

**Minutes**  
**Building Standards Board**  
**Council Chambers, City Hall**  
**March 25, 2021 @ 1:43 p.m.**

**I. CALL TO ORDER**

The meeting was called to order by Coretta Graham at 1:43pm in the Council Chambers on the first floor of City Hall.

**II. ROLL CALL**

Board Members Present

Pete Cavazos – In Person  
Catherine Giffin – In person  
Joe Ortiz – In person  
Coretta Graham – In person  
David Foster - WEBEX

Staff Present

Liza Lopez, Code Enforcement Program Manager, Police  
Diana T Garza, Code Compliance Officer/ Liaison, Police  
Jessica Martinez, Administrative Support II, Police  
Maria Garcia, Management Assistant, Police  
Yvette Aguilar, Assistant City Attorney

**III. Board Members Absent**

Art Ramirez - unexcused

**IV. ABSENCES**

No excuses were provided for any absences for the meeting held on January 28, 2021. No roll call vote was taken.

**V. MINUTES**

A motion was made by David Foster and seconded by Catherine Giffin to approve the minutes of the Regular Meeting of January 28, 2021. A roll call vote was taken, and the motion passed unanimously.

**VI. STAFF REPORT**

The Staff Report was presented to the Board for discussion and information regarding cases from January 23, 2020 to present. Staff report update on the appeal for 626 Glazebrook, council upheld the board members recommendation to demolish the structure. The owner Mr. Hamid has pulled the required permits and the structure will be demolished. The property at 309 Hiawatha is being appealed and will be going to city council for consideration of the appeal on April 27, 2021. A motion was made by David Foster and seconded by Catherine Giffin to approve the staff report. A roll call vote was taken, and the motion passed unanimously.

**VII. PUBLIC COMMENT**

A motion was made by Coretta Graham to open the floor for public comment. As there was no response, Coretta Graham closed the public comment.

VIII. OLD BUSINESS

1. **2442 Bevecrest Dr., Demolition Residence (Crestmont #10R Blk 1 Lt 18)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: No one.

Appearing in Opposition: Robert Dominguez, Monica Saucedo

**Motion:**

Mr. Dominguez has obtained his certificate of occupancy, states that he has had electricity for over a year, utilities will be transferred at the end of the month when the lease is up, installed new cabinets, new carpet, new windows, new paint, new countertops. Diana tried to verify the C of O was valid, she is waiting for feedback back from Development Services. Diana states that minor repairs still need to be completed inside the house. Mr. Dominguez states that the building inspector told him that he could finish the rest of the house after he moved in. He will be paying the back taxes after this meeting, he just wanted to make sure that he did fix and comply with everything that was asked of him. A previous neighbor Monica Saucedo spoke on his behalf. She said he went through many hardships and vandalism at this property. She also stated that he was always there within 30 minutes to 1 hour when called that there was an issue with the property. A motion was made by Joe Ortiz and seconded by Catherine Giffin to close this case as Certificate of Occupancy has been obtained. A roll call vote was taken and passed unanimously.

2. **4326 Catfish Dr., Demolition Residence (River Canyon #1 Lt 8 Bk 1)**

Staff Recommendation: To require demolition due to the extent of deterioration from fire damage.

Appearing in Favor: No one.

Appearing in Opposition: No one.

**Motion:**

The property was sold on March 10, 2021. Property is not updated in NCAD, but we have a copy of the deed. She recommends no action to be taken. The case has been closed, and the property case was pulled from the agenda. If the new property owner does not make the necessary repairs, they will start a new case against the new owner.

IX. NEW BUSINESS

1. **5034 Cynthia St., Demolition Residence (Hilltop Village Lot 30)**

Staff Recommendation: To require demolition due to the extent of deterioration.

Appearing in Favor: Monica Saucedo

Appearing in Opposition: No one.

**Motion:**

A motion was made by Pete Cavazos and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **5034 Cynthia St., Demolition Residence (Hilltop Village Lot 30)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

2. **2713 Mary St. Bldg #1, Demolition Residence (Juarez Blk 1 Lot .0813 ACS out of 33&34)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: Chief Blackmon

Appearing in Opposition: Attorney David Klein

**Motion:**

A motion was made by Pete Cavazos and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **2713 Mary St. Bldg #1, Demolition Residence (Juarez Blk 1 Lot .0813 ACS out of 33&34)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

3. **2713 Mary St. Bldg #2, Demolition Residence (Juarez Blk 1 Lot .0813 ACS out of 33&34)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: Chief Blackmon

Appearing in Opposition: Attorney David Klein

**Motion:**

A motion was made by Pete Cavazos and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **2713 Mary St. Bldg #2, Demolition Residence (Juarez Blk 1 Lot .0813 ACS out of 33&34)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

4. **2713 Mary St. Bldg #3, Demolition Residence (Juarez Blk 1 Lot .0813 ACS out of 33&34)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: Chief Blackmon

Appearing in Opposition: Attorney David Klein

**Motion:**

A motion was made by Pete Cavazos and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **2713 Mary St. Bldg #3, Demolition Residence (Juarez Blk 1 Lot .0813 ACS out of 33&34)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

5. **1538 Cambridge Dr., Demolition Residence (Sam Houston NE47.4 of LT 17 & SW19 of LT 18 BK9)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: No one.

Appearing in Opposition: No one.

**Motion:**

A motion was made by Catherine Giffin and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **1538 Cambridge Dr., Demolition Residence (Sam Houston NE47.4 of LT 17 & SW19 of LT 18 BK9)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

6. **914 West Point Rd., Demolition Residence (La Pascua #2 Blk 4 Lot 51)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: Theresa McCrary and Don L Manuel

Appearing in Opposition: No one.

**Motion:**

A motion was made by Pete Cavazos and seconded by Joe Ortiz to give the owners 15 days to secure the property, 60 days to apply for a demo grant and 90 days to demolish. The staff recommendation is to require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed ninety (90) days to obtain proper permits and complete the demolition of the structure(s) located at **914 West Point Rd., Demolition Residence (La Pascua #2 Blk 4 Lot 51)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

7. **4601 Helen St., Demolition Residence (Sunflower Blk 1 Lot 10)**

Staff Recommendation: To require demolition due to the extent of deterioration and work not completed.

Appearing in Favor: Stephanie Arevalos

Appearing in Opposition: No one.

**Motion:**

A motion was made by Catherine Giffin and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **4601 Helen St., Demolition Residence (Sunflower Blk 1 Lot 10)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

**8. 1513 Frio St., Demolition Residence (Las Palmas #2 Sec 1 Blk G Lot 8)**

Staff Recommendation: To require demolition due to the extent of deterioration and fire damage.

Appearing in Favor: No one.

Appearing in Opposition: No one.

**Motion:**

A motion was made by Pete Cavazos and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **1513 Frio St., Demolition Residence (Las Palmas #2 Sec 1 Blk G Lot 8)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

**9. 4010 Mueller St., Demolition Residence (Oak Park Lt 5 Bk 14 Less Por to Row)**

Staff Recommendation: To require demolition due to the extent of deterioration and fire damage.

Appearing in Favor: No one.

Appearing in Opposition: No one.

**Motion:**

A motion was made by Catherine Giffin and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **4010 Mueller St., Demolition Residence (Oak Park Lt 5 Bk 14 Less Por to Row)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

**10. 1415 Palm Dr., Demolition Residence (Nueces Bay Hts Lts 15 and 16 Bk 18)**

Staff Recommendation: To require demolition due to the extent of deterioration and fire damage.

Appearing in Favor: No one.

Appearing in Opposition: No one.

**Motion:**

A motion was made by Catherine Giffin and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **1415 Palm Dr., Demolition Residence (Nueces Bay Hts Lts 15 and 16 Bk 18)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

**11. 818 Erwin Ave, Demolition Residence (Woodlawn Lt 4-B BLK 2)**

Staff Recommendation: To require demolition due to the extent of deterioration and fire damage.

Appearing in Favor: No one.

Appearing in Opposition: No one.

**Motion:**

A motion was made by Catherine Giffin and seconded by Joe Ortiz to accept the staff recommendation and require demolition of the structure(s) according to Section 13-22(H) (1) (c) of the Corpus Christi Property Maintenance Code in which the owner will be allowed thirty (30) days to obtain proper permits and complete the demolition of the structure(s) located at **818 Erwin Ave, Demolition Residence (Woodlawn Lt 4-B BLK 2)**. If the demolition is not started and completed as required, then the City is authorized to demolish. A roll call vote was taken and passed unanimously.

**XI. IDENTIFYING ITEMS FOR FUTURE AGENDA**

One property will be presented at the next board hearing 1902 Comanche.

Election of officers for chair and vice chair.

Approval of strategic goals.

Next meeting will be held May 27, 2021 via Webex.

**XII. ADJOURNMENT**

A motion was made Coretta Graham to adjourn the hearing at 4:40 P.M. on March 25, 2021.

  
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Liza Lopez  
Code Enforcement Program Manager

**Note:** For detailed information on testimony, refer to the recording retained on file in the Code Enforcement Division of the City of Corpus Christi Police Department.