 1234 NILE DR #2 CORPUS CHRISTI, TX. 78412	Heir	B1 LETTER MAILED ON 3/14/2025
JOE DE LUNA JR 3324 AZTEC CORPUS CHRISTI, TX. 78405	Heir	B1 LETTER MAILED ON 3/14/2025 RETURNED GREEN RECEIPT REC'D 3/17/25 SIGNED BY JOE DELUNA
UNKNOWN HEIRS OF RALPH DE LUNA PO BOX 18423 SAN ANTONIO, TX. 78218-0423	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 4/7/25 RETURN TO SENDER UNCLAIMED

		UNABLE TO FORWARD
UNKNOWN HEIRS OF RALPH DE LUNA 2726 NIAGARA ST. CORPUS CHRISTI, TX. 78405	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/20/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RALPH DE LUNA PO BOX 767 FREER, TX. 78357	DECEASED HEIRS OF UNKNOWN HEIRS	B1 LETTER MAILED ON 3/14/2025 RETURN MAIL REC'D 3/27/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD



4505 RAMONA DR. - RESIDENTIAL STRUCTURE

- Substandard case started 6/23/2025.

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 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. (Villarreal Dr)

According to NCAD, the owner Mount North Texas LLC took possession of property 4/22/2025.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 10

Owner Compliance: 5

City Abatements: 4

Citations issued: 3



4505 RAMONA DR. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
06/25/2025	Substandard Structure	Structure unfit for human occupancy	In progress
06/25/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
01/30/2025	Substandard Structure	Structure unfit for human occupancy	Closed due to new ownership
01/24/2025	Unsecure Vacant Building	Several unsecure openings	Closed
07/03/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
04/16/2021	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
01/27/2021	Unsecure Vacant Building	Unsecure openings	Expired
02/20/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
11/30/2016	Substandard Structure	Structure unfit for human occupancy	Expired
08/01/2013	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired

Abatement history for 4505 Ramona Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 07/07/2021	\$195.5/\$125	Vacant Building
2. 05/03/2021	\$170/\$174	Unsecured Vacant Building
3. 01/25/2021	\$125/\$125	Vacant Building
4. 04/15/2020	\$125/\$125	vacant Building

Total: 1164.5



4505 RAMONA DR. - RESIDENTIAL STRUCTURE

CCPD calls to property:

Nature of Call	4505 Ramona Dr.
BACK UP ROUTINE	1
INCOMPLETE OR DROPPED 911 CALL	1
ON VIEW INVESTIGATION	1
Grand Total	3



4505 RAMONA DR. - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/22/2025	Mike Castillo	An email was sent out to Mike Castillo, representative from Mount North Texas LLC mikec@taxsaleresources.com advising a Substandard structure case was re initiated due to change in ownership from Mount North Capital 2 LLC to Mount North Texas LLC. I also advised that the remodeling permit he submitted was not approved due to lack of documentation requested by development services Department and he needed to provide scope of work, drawings and engineering to review. I did not receive an email response but a verbal over the phone advising he will work on it.
12/19/2025	Lauren Apicella	An email was sent out to Lauren Apicella, representative and Asset manager from Mount North Texas LLC, inquiring about an update for the property (whether they plan to demolish or remodel the structure). On the same day, Ms. Apicella replied to my email stating that they are planning to renovate and that she will reach to one of her contractors to see if they can get a footprint/drawing of the interior of the house so they can get permit approved and Inquired what else is needed. I provided her the permitting division contact number.
01/12/2026	Lauren Apicella	Direct contact: on 01/12/2026 I spoke with asset manager at Mount North Texas, Lauren Apicella (630) 296-6882. I inquired if there was an update on the property since or last email on 12/19/2025. I told her we are moving forward with the case and presenting it to the board. she advised she is going to apply for the permits today. I reminded her of day and time of the meeting. no further incident

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V260571-062525

Property Owner: MOUNT NORTH TEXAS LLC

Address (☒Residential ☐Commercial): 4505 RAMONA 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: \$1,789.67
4. Utilities: ☐Active ☒Inactive-Last active date: 5/27/2024
5. Year Structure Built: 1955
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☐Yes ☒No

COMPLAINT

Friday January 2, 2026

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

RE: 4505 RAMONA DR (Residential Structure)

Case # V260571-062525

OWNER: MOUNT NORTH TEXAS LLC

**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 **June 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**.

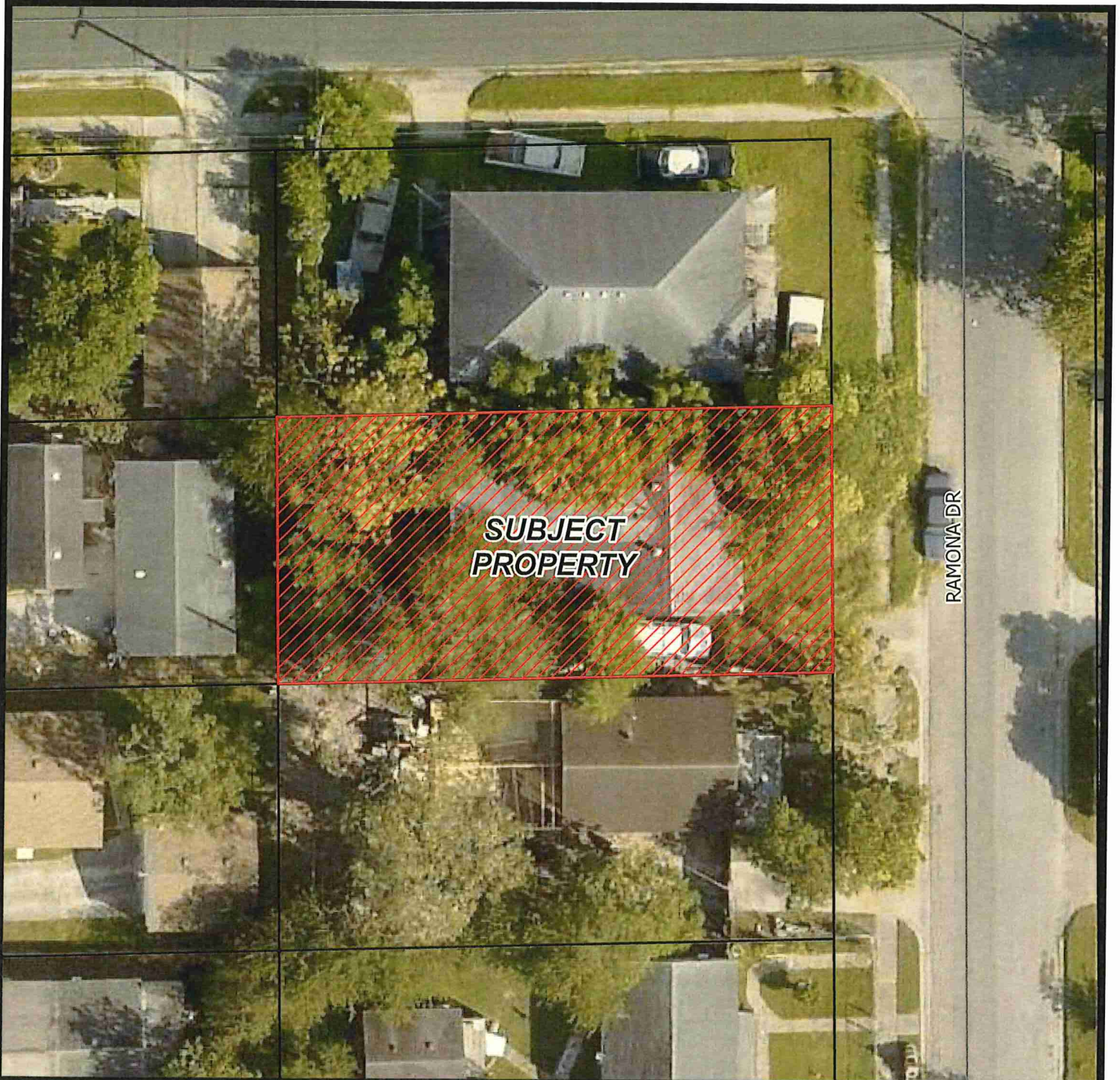
If you have any questions concerning the above, please call (361) 826-3046.

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 4505 RAMONA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/23/2025	n/a	n/a
Initial Inspection Completed	6/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/1/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/16/2025	Return mail rec'vd 7/16/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	8/1/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4505 RAMONA DR

Aerial View





OCCUPIED PROPERTY

4501

SUBJECT PROPERTY

4506

Daniel Rohde
D3-B

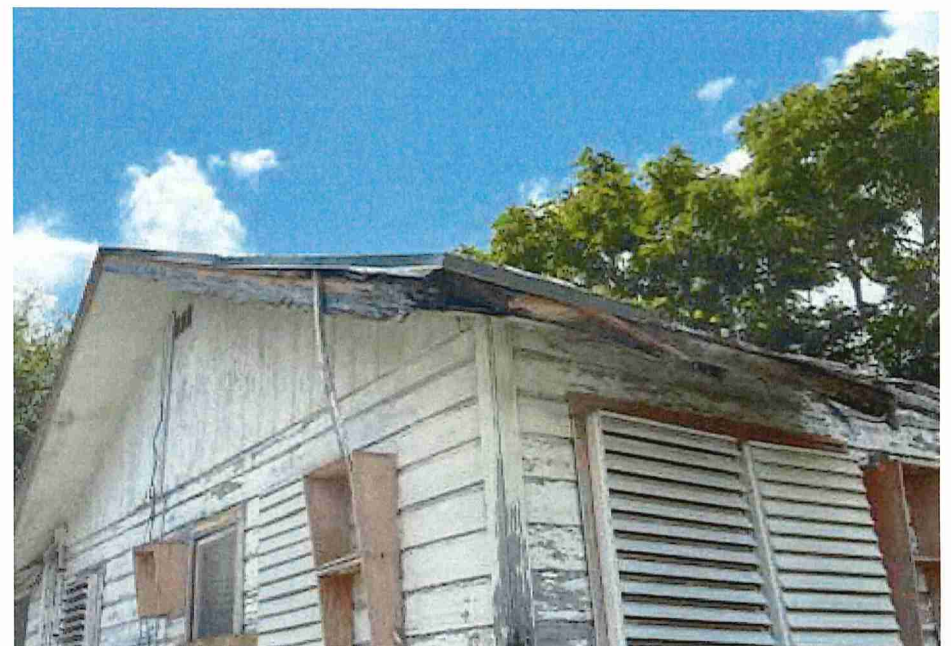
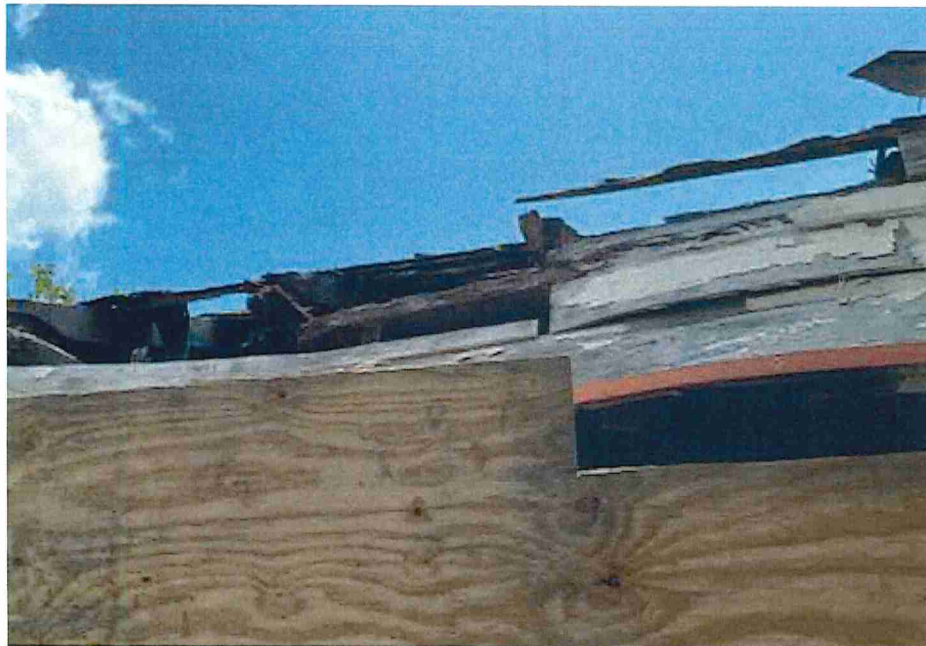
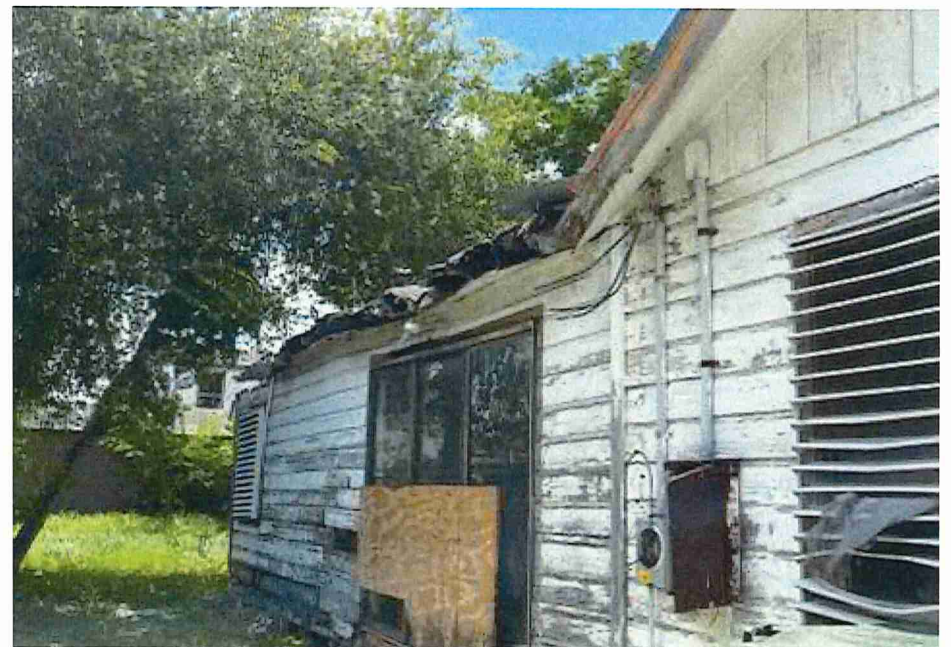
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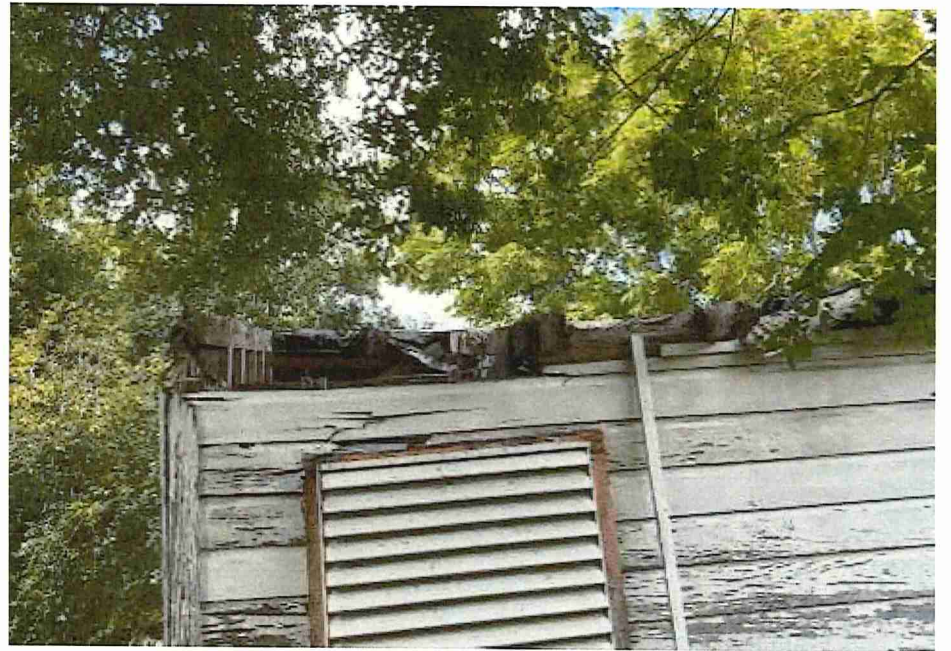
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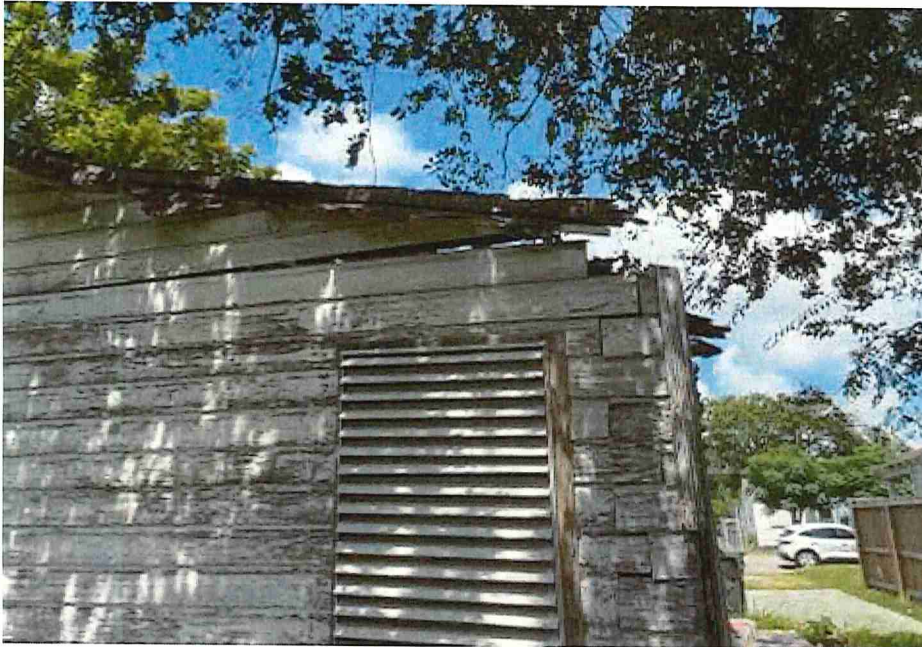
OCCUPIED PROPERTY

4509











City of Corpus Christi – BUILDING SURVEY

Account Number: 407200060280

Inspection Date: 6/23/2025

Zoning Use: RS-6

Revised Date: 07/01/2025

Officer: Grace Elledge

Property Address: 4505 RAMONA DR

Legal Description: LA PASCUA #2 BLK 6 LOT 28

Owner: MOUNT NORTH TEXAS LLC

Mail to: 3046 BRECKSVILLE RD STE D

City, State, Zip: RICHFIELD, OH 44286-9252

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☐ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☐ Open ☒ Placard
Placard Posted on: 6/23/2025

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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

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):**4505 RAMONA DR**

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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 unsanitary 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.

304.12 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.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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.

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

305.5 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.

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, V260571-062525

ADDRESS: 4505 RAMONA DR

Tax Account No: 4072-0006-0280

LAST UPDATED ON: Tuesday, July 15, 2025

Owner(s): MOUNT NORTH TEXAS LLC

LETTERS MAILED from 7/7-7/7/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOUNT NORTH TEXAS LLC 3046 BRECKSVILLE RD STE D RICHFIELD, OH 44286-9252	Owner	
MOUNT NORTH TEXAS LLC 4505 RAMONA DR CORPUS CHRISTI, TX 78416	Owner	B1 LETTER MAILED ON 7/7/2025 RETURN MAIL REC'VD 7/15/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
BRIAN BLOCK SEIDENSTICKER 4505 RAMONA DR CORPUS CHRISTI, TX 78416	Registered Agent	B1 LETTER MAILED 7/7/25 RETURN MAIL REC'VD 7/15/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
BRIAN BLOCK SEIDENSTICKER 3046 BRECKSVILLE RD STE D RICHFIELD, OH 44286	Registered Agent	B1 LETTER MAILED ON 7/7/2025 RETURN MAIL REC'VD 7/15/25 RETURN TO SENDER NOT DELIVERBALE AS ADDRESSED UNABLE TO FORWARD
JARED W HALLINGER 4505 RAMONA DR CORPUS CHRISTI, TX	Registered Agent	CERT RETURN MAIL REC'VD 7/7/25 RETURN MAIL REC'VD 7/15/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
JARED W HALLINGER 920 S 107TH AVE STE 250 OMAHA, NE 68114	Registered Agent	
CT CORPORATION SYSTEM	Registered Agent	

1999 BRYAN ST STE 900 DALLAS, TX 75201		
CT CORPORATION SYSTEM 1999 BRYAN ST STE 900 DALLAS, TX 75201	Registered Agent	
CT CORPORATION SYSTEM 4505 RAMONA DR CORPUS CHRISTI, TX 78416	Registered Agent	B1 LETTER MAILED ON 7/7/2025 RETURN MAIL REC'VD 7/15/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD



1630 17TH ST. - RESIDENTIAL STRUCTURE

- Substandard case started 7/25/2025.

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 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. (McKenzie St)

According to NCAD, RoseMary De Luna took possession of property 8/13/2024.

.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 10

Owner Compliance: 2

City Abatements: 2

Citations issued: 2



1630 17TH ST. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
09//12/25	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	In Progress
07/31/25	SUBSTANDARD	108.1 Unsafe Unfit Structures and Equipment/General 108.1.1 Building Standards (Unsafe Structures) 108.1.3 Structure Unfit for Human Occupancy 108.1.5 Dangerous Structure or Premises 304.1 Exterior Structure/General 304.6 Exterior Walls 304.7 Roofs and Drainage	In Progress
09/20/24	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
07/01/24	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
08/18/21	CARE OF PREMISES	DUPLICATE CASE	DUPLICATE CASE
08/18/21	CARE OF PREMISES	DUPLICATE CASE	DUPLICATE CASE



1630 17TH ST. - RESIDENTIAL STRUCTURE

08/18/21	CARE OF PREMISES	DUPLICATE CASE	CLOSED
05/17/21	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE	COMPLIANT
11/12/15	VACANT LOT	VL/HW/LSW/SCG PL 11-10-15	COMPLIANT
01/03/12	VACANT BUILDING	pl 01/03/2012	CLOSED

Abatement history for 1630 17th St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 6/21/2021	\$180.94/\$125.00	VACANT BUILDING
2. 8/17/2012	\$206.25	VACANT BUILDING

Total: \$512.19

CCPD calls to property:

Nature of Call	1630 17th St.
Burglary	1
Fireworks Possession Or Use	1
Noice Ordinance Violation	1
Suspicious Or Unusual	2
Grand Total	5



1630 17TH ST. - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
1/2/2026	ROSEMARY DE LUNA	CALLED 361-904-6970 AND LEFT A VOICEMAIL FOR ROSEMARY DELUNA TO RETURN MY CALL.
1/12/2026	ROSEMARY DELUNA	CALLED 361-904-6970 AND SPOKE WITH ROSEMARY DELUNA. SHE STATED SHE DOES NOT HAVE ANY PLANS TO REPAIR OR DEMO THE PROPERTY. SHE DOES PLAN TO SELL THE PROPERTY "AS IS" WITHIN 30 TO 60 DAYS. SHE STATED SHE HAD RECEIVED A LETTER FROM THE CITY BUT HAD NOT READ IT. I EXPLAINED THAT THE CASE AND STRUCTURE WOULD BE GOING TO THE BSB THIS MONTH.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V263269-073125

Property Owner: DE LUNA ROSE MARY

Address (☒Residential ☐Commercial): 1630 17th ST

Staff Recommendation(s): **Demolition**

☒Residential Structure

☐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: \$5,006.96
4. Utilities: ☐Active ☒Inactive-Last active date: 2/1/2022
5. Year Structure Built: 1950
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Friday January 2, 2026

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

RE: 1630 17th ST (Residential Structures)

Case # V263269-073125

OWNER: DE LUNA ROSE MARY

**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 **July 25, 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**.

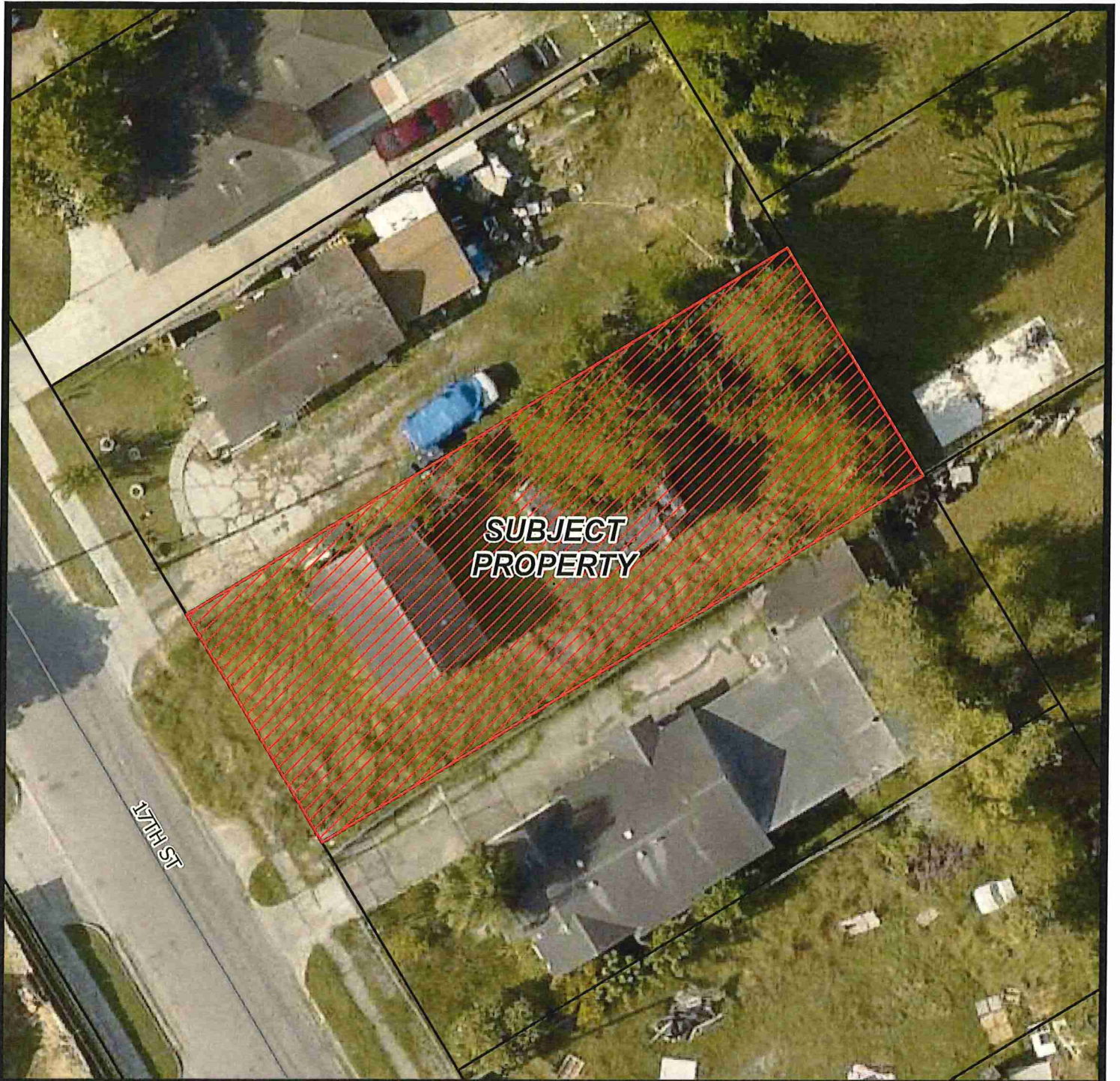
If you have any questions concerning the above, please call (361) 826-3046.

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 1630 17th ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/25/2025	n/a	n/a
Initial Inspection Completed	7/25/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/31/2025	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	11/15/2025 & 11/18/2025	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	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	8/6/2025	Return mail rec'vd 8/6/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	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	8/31/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	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	1/2/2026	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	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	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	1/2/2026	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	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



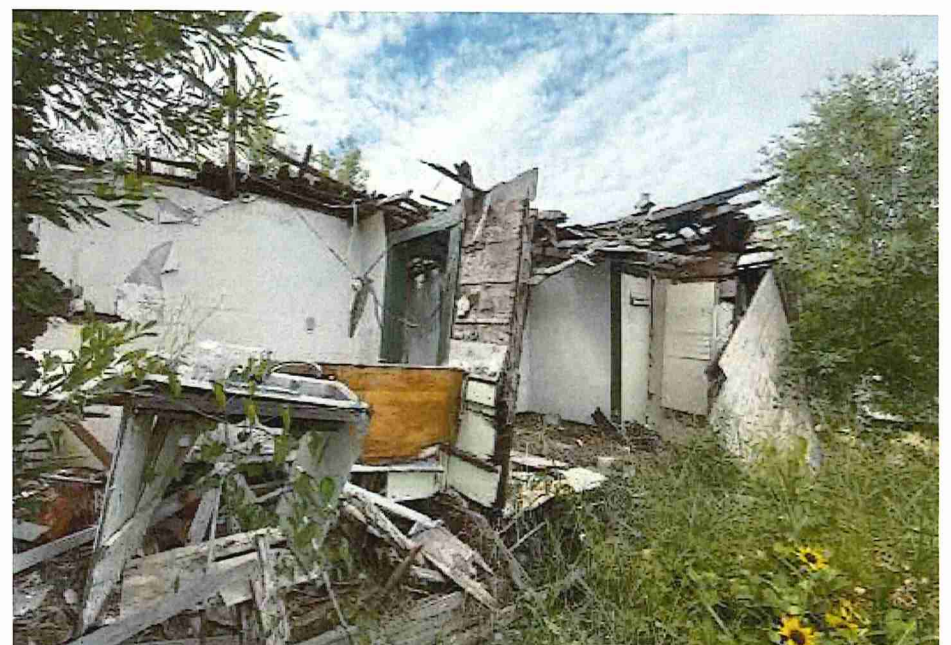
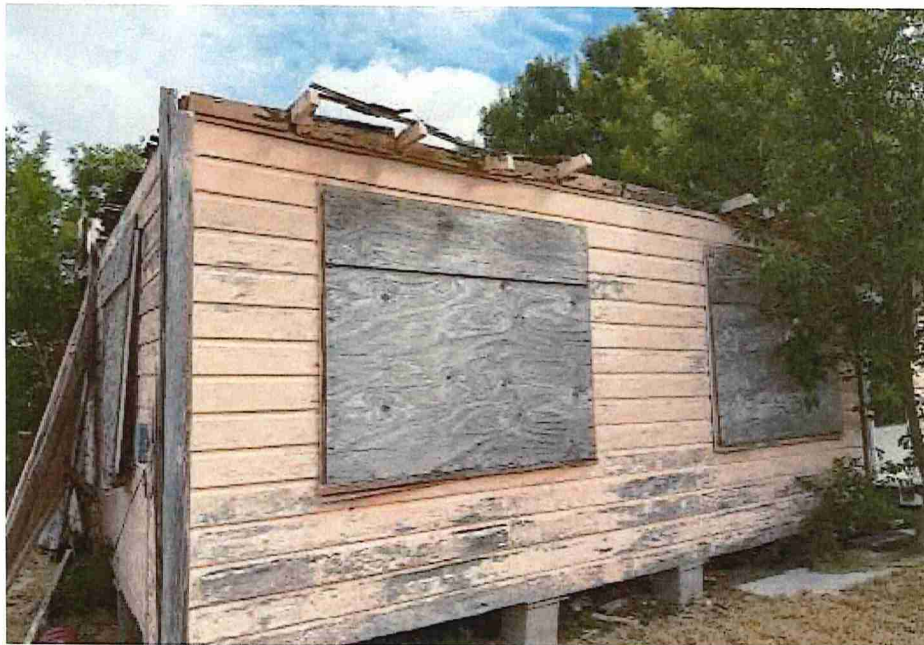
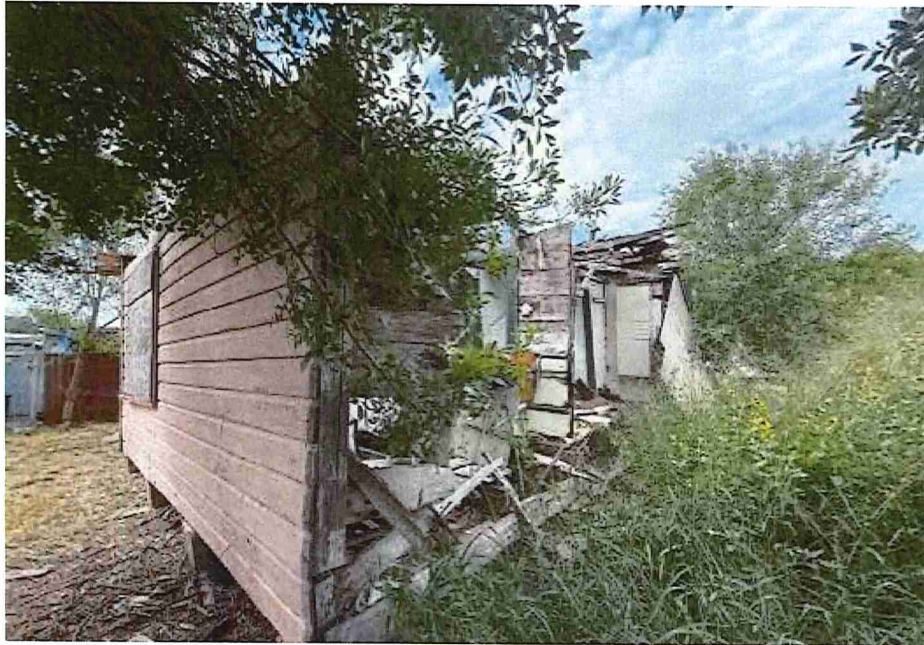
1630 17TH ST

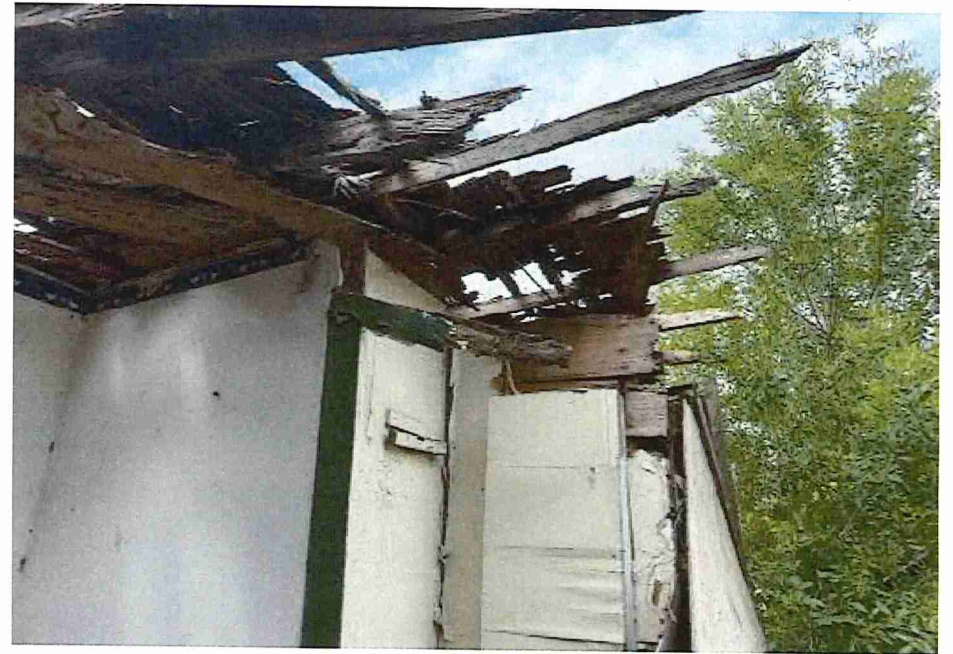
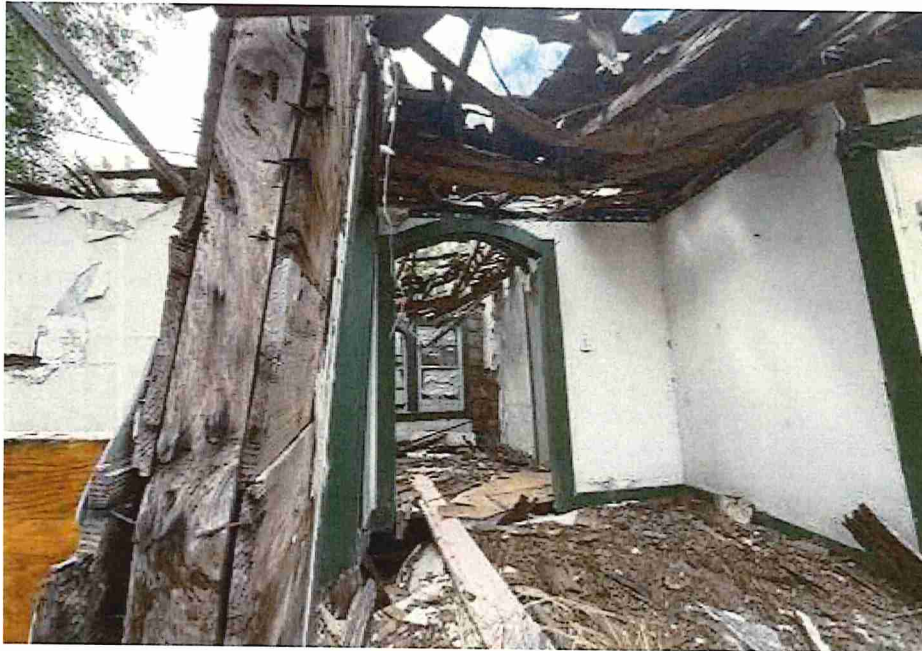
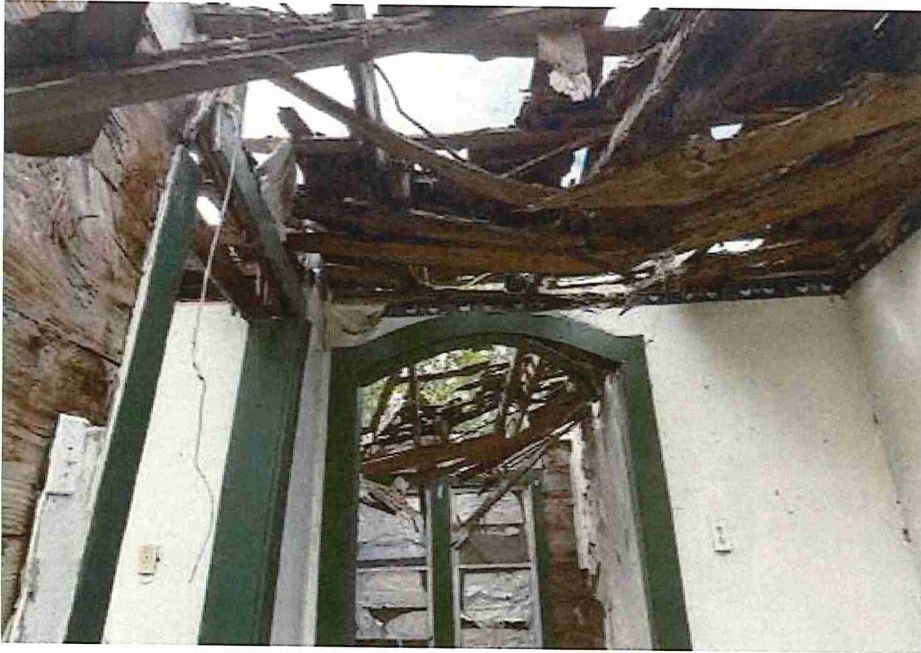
Aerial View











City of Corpus Christi – BUILDING SURVEY

Account Number: 245114030470

Inspection Date: 7/25/2025

Zoning Use: RS-TF

Revised Date: 07/31/2025

Officer: Josue Gomez

Property Address: 1630 SEVENTEENTH ST

Legal Description: FITCHUE PLACE BLK 1403 LOT 47 & 48 & ADJ ALLEY

Owner: SALIGHEDAR KARIM L & WF MINERVA/ROSEMARY DE LUNA

Mail to: 4013 Scioto Ln

City, State, Zip: Uniontown, OH 44685-6731

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

Placard Posted on: 7/25/2025

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:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input 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
- X ☐ Cracks
- X ☐ Holes
- ☐ Torn Wallpaper
- X ☐ Damaged Paneling
- X ☐ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- X ☐ Sheetrock Mildewed / Buckled
- X ☐ Ceiling Damaged / Missing
- X ☐ Water Damaged / Smoke Damaged
- ☐ Impervious Material Around Tub
- X ☐ 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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

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:

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:

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

VIOLATION(S): 1630 17TH ST

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

108.1.1 Building Standards: For Building Standards refer to City Code §13-20 et seq and City Of Corpus Christi Technical Construction Codes.

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 unsanitary 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.

304.6 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.



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

Case No: B1 Letters, V263269-073125

ADDRESS: 1630 SEVENTEENTH ST

Tax Account No: 2451-1403-0470

LAST UPDATED ON: Friday, August 22, 2025

Owner(s): DE LUNA ROSE MARY

LETTERS MAILED from 7/31-7/31/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
DE LUNA ROSE MARY 6117 BOCA RATON DR CORPUS CHRISTI, TX 78413-3129	Owner	B1 LETTER MAILED ON 7/31/2025 RETURN MAIL REC'VD 8/22/25 RETURN TO SENDER ILLEGIBLE UNABLE TO FORWARD
DE LUNA ROSE MARY 1630 SEVENTEENTH ST CORPUS CHRISTI, TX 78404	Owner	B1 LETTER MAILED ON 7/31/2025 RETURN MAIL REC'VD 8/6/25 RETURN TO SENDER VACANT UNABLE TO FORWARD