



4917 MORAVIAN DR. - ACCESSORY STRUCTURE

- Substandard case started 1/29/2024

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the Corpus Christi 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 accessory structure (Building Survey attached)

Property located in a residential area.

According to NCAD, no recorded deed on file.

Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 2

Owner Compliance: 0

City Abatements: 0

Citations issued: 0

| Date | Case Type | Violation(s) | Status |
|------------|-----------------------|---------------------------------|-------------|
| 01/29/2024 | Substandard Structure | Substandard accessory structure | In Progress |



4917 MORAVIAN DR. - ACCESSORY STRUCTURE

| | | | |
|------------|-----------------|---|-------------|
| 02/29/2024 | Vacant Building | Tall weeds, litter and solid waste & sidewalks, curbs and gutters | In progress |
|------------|-----------------|---|-------------|

Abatement history for 4917 MORAVIAN DR.

Date

Cost/Admin Fee

Case Type

No abatement has been done at property address.

CCPD calls to property:

| Nature of Call | 4917 Moravian Dr. |
|---------------------------|-------------------|
| LE Assist Citizen Specify | 1 |
| Grand Total | 1 |

Attempted contact with Property Owner(s)

| DATE | NAME | CONTACT DETAILS |
|------------|----------------|---|
| 02/15/2024 | ROBERT CABELLO | Robert Cabello (361) 779-7330 called Code Officer Diana T. Garza requesting time to demolish the accessory structure. To this day no progress was made. |
| 11/12/2024 | ROBERT CABELLO | Called Mr. Cabello and he stated that he needs time due to needing assistance. He stated he would be at the BSB Hearing on 11/21/24 |

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V223582-012924

Property Owner: Gonzalo R. Cabello

Address (☒Residential ☐Commercial): 4917 Moravian Dr.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: ☒Unsecure
3. Taxes due: ☐ Current ☒Past due -Amount owed: \$59,360.36
4. Utilities: ☒Active ☐Inactive-Last active date:
5. Year Structure Built: 1952
6. Lawsuits: ☒Yes ☐No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday, October 28, 2024

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

RE: 4917 Moravian Dr.

Case # V223582-012924

OWNER: Gonzalo R. Cabello

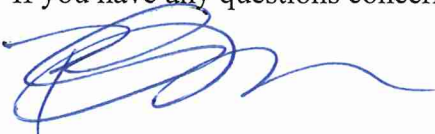
**Code Compliance Supervisor
Roland Maldonado**

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 15, 2024**, 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.

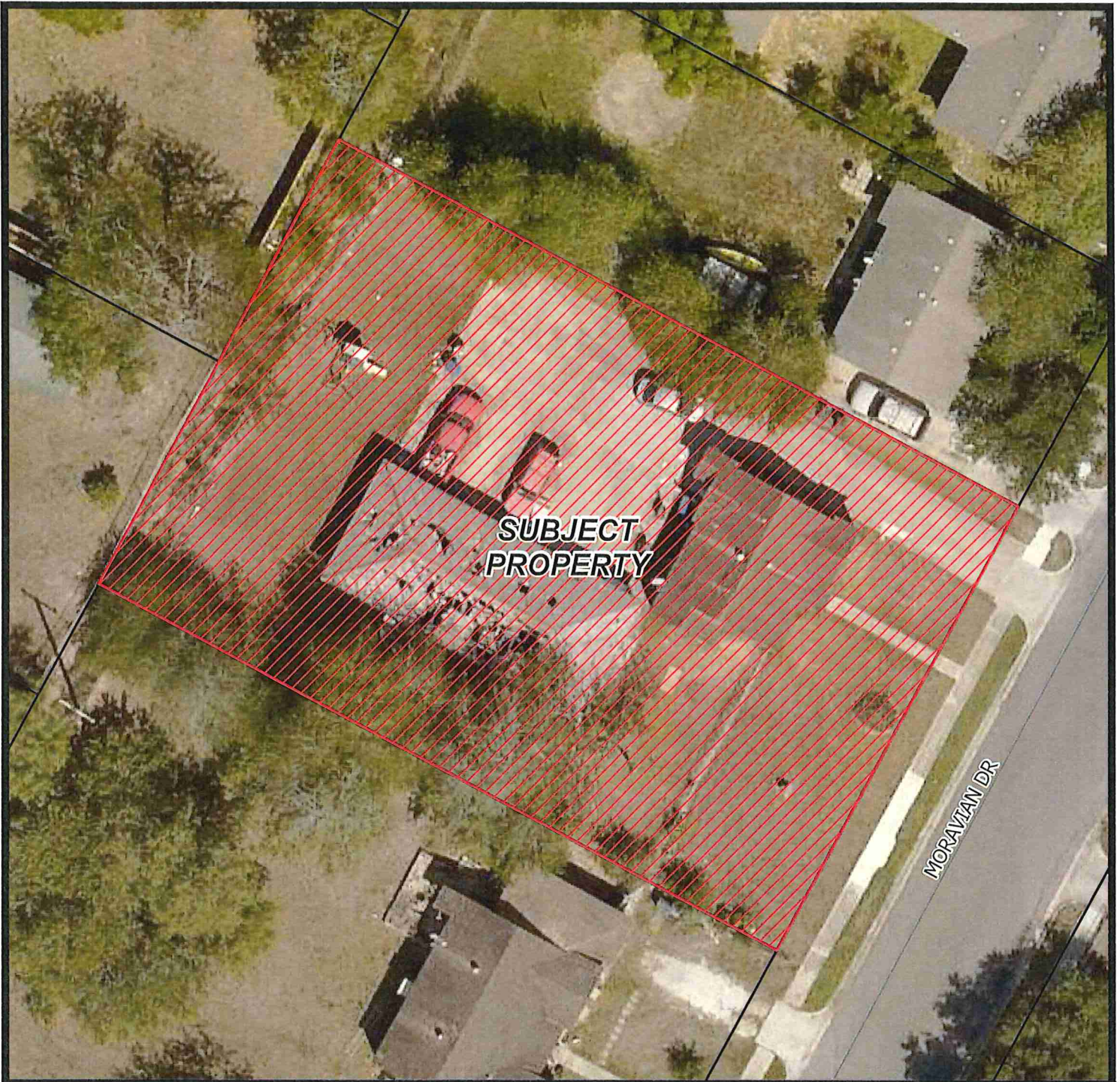


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena

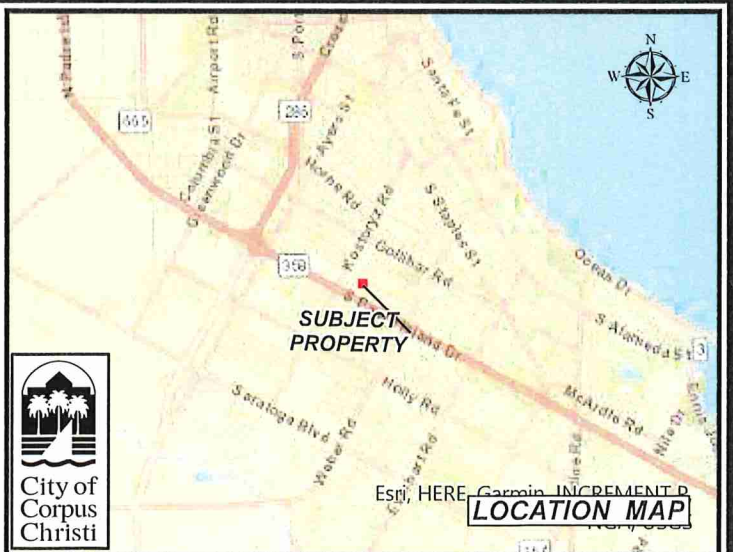
CASE TIMELINE FOR 4917 MORAVIAN DR

| Activity | Date | Legal Requirement | Legal Reference |
|---|---------------------------------------|--|---|
| Code Enforcement Notified of Potential Violation | 1/29/2024 | n/a | n/a |
| Initial Inspection Completed | 1/29/2024 | When building, structure or premise thought to be substandard | Corpus Christi Property Maintenance Code 104.2 |
| Notice of Violation Mailed to Last Known Addresses | 6/7/2024 | 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 | 7/19/2024 & 7/22/2024 | 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 | 8/19/2024 | When 30 days have elapsed from the date of first publication | City Ordinance Sec. 13-22(B) |
| Notice Received | 6/18/2024 | Returned mail rec'd-Return to sender, unclaimed, unable to forward | n/a |
| Returned Notice of Violation Posted at Front Door of Property | 9/23/24-9/27/24 & 9/30/24-10/4/24 | 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 | 7/8/2024 | 30 days from receipt of the notice | City Ordinance Sec. 13-22(A)(5) |
| Re-inspection | 8/14/2024 | Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication | City Ordinance Sec. 13-22(B) |
| Complaint filed with BSB | 10/28/2024 | 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 | 10/29/2024 | At least 10 days prior to hearing | City Ordinance Sec. 13-22(C) & (D)(2) |
| Notice of Hearing Posted in Newspaper | 10/28/2024 & 10/29/2024 | At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period) | City Ordinance Sec.13-22(C) & (D)(3) |
| Notice of Hearing Filed with County Clerk | 10/30/2024 | At least 10 days prior to hearing | City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€ |
| Returned Notice of Hearing Posted at Front Door of Property | 11/11/24-11/15/24 & 11/18/24-11/20/24 | When notice is returned showing unclaimed or not delivered | City Ordinance Sec. 13-22(C) & (D)(4) |
| BSB Agenda Posted | 11/15/2024 | 72 hours (3 days) before scheduled time of hearing | Texas Govt. Code 551.043(a) |
| BSB Hearing | 11/21/2024 | Not less than 10 days nor more than 45 days after Complaint filed | City Ordinance Sec. 13-22 (C) |



4917 MORAVIAN

Aerial View









CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 4917 MORAVIAN DR
Legal Description: LEXINGTON ESTS BLK 5 LOT 15
Tax Account No: 4403-0005-0150
Property Owner: CABELLO GONZALO R
Mailing Address: 4917 MORAVIAN DR.
City, State, Zip: CORPUS CHRISTI, TX 78415-2713

Inspection Date: 1/29/2024
Zoning District:
Compliance Officer: Diana T. Garza
Placard Date: 6/3/2024
Case No: V223582-012924

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
☒ Other:

Wall Type:

☒ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

Foundation Type:

☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

VIOLATION(S): 4917 MORAVIAN DR.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

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.

304.7 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.

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.



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

Case No: B1 Letters, V223582-012924

ADDRESS: 4917 MORAVIAN DR.

Tax Account No: 4403-0005-0150

LAST UPDATED ON: Wednesday, November 06, 2024

Owner(s): GONZALO R. CABELLO

LETTERS MAILED from 6/7/2024-6/7/2024

| MAILED TO | ASSOCIATION WITH PROPERTY | RETURNED MAIL NOTES |
|---|---------------------------------|--|
| CABELLO GONZALO R. 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| ROBERT CABELLO 4317 BEAVER CK. CORPUS CHRISTI, TX. 78413 | DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| UNKNOWN HEIRS OF GONZALO R. CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | UNKNOWN HEIRS OF DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| ZIOLA ROSAS CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| UNKNOWN HEIRS OF ZIOLA ROSAS CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | UNKNOWN HEIRS OF DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| GONZALO R. CABELLO 6417 LONG MEADOW DR. | DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/11/24 |

| | | |
|---|---------------------------------|--|
| CORPUS CHRISTI, TX. 78413-2828 | | SIGNED BY UNREADABLE |
| UNKNOWN HEIRS OF GONZALO R. CABELLO 6417 LONG MEADOW DR. CORPUS CHRISTI, TX. 78413-2828 | UNKNOWN HEIRS OF DECEASED OWNER | B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/11/24 SIGNED BY UNREADABLE |
| CYNTHIA CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| UNKNOWN HEIRS OF CYNTHIA CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | UNKNOWN HEIRS OF DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| DIANA AYALA 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | HEIR | B1 Letter Mailed on 6/7/2024 |
| ESMERALDA BLACK 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | HEIR | B1 Letter Mailed on 6/7/2024 |
| DANIEL CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| UNKNOWN HEIRS OF DANIEL CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | UNKNOWN HEIRS OF DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| DANIEL CABELLO 15560 HALINOR ST. HESPERIA, CA. 92345 | DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD |
| UNKNOWN HEIRS OF DANIEL CABELLO 15560 HALINOR ST. HESPERIA, CA. 92345 | UNKNOWN HEIRS OF DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD |
| ROBERTO CABELLO | HEIR | B1 Letter Mailed on 6/7/2024 |

| | | |
|---|--------------------------------|---|
| 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | | |
| ROBERTO CABELLO 2133 NODDING PINES DR #716 CORPUS CHRISTI, TX. 78414 | HEIR | B1 Letter Mailed on 6/7/2024 |
| MELISSA FLORES 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | HEIR | B1 Letter Mailed on 6/7/2024 |
| SYLVIA MCCOWN 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | DECEASED HEIR | B1 Letter Mailed on 6/7/2024 |
| UNKNOWN HEIRS OF SYLVIA MCCOWN 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | UNKNOWN HEIRS OF DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD |
| SYLVIA MCCOWN 118 POCONO RD. BOERNE, TX. 78006 | DECEASED HEIR | B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/13/24- SIGNED BY UNREADABLE |
| UNKNOWN HEIRS OF SYLVIA MCCOWN 118 POCONO RD. BOERNE, TX. 78006 | UNKNOWN HEIRS OF DECEASED HEIR | B1 Letter Mailed on 6/7/2024 |
| JAMES ROYCE MCCOWN III 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713 | HEIR | B1 Letter Mailed on 6/7/2024 |
| JAMES ROYCE MCCOWN III 118 POCONO RD. BOERNE, TX. 78006 | HEIR | B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/13/24- SIGNED BY UNREADABLE |