



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

Building Standards Board

Thursday, July 24, 2025

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: Board Member Ewing (5.22.2025 meeting)

IV. Approval of Minutes: May 22, 2025

- 1. [25-0997](#) Building Standards Board Meeting Minutes DRAFT 5.22.2025**

Attachments: [5-22-25 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

- 2. [25-1069](#) BSB Property Spreadsheet**

Attachments: [BSB ORDER UPDATE](#)

VI. Emergency Demolition Status: No action required.

3. [25-1070](#) Emergency Demolition Spreadsheet

Attachments: [EMERGENCY DEMOLITION SPREADSHEET](#)

VII. 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)

A. New Business for Discussion and Possible Action

4. [25-1071](#) Case Number: V246855-102524
Property Address: 4517 Angela Dr
Staff Recommendation: Demolish Residential and Accessory Structures A & B

Attachments: [4517 ANGELA DR](#)

5. [25-1072](#) Case Number: V248871-121024
Property Address: 2310 Crews St
Staff Recommendation: Demolish Residential Structure

Attachments: [2310 CREWS ST](#)

6. [25-1073](#) Case Number: V250229-011725
Property Address: 617 Duncan St
Staff Recommendation: Demolish Residential Structure

Attachments: [617 DUNCAN](#)

7. [25-1074](#) Case Number: V250567-012425
Property Address: 1071 Golden Gate Cir
Staff Recommendation: Demolish residential and Accessory Structure

Attachments: [1071 GOLDEN GATE CIR](#)

8. [25-1075](#) Case Number: V234811-061224
Property Address: 1129 Horne
Staff Recommendation: Demolish Residential Structure

Attachments: [1129 HORNE](#)

9. [25-1076](#) Case Number: V251629-021125
 Property Address: 2823 Mary St
 Staff Recommendation: Demolish Residential Structure

Attachments: [2823 MARY ST](#)

VIII. Staff Reports

IX. Question and Answer Period

X. Future Agenda Items

XI. 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@cctexas.com, 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
cctexas.com

Meeting Minutes - Draft

Building Standards Board

Thursday, May 22, 2025

1:30 PM

City Hall, Council Chambers.

I. Call To Order/Roll Call

Chairman Solberg called the meeting to order at 1:32 pm and a quorum was established to conduct the meeting, with Board Member Ewing absent.

II. Public Comment:

The following citizens appeared during public comment on the board's recommendation for demolition of agenda #25-0713 (4513 Gulfbreeze Bldg 5). All are residents of North Beach:

1. Michael Kennedy
2. Carrie Meyer
3. Ron Graban
4. Mayra Halm
5. Barbara Weldon

III. Approval of Absences:NONE

IV. Approval of Minutes: March 27, 2025

A motion was made by Vice Chairman Martinez to approve the minutes as presented by staff. Seconded by Board Member Henderson. The Vote: All Ayes. The motion passed.

1. [25-0708](#) Building Standards Board Meeting Minutes DRAFT 3.27.25

Attachments: [3-27-25 BSB Meeting Minutes DRAFT](#)

V. BSB Property Status: No action required.

2. [25-0709](#) BSB Property Spreadsheet

Attachments: [BSB Order Update](#)

VI. Emergency Demolition Status: No action required.

3. [25-0710](#) Emergency Demolition Spreadsheet

Attachments: [Emergency Demo Update](#)

VII. 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.

A New Business for Discussion and Possible Action

Presentations of individual properties given by Jon Perez, Program Manager-Code Compliance, Development Services.

4. [25-0711](#) Case Number: V242714-082724
 Property Address: 2410 Baldwin Blvd.
 Staff Recommendation: Demolish Accessory Structure

Attachments: [2410 BALDWIN BLVD \(ACCESSORY\)](#)

A motion was made by Vice-Chair Martinez 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 Henderson. The Vote: All Aye. The motion passed.

5. [25-0712](#) Case Number: V252579-022625
 Property Address: 902 Gaviota St.
 Staff Recommendation: Demolish Residential and Accessory Structure

Attachments: [902 GAVIOTA ST](#)

AnnaBella Covarrubias (heir) spoke on behalf of the property. She stated to the board she had been in contact with Camacho Demolition to acquire a quote to demolish the structures on the property. She understood this must take place but was asking for a year to complete the demolition. 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 Pena. The Vote: Aye-Chairman Solberg, Vice Chairman Martinez, Board Member Henderson & Pena ; Nay-Board Member Hurlburt. The motion passed.

6. [25-0713](#) Case Number: V252436-022425
 Property Address: 4513 Gulfbreeze Blvd Bldg 5
 Staff Recommendation: Demolish Commercial Structure

Attachments: [4513 GULFBREEZE BLVD BLDG 5](#)

A motion was made by Vice-Chair Martinez requiring the owner to demolish the

commercial 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

7. [25-0714](#) Case Number: V247986-111524
 Property Address: 2119 Howard St.
 Staff Recommendation: Demolish Residential Structure

Attachments: [2119 HOWARD ST](#)

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

8. [25-0715](#) Case Number: V250914-013025
 Property Address: 4505 Ramona Dr.
 Staff Recommendation: Demolish Residential Structure

Attachments: [4505 RAMONA DR](#)

Mike Castillo represents Mount North Capital 2 which acquires tax foreclosed properties in cities all throughout Texas. Those properties are then renovated into low income housing. The company owns 24 houses in the Corpus Christi area which they are working on currently. Nueces County foreclosed on the property 6.14.2021 and Mount North Capital 2 purchased 5.15.2024. Mr. Castillo stated there is a two-year redemptive period in which the buyer is not allowed to do anything with the property unless ordered by city or county. Castillo stated they have been waiting for the county to say they can move forward with bringing the property up to code. Since receiving the notice of hearing, we have found local license builders and framers who plan to pull proper permits as early as Tuesday (after the holiday). They will begin partial demolition to remove all rotted wood and reframe structure. They are looking to have the first windstorm inspection within 45 days. Mr. Castillo is asking the board's consideration to bring the property up to code and stated total renovation would be anywhere from 120 to 150 days. Chairman Solberg asked if Mr. Castillo had any questions for stated. Being no, Chairman Solberg closed public hearing.

Chairman Solberg asking City Attorney Jackie Bazan if Mr. Castillo statement was accurate about not being able to do anything with the property unless ordered. She stated this was true and the owner would have to take action based on the board's final order.

A motion was made by Board Member Henderson 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 Hurlburt. The Vote: All Aye. The motion passed

9. [25-0716](#) Case Number: V241120-080924
 Property Address: 4050 Santa Elena St.

Staff Recommendation: Demolish Residential Structure

Attachments: [4050 SANTA ELENA ST](#)

A motion was made by Board Member Pena requiring the owner to demolish the commercial 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

10. [25-0717](#) Case Number: V233750-053124
 Property Address: 1512 6th St.
 Staff Recommendation: Demolish Residential Structure

Attachments: [1512 6TH ST](#)

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

VIII. Staff Reports:None

IX. Question and Answer Period:None

X. Future Agenda Items:None

XI. Adjournment

Being no other business to conduct, Chairman Solberg adjourned at 2:44p.m.

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V196591-010523	1211 11th St. (Accessory)	5/23/2024	7/1/2024			On appeal	
V221511-122123	419 Port Ave. aka 425 Port Ave.	5/23/2024	7/1/2024			Owner demo	
V222088-010324	422 Vera Cruz St.	5/23/2024	7/1/2024	10/1/2024	D222759	Demo by City	10/14/2024
V217756-103123	4317 Shaw St.	5/23/2024				New owner	
V220939-121323	753 Post Ave.	5/23/2024	7/1/2024	8/20/2024	D217097	Demo by City	9/12/2024
V224401-020924	119 Parr St.	8/23/2024	10/4/2024	10/15/2024	D223755	Demo by City	11/14/2024
V224701-021324	2958 Sabinas St.	8/23/2024	10/4/2024	10/14/2024	D223675	Demo by City	11/6/2024
V221003-121323	4442 Valdez Dr.	8/23/2024	10/4/2024	10/14/2024	D223673	Demo by City	10/31/2024
V223866-020224	5030 Kosarek Dr	8/23/2024	10/4/2024	10/14/2024	D223672	Demo by City	11/15/2024
V222702-011224	5314 Burton Ln.	8/23/2024		7/10/2024	D216143	Owner demo	7/16/2024
V225317-022224	702 Southern St.	8/23/2024	10/4/2024	9/11/2024	D221438	Owner demo	10/1/2024
V224520-021224	921 Duncan aka 923 Duncan St	8/23/2024	10/4/2024	11/18/2024	D223756	Demo by City	12/6/2024
V224818-021524	10350 Up River Rd.	11/21/2024	1/3/2025			Appeal deferred	
V22447-020924	1219 Elgin St.	11/21/2024	1/3/2025			Appeal deferred	
V224151-020624	1258 Golla Dr.	11/21/2024	1/3/2025	1/29/2025	D230674	Demo by City	2/24/2025
V222340-010824	2418 John St.	11/21/2024		12/23/2024	D228512	Owner Demo	12/27/2024
V223506-012824	2542 Montgomery St.	11/21/2024	1/3/2025	1/29/2025	D230672	Demo by City	3/3/2025
V223995-020524	4113 Dinn St	11/21/2024				Property sold	
V220687-120823	412 Coke St. aka 1821 Lipan	11/21/2024	1/3/2025	2/6/2025	D231003	Demo by City	2/26/2025
V223582-012924	4917 Moravian (accessory)	11/21/2024	1/3/2025	12/23/2024	D228444	Owner demo in progress	
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			Demo on hold by City	
V230292-042224	1747 15th ST Building #2	1/23/2025	2/24/2025			Demo on hold by City	
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	Demo on hold by City	

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			CITY TO DEMO WHEN FUNDING IS AVAILABLE	
V247986-111524	2119 Howard St.	5/22/2025	6/23/2025			CITY TO DEMO WHEN FUNDING IS AVAILABLE	
V242714-082724	2410 Baldwin Blvd (accessory)	5/22/2025	6/23/2025			CITY TO DEMO WHEN FUNDING IS AVAILABLE	
V241120-080924	4050 Santa Elena St.	5/22/2025	6/23/2025			CITY TO DEMO WHEN FUNDING IS AVAILABLE	
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			CITY TO DEMO WHEN FUNDING IS AVAILABLE	
V252579-022625	902 Gaviota St.	5/22/2025	6/23/2025				
V241120-080924	1071 GOLDEN GATE	7/24/2025					
V250229-011725	617 DUNCAN	7/24/2025					
V248871-121024	2310 CREWS ST	7/24/2025					
V234811-061224	1129 HORNE RD	7/24/2025					
V246855-102524	4517 ANGELA DR	7/24/2025					
V252579-022625	2823 MARY ST	7/24/2025					
	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
1634 SYCAMORE	Residential	6/28/2024	Emergency demolition declared	7/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	8/6/2024
801 S. TANCAHUA	Residential	7/3/2024	Emergency demolition declared	7/3/2024	DEMOLISHED BY EMER. DEMO DECLARATION	7/27/2024
1210 ROCKLAWN	Residential	8/1/2024	Emergency demolition declared	8/9/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/9/2024
1111 BUFORD	Residential		Emergency demolition declared	8/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/27/2024
3025 DAVID	Residential	8/30/2024	Emergency demoliton declared	9/12/2024	OWNER DEMOLISHED-COMPLETE	9/16/2024
403 S. PORT	Commercial	8/26/2024	Emergency demolition declared	8/26/2024	CASE CLOSED DUE TO STRUCTURE COLLAPSING AND NO LONGER BEING LISTED AS AN EMERGENCY DEMO CASE	9/13/2024
3938 SURFSIDE BLVD	Commercial		Emergency demolition declared	8/23/2024	DEMOLISHED BY EMER. DEMO DECLARATION	11/7/2024
801 TANCAHUA (BLDG #2)	Commercial	9/16/2024	Emergency demolition declared	9/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/8/2024
845 OAK PARK AVE	Residential	9/17/2024	Emergency demolition declared	9/17/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/12/2024
8229 ARGONNE	Residential	9/23/2024	Emergency demolition declared	9/23/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/18/2024
1306 SANDSTONE	Residential	10/5/2024	Emergency demolition declared	10/7/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/23/2024
4321 TRIPOLI	Residential	10/8/2024	Emergency demolition declared	10/14/2024	OWNER DEMOLISHED-COMPLETE	12/6/2024
3038 GREENWOOD	Residential	10/16/2024	Emergency demolition declared	10/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	11/9/2024
3322 IH 69 LOT#9	Residential	10/15/2024	Emergency demolition declared	10/17/2024	DEMOLISHED BY EMER. DEMO DECLARATION	12/1/2024
2726 NIAGARA	Residential	10/25/2024	Emergency demolition declared	10/25/2024	CASE CLOSED-SUBSTANDARD CASE OPENED ON PROPERTY	3/12/2025
710 16TH ST	Residential	11/11/2024	Emergency demolition declared	11/11/2024	DEMOLISHED BY EMER. DEMO DECLARATION	12/3/2024
1211 11TH ST	Residential	11/20/2024	Emergency demolition declared	11/25/2024	DEMOLISHED BY EMER. DEMO DECLARATION	1/23/2025
11273 UP RIVER RD	Residential	12/2/2024	Emergency demolition declared	12/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	1/30/2025

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
1615 COMANCHE	Residential	12/9/2024	Emergency demolition declared	12/9/2024	DEMOLISHED BY EMER. DEMO DECLARATION	2/7/2025
1010 NAS	Residential	12/11/2024	Emergency demolition declared	12/11/2024	OWNER DEMOLISHED-COMPLETE	1/22/2025
4510 STONEGATE WAY	Residential	12/20/2024	Emergency demolition declared	12/23/2024	DEMOLISHED BY EMER. DEMO DECLARATION	2/7/2025
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

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
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
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
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-IN PROGRESS	
1614 KENNEDY	Residential	6/20/2025	Emergency demolition declared	6/20/2025	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
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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
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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)



4517 ANGELA DR - RESIDENTIAL & ACCESSORY STRUCTURE(S)

- Substandard case started 10/24/2024.

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 are 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 & two accessory structure(s) (Building Surveys attached)

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

According to NCAD, Felipe & Josefina Molina took possession of property 1/1/1980.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 9

Owner Compliance: 0

City Abatements: 14

Citations issued: 1



4517 ANGELA DR - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Date	Case Type	Violation(s)	Status
07/01/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters, Tree or shrubs obstructing passage, vision, etc. on street and sidewalk prohibited	In progress
10/25/2024	Substandard Structure	Main and accessory structures unfit for human occupancy	In progress
06/11/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired/Case Re-Started
05/19/2023	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired/Case Re-Started
04/22/2022	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Closed Expired
01/27/2021	Unsecured Vacant building	Unsecured doors and windows	Compliant
05/19/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Compliant
06/06/2019	PMC standards	Bee Infestation	Compliant
03/26/2019	Vacant Building	Tal weeds	Compliant



4517 ANGELA DR - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Abatement history for 4517 Angela Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/23/2025	\$160/\$125	Mowing & Cleaning
2. 10/17/2024	\$160/\$125	Mowing & Cleaning
3. 04/25/2024	\$254.82/\$125	Mowing & Cleaning
4. 12/11/2023	\$230/\$125	Mowing & Cleaning
5. 04/14/2023	\$160/\$125	Mowing & Cleaning
6. 11/16/2022	\$164.51/\$125	Mowing & Cleaning
7. 09/14/2022	\$230/\$125	Mowing & Cleaning
8. 07/21/2022	\$230/\$125	Mowing & Cleaning
9. 05/24/2022	\$262.64/\$125	Mowing & Cleaning
10. 05/12/2021	\$890/\$174	Secure Openings
11. 06/18/2021	\$2075/\$125	Mowing & Cleaning
12. 01/22/2025	\$265.80/125	Mowing & Cleaning
13. 07/17/2019	\$85/\$125	Bee Removal
14. 08/01/2019	\$230/\$125	Mowing & Cleaning

Total: **\$7196.77**

CCPD calls to property:

Nature of Call	4517 Angela Dr.
Law Enforcement Investigation Field Event	1
Grand Total	1

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
N/A	Molina Felipe & Wfe Josefina	Property owners are deceased

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V246855-102524

Property Owner: MOLINA FELIPE & WFE JOSEFINA

Address (☒Residential ☐Commercial): 4517 Angela Dr

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒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 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: \$29,576.19
4. Utilities: ☐Active ☒Inactive-Last active date: 1/24/2018
5. Year Structure Built: 1955
6. Lawsuits: ☒Yes ☐No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 30, 2025

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

RE: 4517 Angela Dr

Case # V246855-102524

OWNER: Molina Felipe & Wfe Josefina

**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 27, 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.

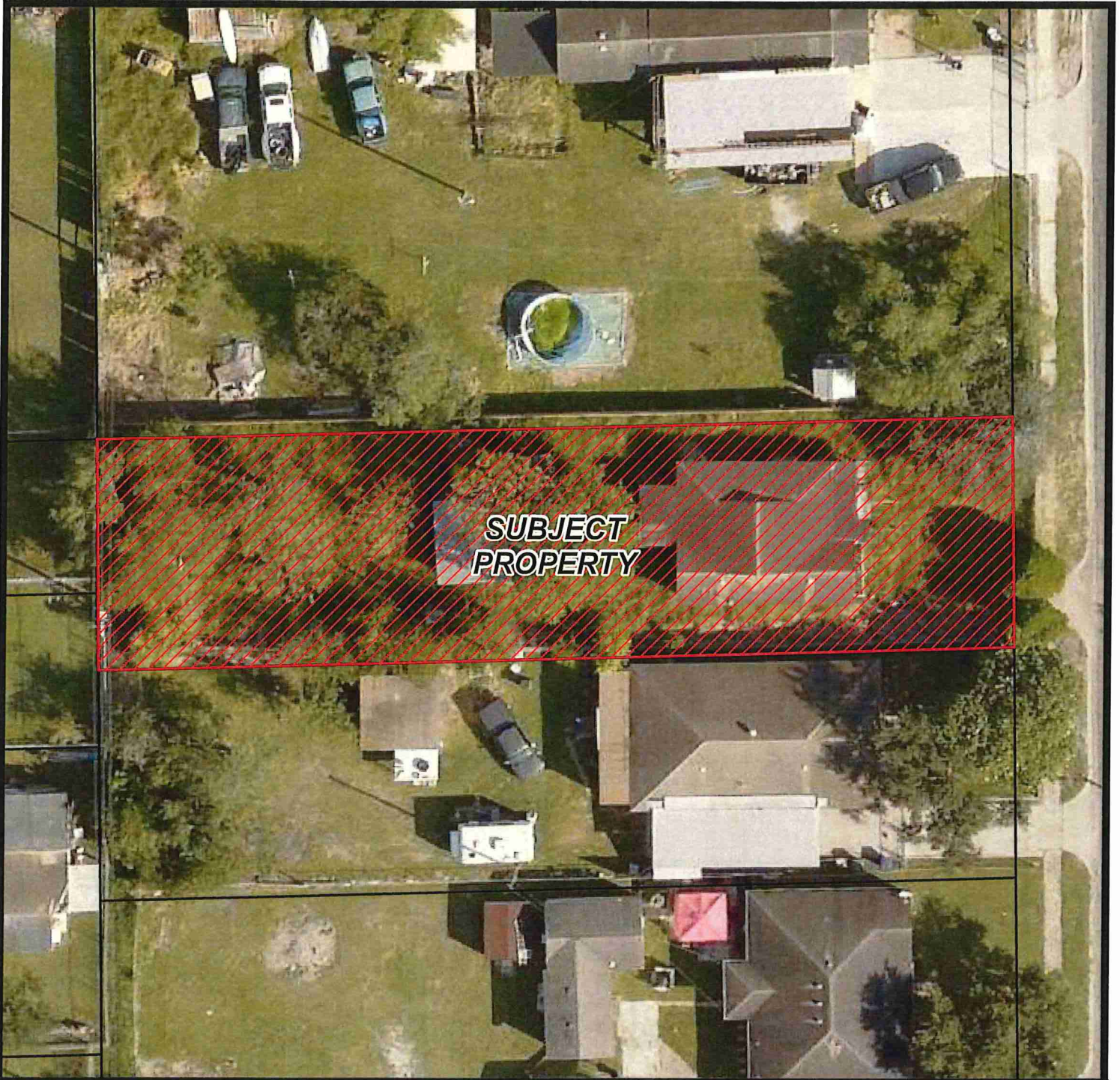


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

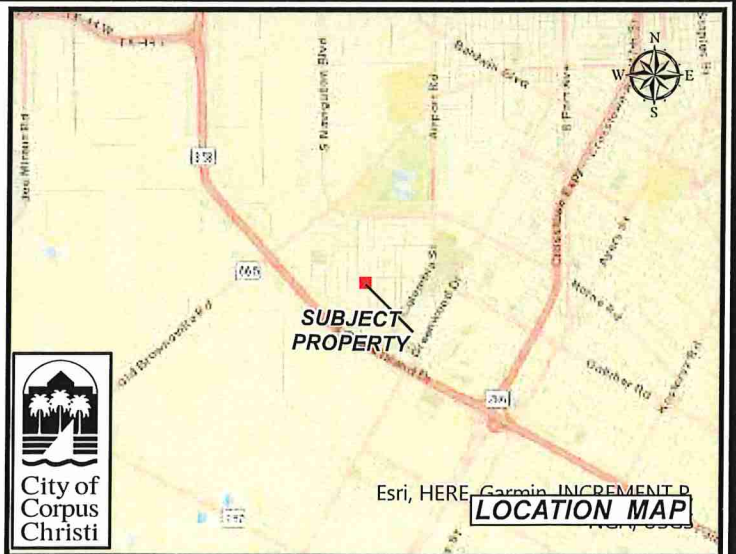
CASE TIMELINE FOR 4517 ANGELA

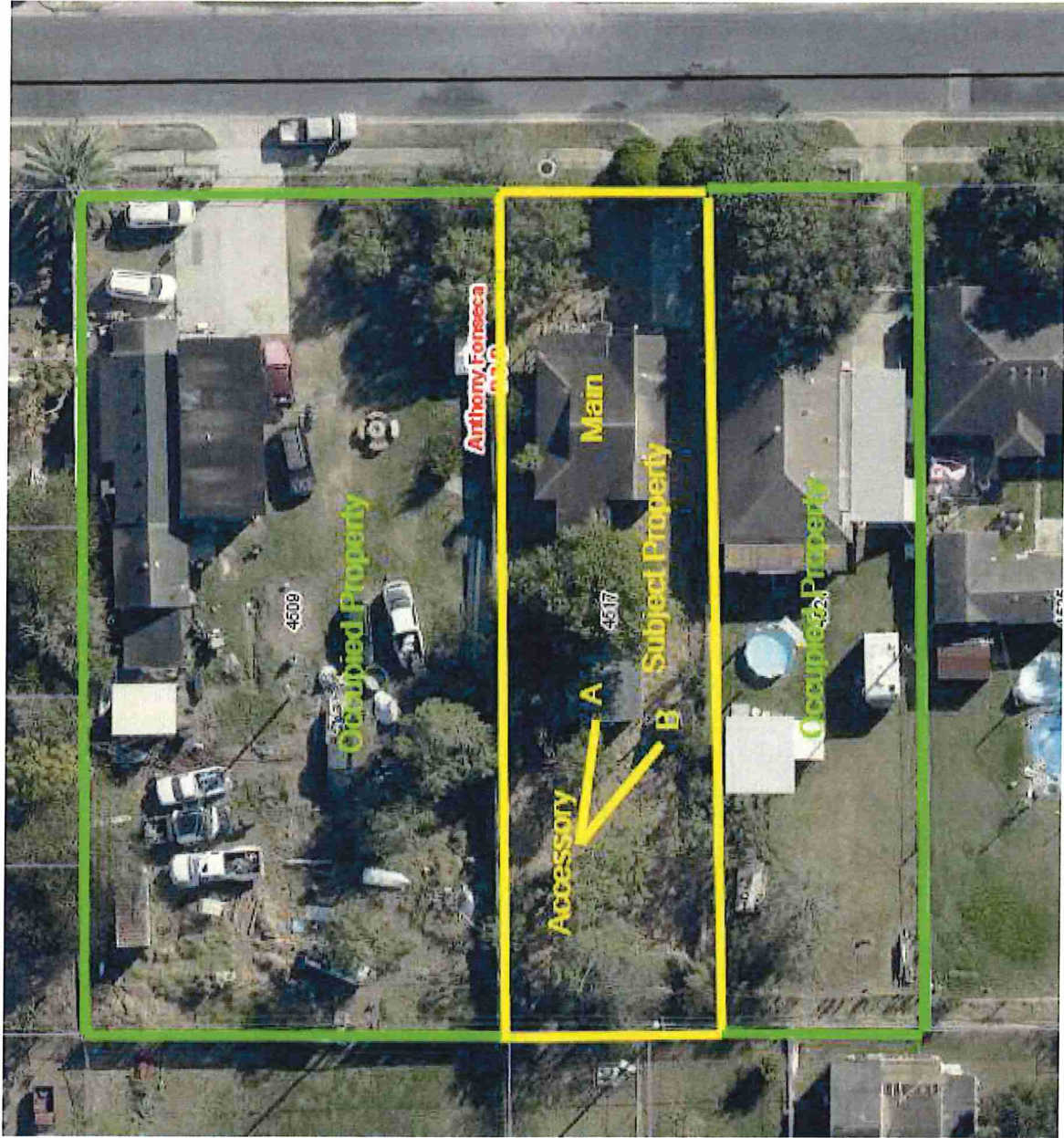
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	10/24/2024	n/a	n/a
Initial Inspection Completed	2/7/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/3/2025	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	5/16/2025 & 5/19/2025	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	6/17/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/10/2025	Return mail rec'vd 3/10/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 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	4/4/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	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	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	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	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

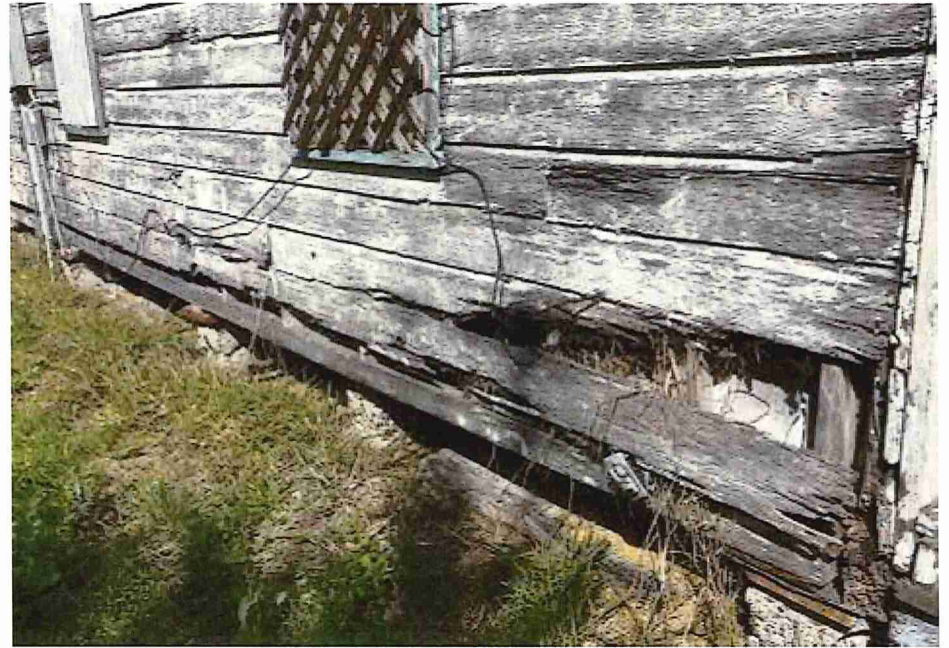
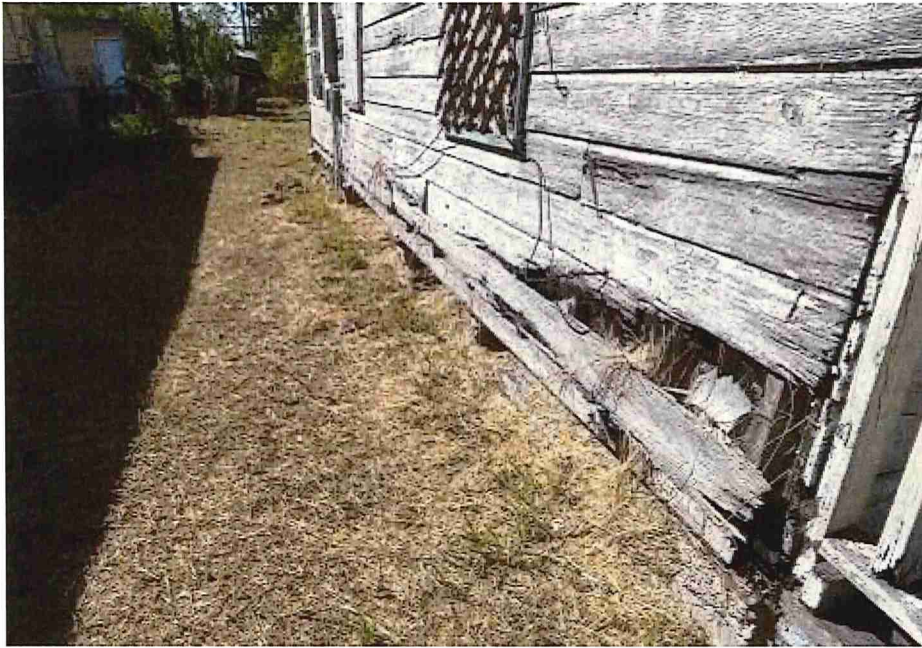


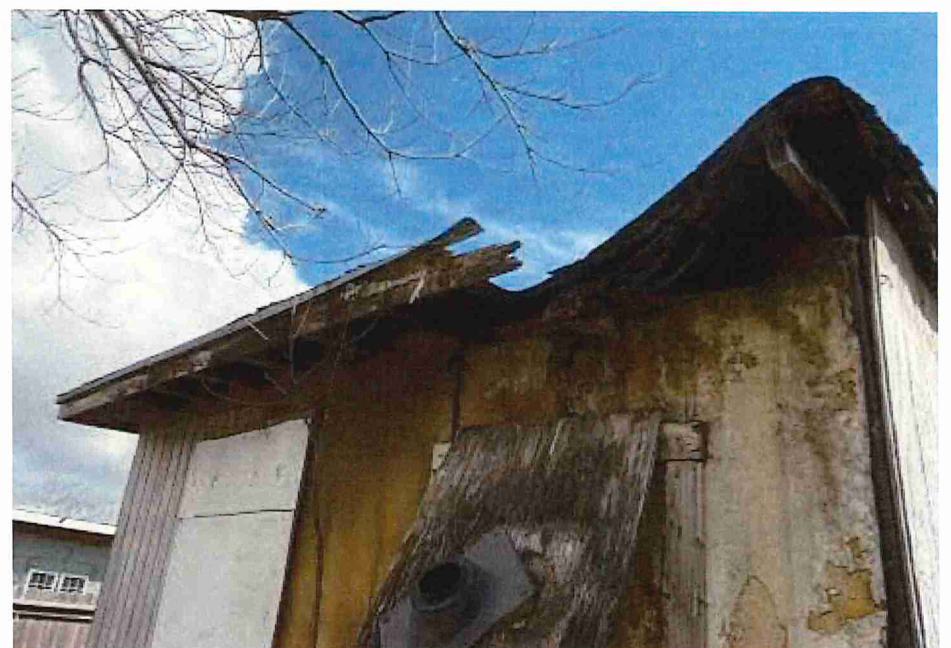
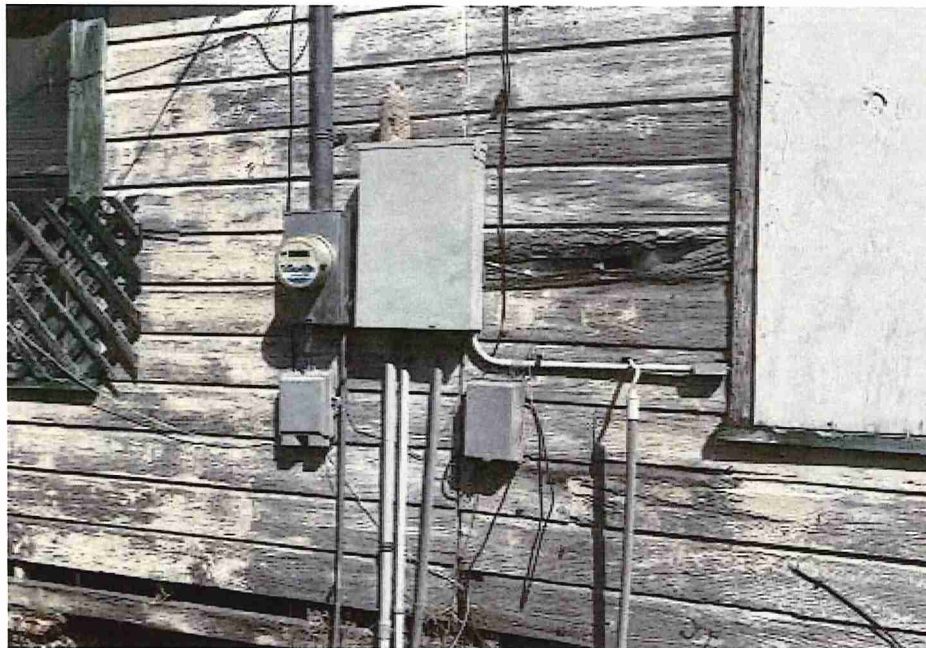
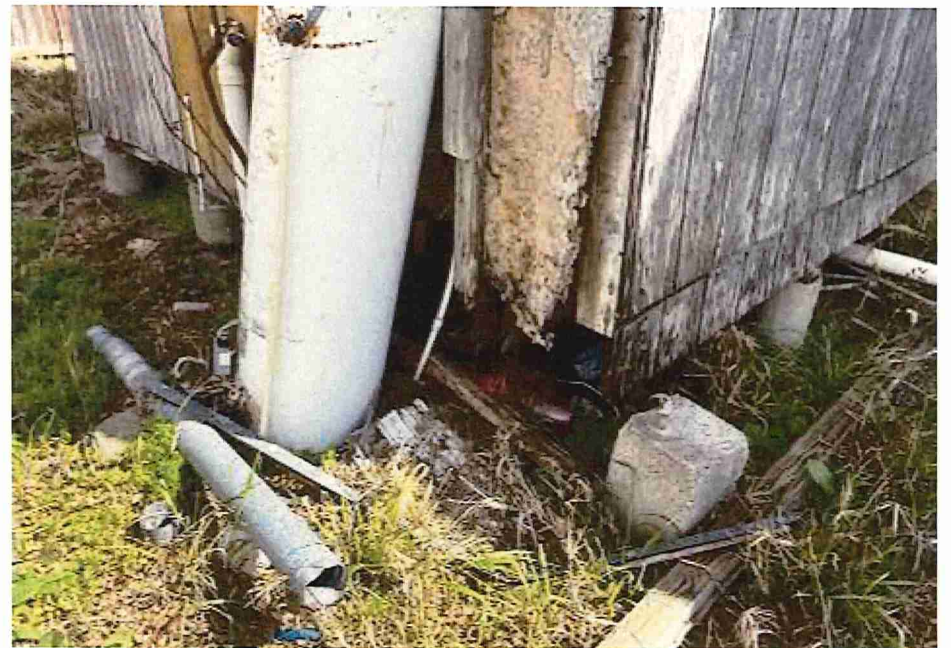
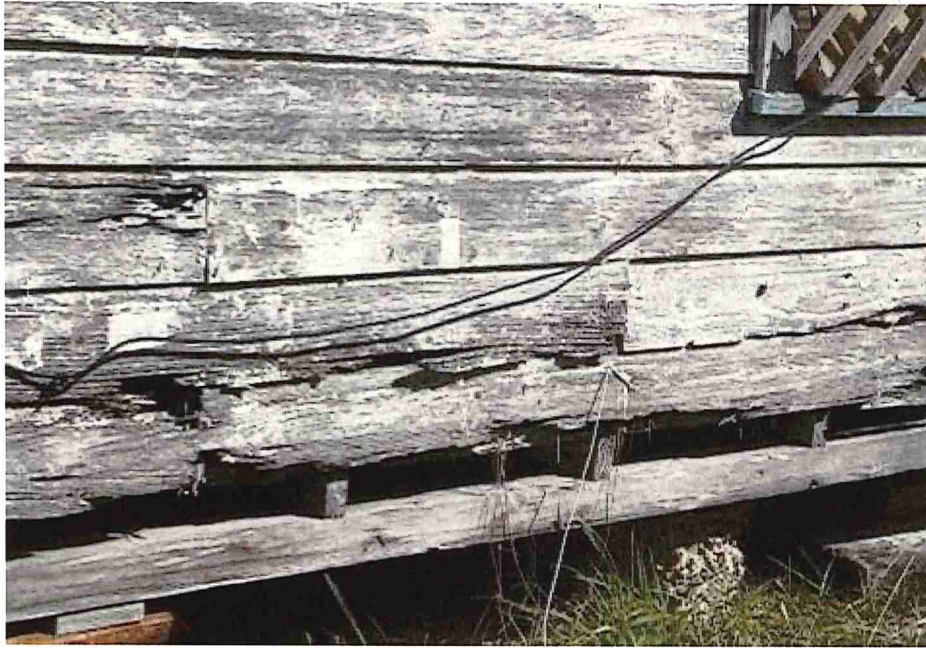
4517 ANGELA DR

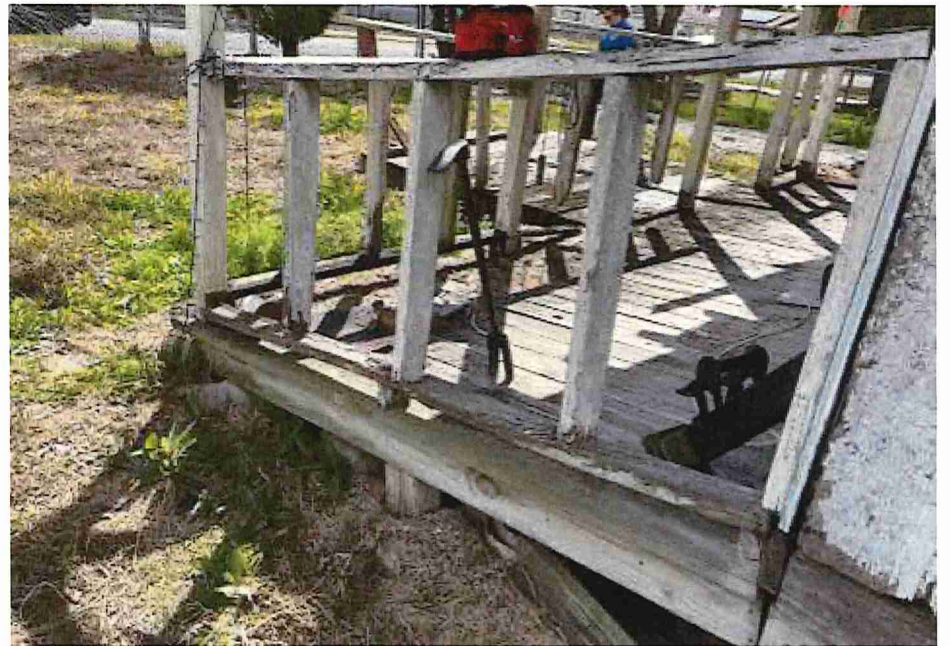
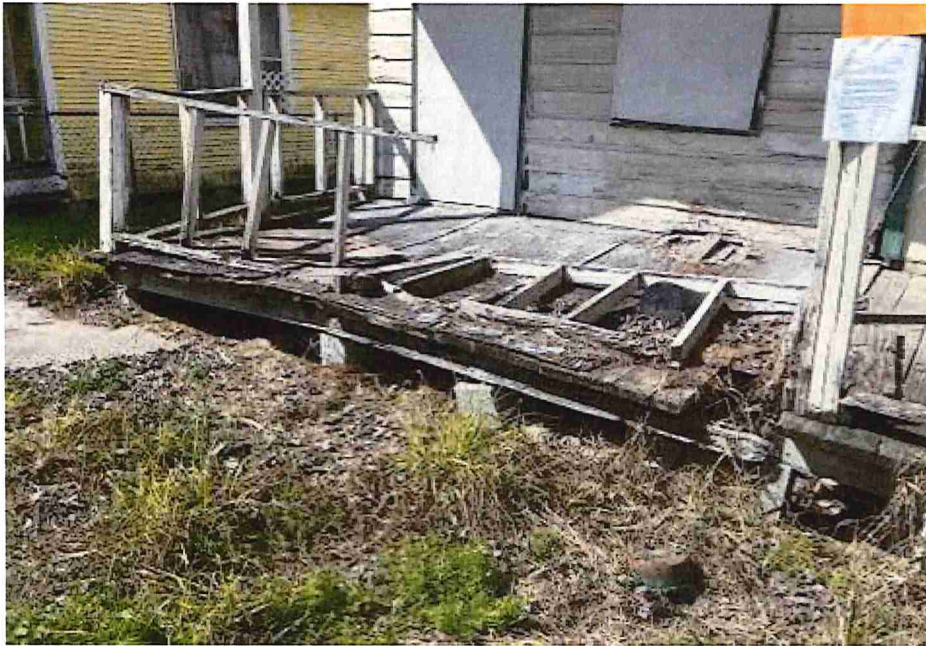
Aerial View

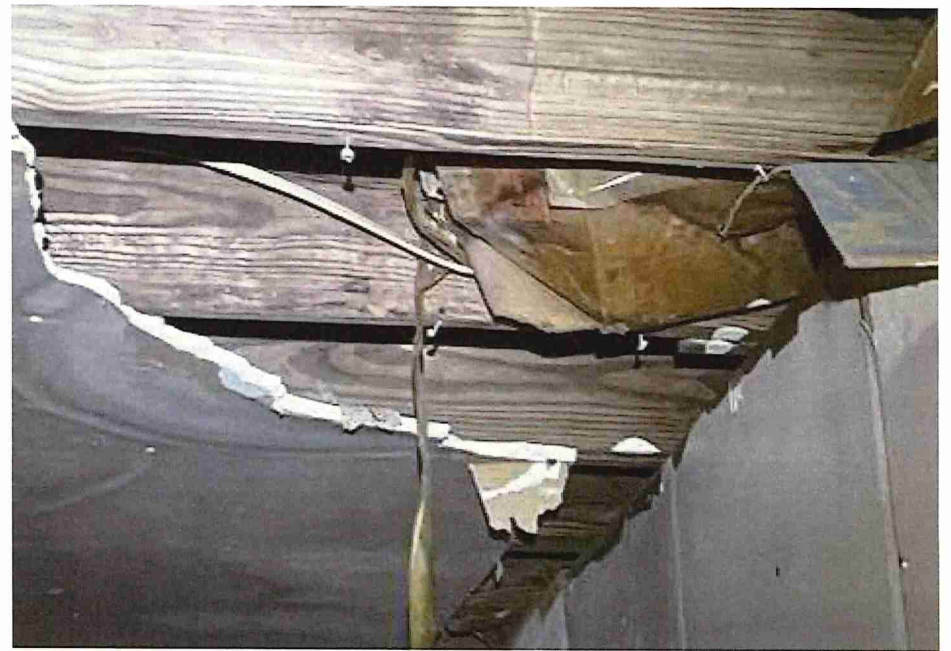


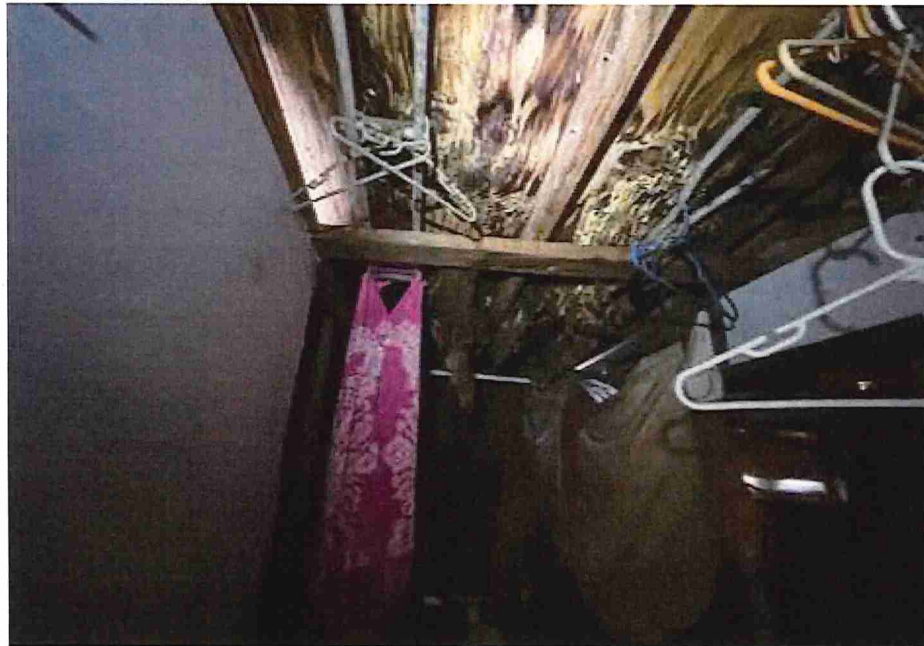


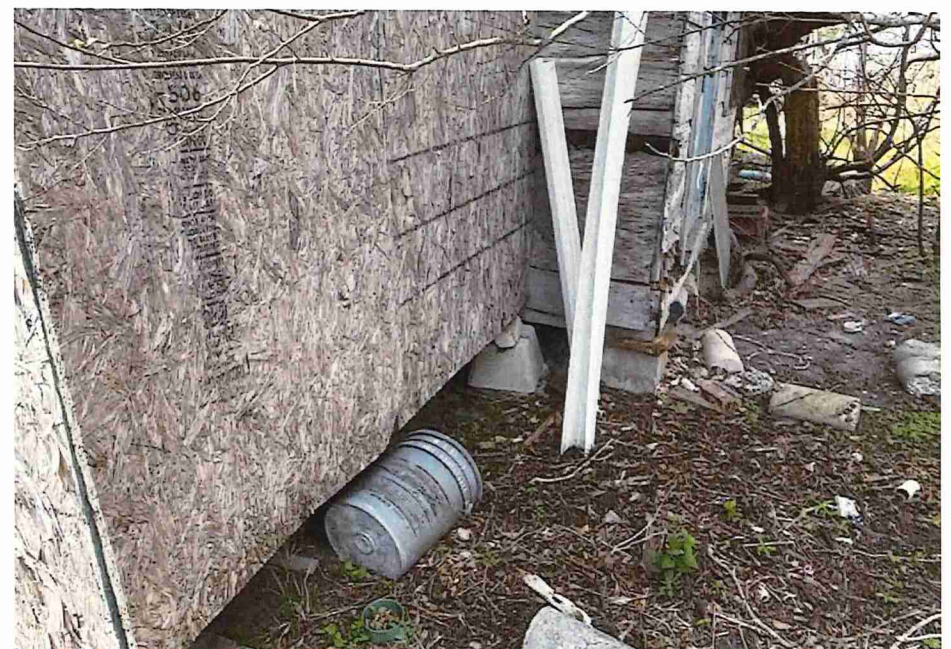
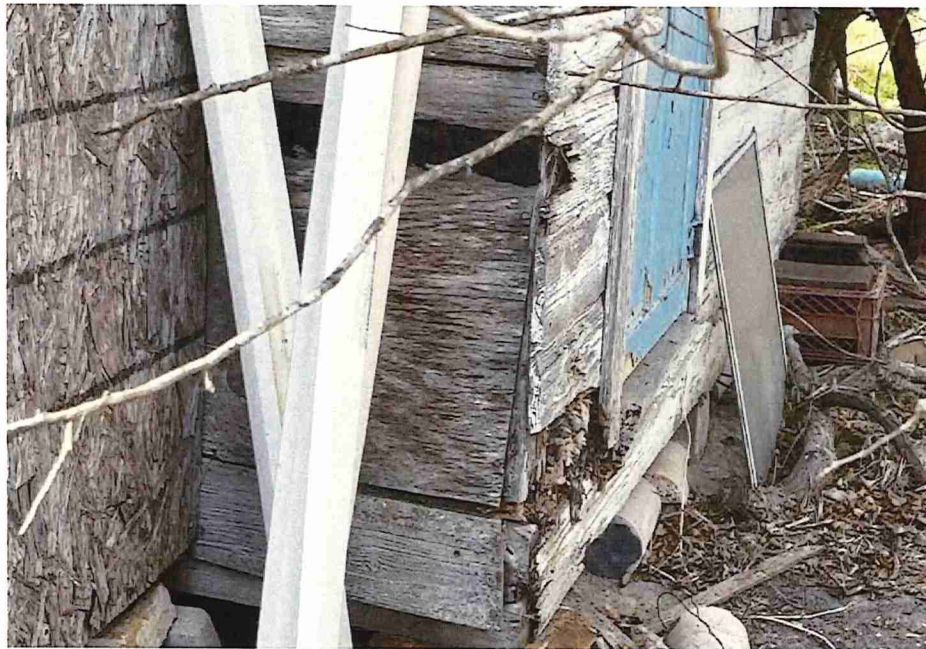
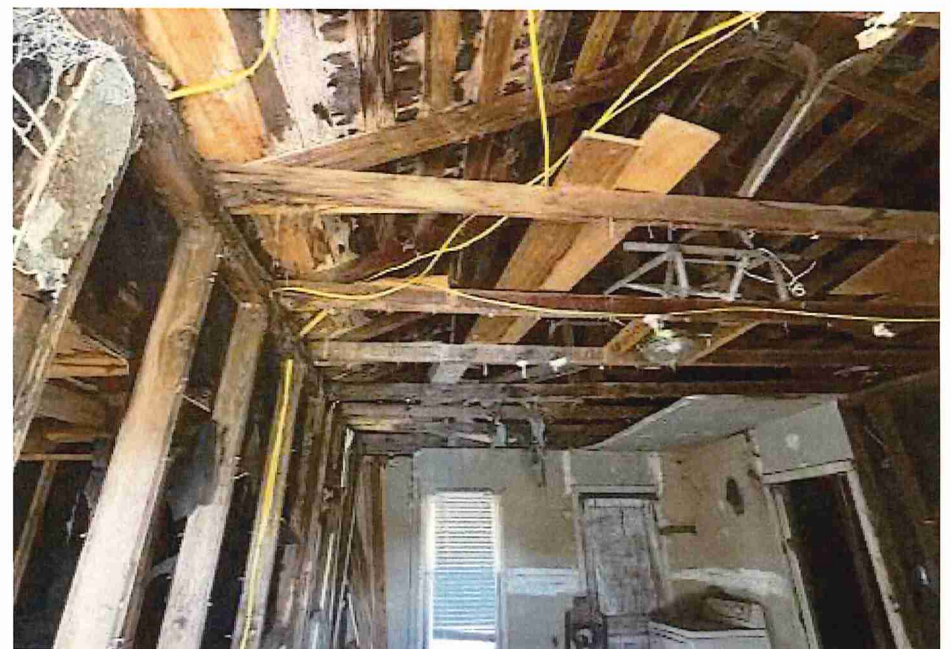


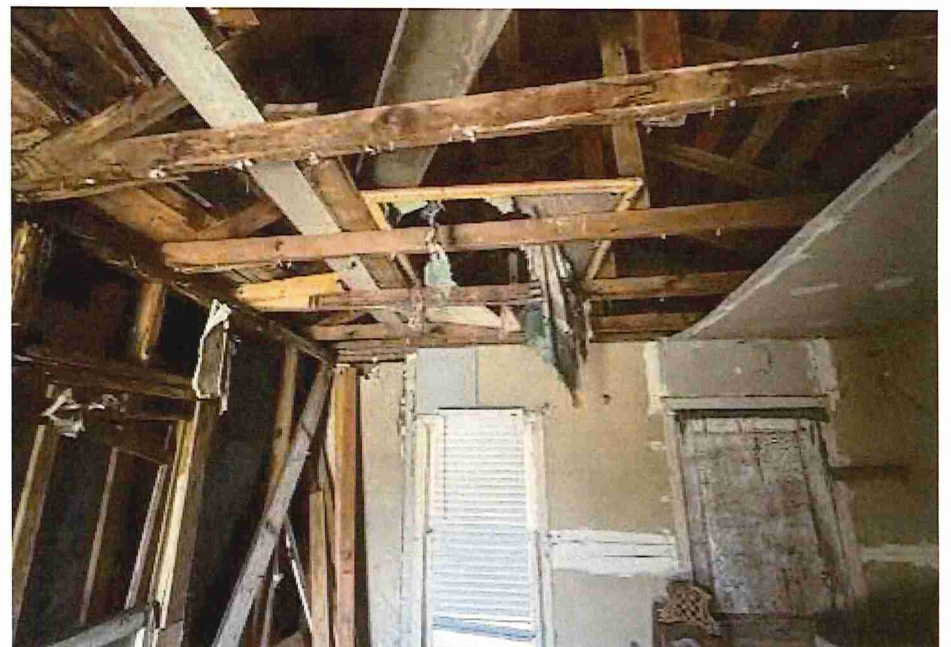


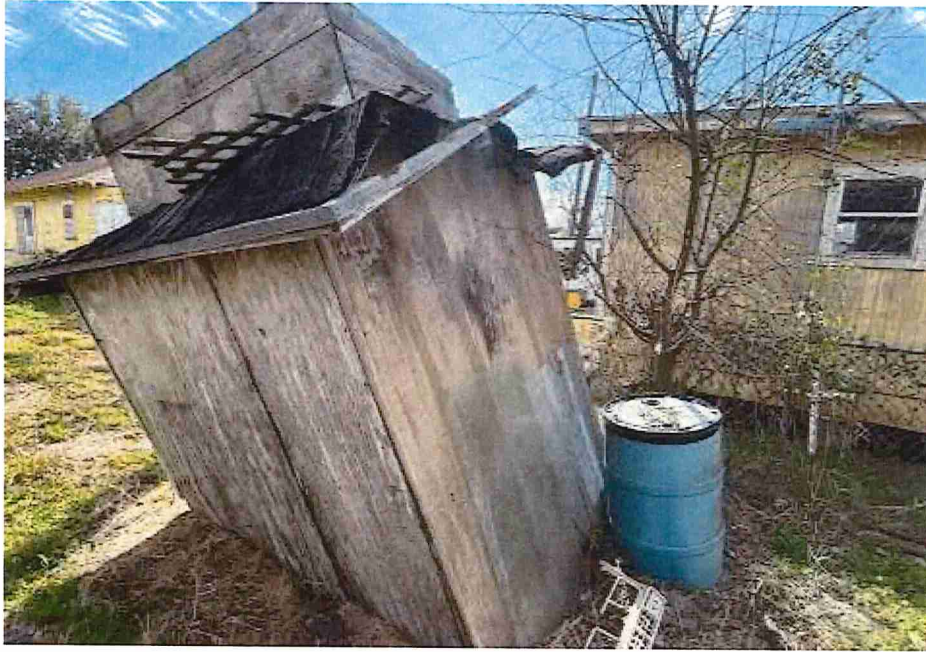












City of Corpus Christi – BUILDING SURVEY

Account Number: 5281-0011-0160

Inspection Date: 10/24/2024

Zoning Use: RS-6

Revised Date: 02/27/2025

Officer: Diana T. Garza

Property Address: 4517 ANGELA DR

Legal Description: MOLINA #2 BLK 11 LOT 16A

Owner: MOLINA FELIPE & WFE JOSEFINA

Mail to: 4517 ANGELA

City, State, Zip: CORPUS CHRISTI, TX 78416

☐ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 2/27/2025

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 EII 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:



CODE ENFORCEMENT DIVISION
ACCESSORY BUILDING SURVEY
STRUCTURE A



Legal Description: 4517 ANGELA DR
Tax Account No: 5281-0011-0160
Property Owner: MOLINA FELIPE & WFE JOSEFINA
Mailing Address: 4517 ANGELA
City, State, Zip: CORPUS CHRISTI, TX 78416

Inspection Date: 10/24/2024
Zoning District:
Compliance Officer: Diana T. Garza
Placard Date: 2/27/2025
Case No: V246855-102524

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:



CODE ENFORCEMENT DIVISION
ACCESSORY BUILDING SURVEY
STRUCTURE B



Legal Description: 4517 ANGELA DR
Tax Account No: MOLINA #2 BLK 11 LOT 16A
Property Owner: 5281-0011-0160
Mailing Address: MOLINA FELIPE & WFE JOSEFINA
City, State, Zip: 4517 ANGELA
CORPUS CHRISTI, TX 78416

Inspection Date: 10/24/2024
Zoning District:
Compliance Officer: Diana T. Garza
Placard Date: 2/27/2025
Case No: V246855-102524

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): 4517 ANGELA DR

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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.

304.15 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.

305.1 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.

305.6 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.

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, V246855-102524

ADDRESS: 4517 ANGELA DR

Tax Account No: 5281-0011-0160

LAST UPDATED ON: Monday, April 28, 2025

Owner(s): FELIPE MOLINA & WFE JOSEFINA

LETTERS MAILED from 3/3/2025-4/15/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOLINA FELIPE & WFE JOSEFINA 4517 ANGELA DR CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
FELIPE MOLINA AKA FELIPE P MOLINA 4517 ANGELA CORPUS CHRISTI, TX. 78416	Owner	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF FELIPE MOLINA AKA FELIPE P MOLINA 4517 ANGELA CORPUS CHRISTI, TX. 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JOSEFINA MOLINA AKA JOSEFINA G. MOLINA 4517 ANGELA CORPUS CHRISTI, TX. 78416	DECEASED OWNER	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF JOSEFINA MOLINA AKA JOSEFINA G. MOLINA 4517 ANGELA CORPUS CHRISTI, TX. 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
MARIA WALLIS AKA MARIA WALLACE 5408 LOWER BIRDVILLE RD.	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/20/25-

HALTOM CITY, TX. 76117		RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
MARIA WALLIS AKA MARIA WALLACE 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JULIA MORENO AKA JULIE ANN MORENO 1934 AVENUE C. KATY, TX. 77493	Heir	B1 Letter Mailed on 3/3/2025
JULIA MORENO AKA JULIE ANN MORENO 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
MARY GUIGNARD 1505 BAIRD AVE. KATY, TX. 77493	Heir	B1 Letter Mailed on 3/3/2025
MARY GUIGNARD 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
CYNTHIA MOLINA AKA CYNTHIA YEUBANKS 600 HICKERSON ST. CONROE, TX. 77301	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/13/25- RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD
CYNTHIA MOLINA AKA CYNTHIA YEUBANKS 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
SYLVIA TITTLE 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Deceased Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
TINA BAZAN 4517 ANGELA DR.	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25-

CORPUS CHRISTI, TX. 78416		RETURN TO SENDER VACANT UNABLE TO FORWARD
ANITA BAZAN 5901 LEOPARD #51 CORPUS CHRISTI, TX. 78408	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/24/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ANITA BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
GOERGE BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Deceased Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
ROBERT BAZAN 4462 CHRISTIE ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 3/3/2025 RETURNED SIGNED GREEN CARD REC'D 3/6/25- SIGNED BY ROBERT BAZAN DATE OF DELIVERY 3/5/25
ROBERT BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
GUADALUPE BAZAN 4462 CHRISTIE ST. CORPUS CHRISTI, TX. 78415	Heir	B1 Letter Mailed on 3/3/2025 RETURNED SIGNED GREEN CARD REC'D 3/6/25- SIGNED BY ROBERT BAZAN DATE OF DELIVERY 3/5/25
GUADALUPE BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 3/3/2025 RETURNED MAIL REC'D 3/10/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF GEORGE G. BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Deceased Heir Unknown Heirs	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD

LISA MORIN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
MELISSA HERNANDEZ 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
KRYSTAL ALVAREZ 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF SYLVIA TITTLE 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Deceased Heir Unknown Heirs	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF SYLVIA TITTLE 410 E. LANE DR NACOGDOCHES, TX. 75964	Deceased Heir Unknown Heirs	B1 Letter Mailed on 4/15/2025
SYLVIA TITTLE 410 E. LANE DR NACOGDOCHES, TX. 75964	Heir	B1 Letter Mailed on 4/15/2025
UNKNOWN HEIRS OF JUAN GONZALEZ BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Deceased Heir Unknown Heirs	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JOE HERNANDEZ 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JESSIE HERNANDEZ 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD

JUAN FELIPE BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
ELVIRA CASTILLO 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
ANITA HERNANDEZ 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
IRENE D'AURIA 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
SYLVIA BAZAN 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
SUSIE CASTILLO 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JOSEPHINE HERNANDEZ 4517 ANGELA DR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/15/2025 RETURNED MAIL REC'D 4/28/25- RETURN TO SENDER VACANT UNABLE TO FORWARD



2310 CREWS ST - RESIDENTIAL STRUCTURE

- Substandard case started 12/9/2024.

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. (Headley rd)

According to NCAD, Mike & Eva Rivera are listed as the owner although there is no recorded deed on file for the property.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 14

Owner Compliance: 0

City Abatements: 13

Citations issued: 0



2310 CREWS ST - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
8/18/11	Vacant Building	TALL WEEDS, LITTER	COMPLIANT
11/7/11	Unsecured Vacant Building	DUTY TO SECURE VACANT BUILDING	COMPLIANT
10/31/12	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
8/8/14	Vacant Building	UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
10/9/14	Emergency Board Up	Chapter 13, ARTICLE III VACANT BUILDINGS	COMPLIANT
10/21/15	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLEANED BY CITY
3/10/17	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
7/3/18	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
7/19/19	Vacant Building	TALL WEEDS & LITTER	CLOSED
7/6/20	Dangerous Weeds	ABATE DANGEROUS WEEDS	CLOSED
8/5/20	Vacant Building	TALL WEEDS & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
11/11/21	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLEANED BY CITY
6/28/24	Vacant Building	TALL WEEDS & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	IN PROGRESS
12/10/24	Substandard Structure	Dangerous Structure or Premises	IN PROGRESS



2310 CREWS ST - RESIDENTIAL STRUCTURE

Abatement history for 2310 Crews St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 6/18/12	\$238.20	Mowing & Cleaning
2. 9/10/12	\$168.40	Mowing & Cleaning
3. 2/26/13	\$154.00	Mowing & Cleaning
4. 6/25/13	\$110.80	Mowing & Cleaning
5. 11/16/17	\$220.83/\$73.00	Mowing & Cleaning
6. 9/4/18	\$168.40/\$125.00	Mowing & Cleaning
7. 4/17/19	\$168.40/\$125.00	Mowing & Cleaning
8. 7/19/19	\$168.40/\$125.00	Mowing & Cleaning
9. 11/5/19	\$168.40/\$125.00	Mowing & Cleaning
10. 11/30/20	\$168.40/\$125.00	Mowing & Cleaning
11. 1/7/22	\$184.20/\$125.00	Mowing & Cleaning
12. 10/25/24	\$320.00/\$125.00	Mowing & Cleaning
13. 4/30/25	\$160.00/\$125.00	Mowing & Cleaning

Total: **\$3,471.43**

CCPD calls to property:

Nature of Call	2310 Crews St.
NO CCPD CALLS FOR SERVICE	
Grand Total	0

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		DECEASED OWNER

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V248871-121024

Property Owner: RIVERA MIKE & EVA

Address (☒Residential ☐Commercial): 2310 Crews

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 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: \$6,696.68
4. Utilities: ☐Active ☒Inactive-Last active date: 4/16/2003
5. Year Structure Built: 1955
6. Lawsuits: ☒Yes ☐No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 30, 2025

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

RE: 2310 Crews

Case # V248871-121024

OWNER: Mike & Eva Rivera

**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 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.

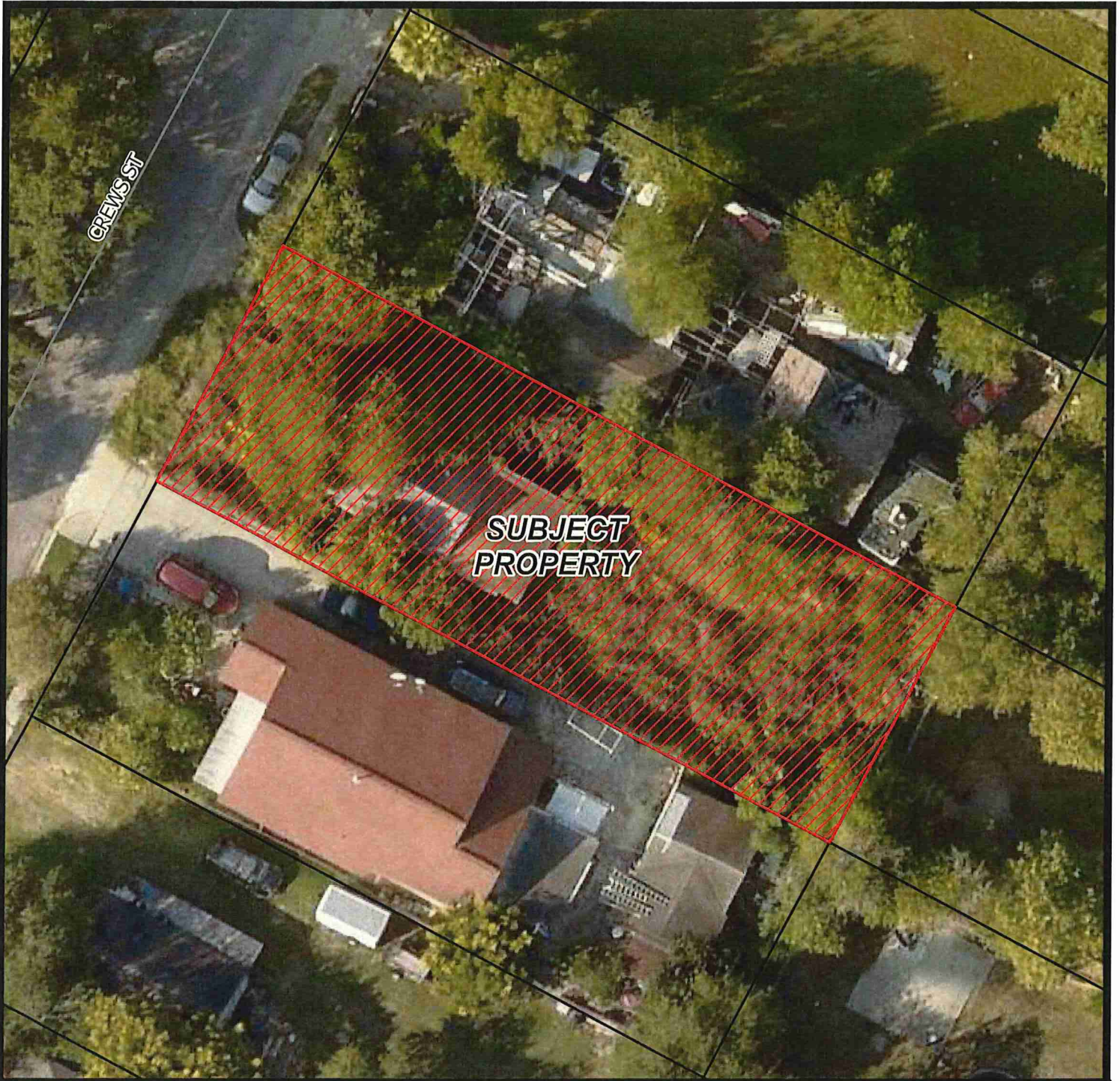


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

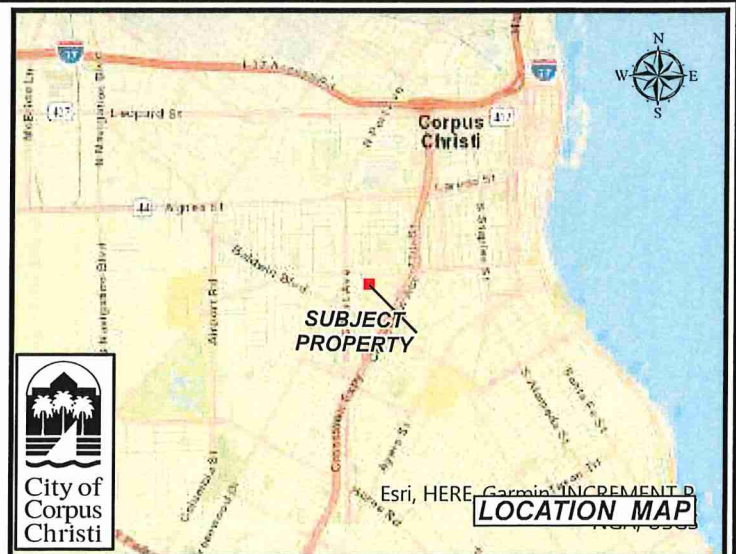
CASE TIMELINE FOR 2310 CREWS

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	12/9/2025	n/a	n/a
Initial Inspection Completed	2/11/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/26/2025	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	5/16/2025 & 5/19/2025	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	6/17/2025	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, undeliverable as addressed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 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	3/27/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	Not less than 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	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	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	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

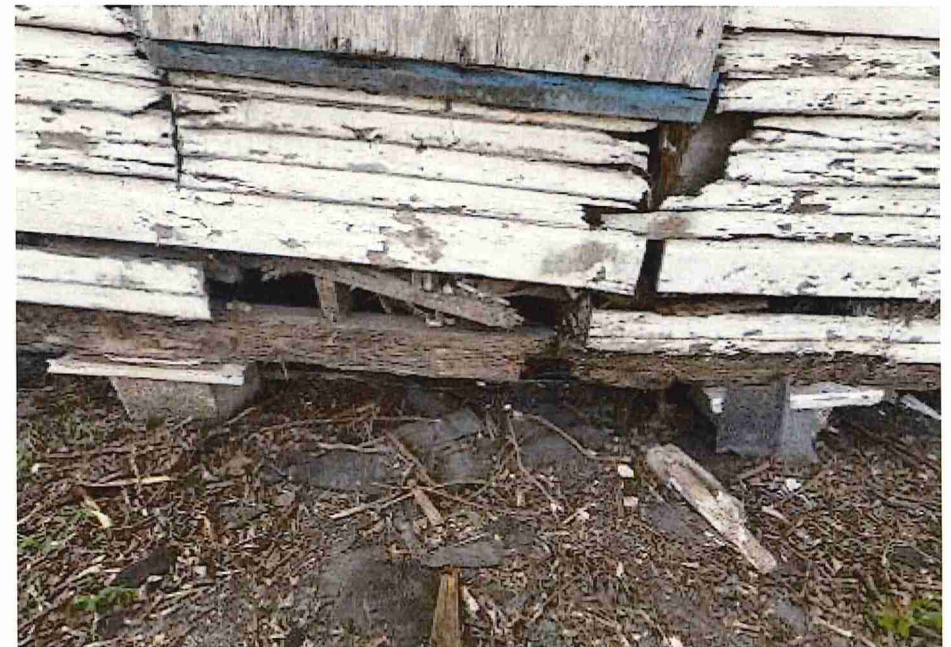
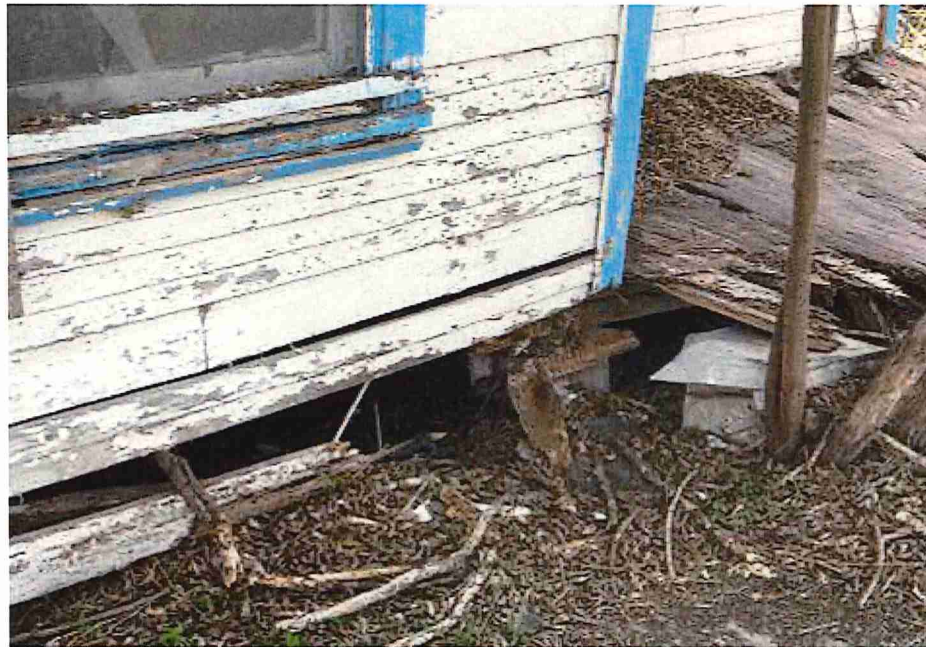
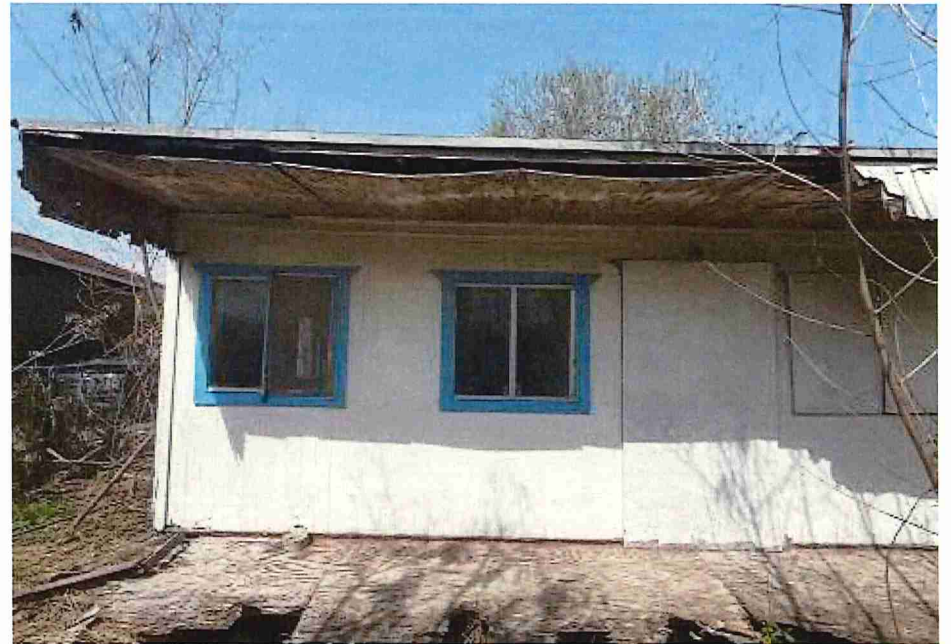


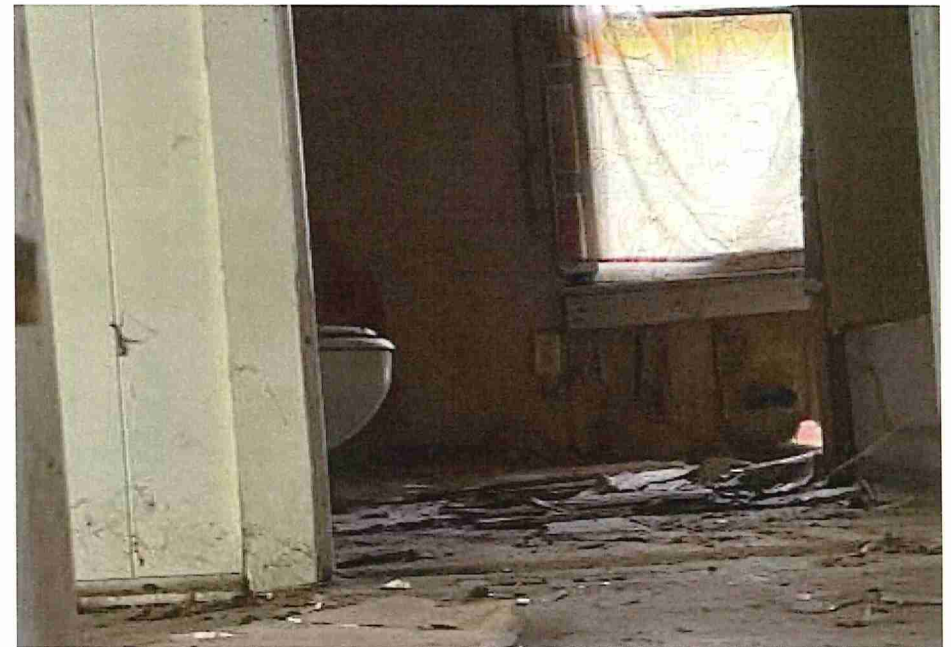
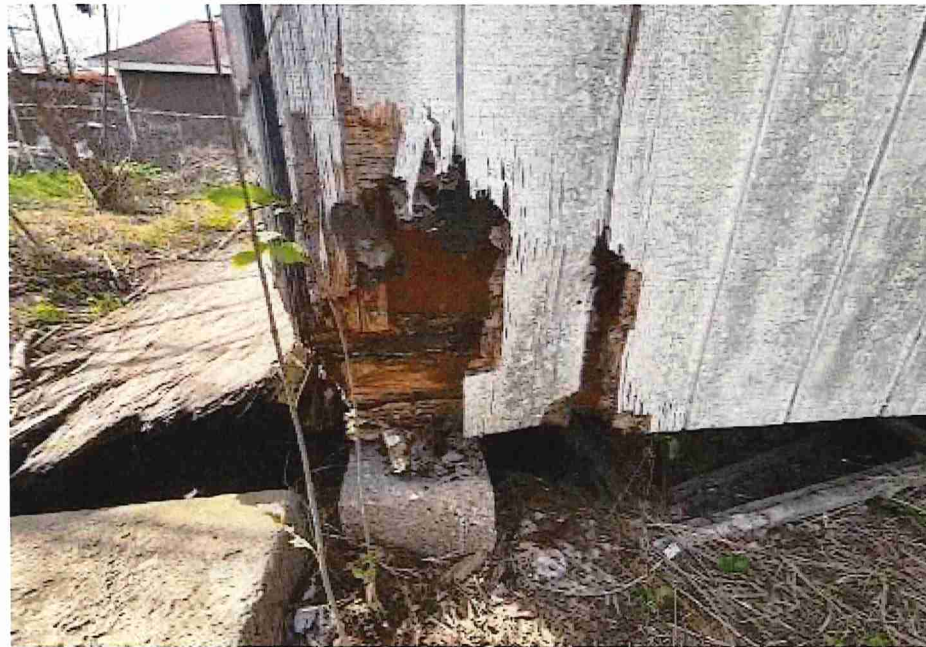
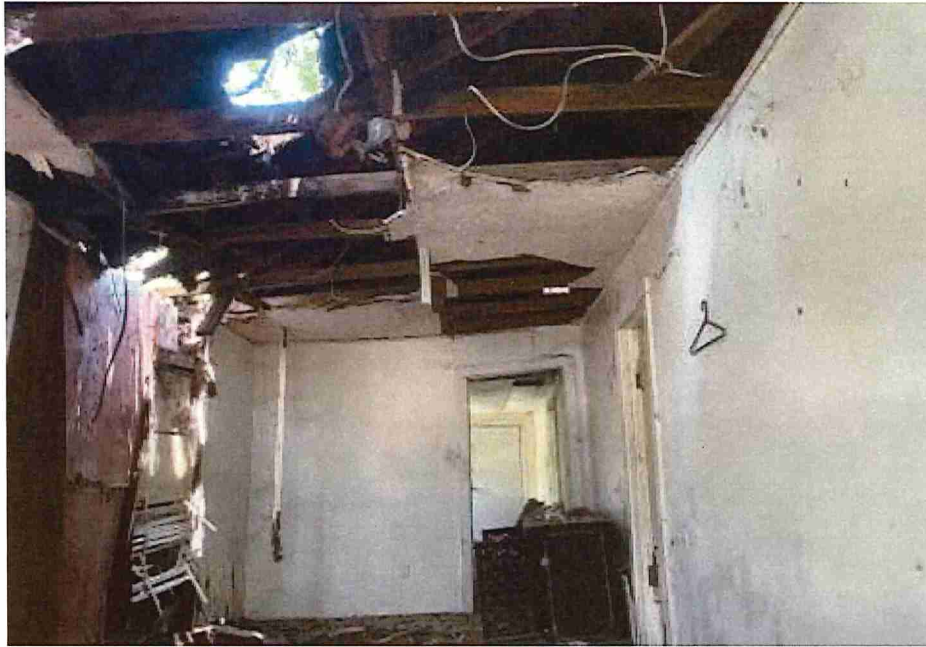
2310 CREWS

Aerial View











City of Corpus Christi – BUILDING SURVEY

Tax Account Number: 7886-0018-0090

Inspection Date: 12/9/2024

Zoning Use: RS-6

Revised Date: 3/25/2025

Officer: MICHAEL GUTIERREZ

Property Address: 2310 CREWS ST

Legal Description: SEGREST LT 9 BLK 18 & POR OF ALLEY

Owner: MIKE & EVA RIVERA

Mail to: 6157 N SHERIDAN RD APT 23C

City, State, Zip: CHICAGO, IL 60660-2826

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	7,200 Sq. Ft.	1 Story
<input checked="" type="checkbox"/> Wood Frame	<input 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 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 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 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 checked="" type="checkbox"/> Rotten Decking
<input checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input checked="" type="checkbox"/> Sags
<input checked="" type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Collapsed
<input checked="" 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 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 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 Countertop
☐ 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: PULLED METER

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: NONE
☐ 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): 2310 CREWS 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 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.



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

Case No: B1 Letters, V248871-121024

ADDRESS: 2310 CREWS ST

Tax Account No: 7886-0018-0090

LAST UPDATED ON: Monday, April 28, 2025

Owner(s): MIKE & EVA RIVERA

LETTERS MAILED from 3/26/2025-3/26/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
RIVERA MIKE & EVA % THOMAS RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
RIVERA MIKE & EVA % THOMAS RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MIKE RIVERA AKA MIKE A RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
MIKE RIVERA AKA MIKE A RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/4/2025 RETURN TO SENDER NO MAIL RECEPTACLE UNABLE TO FORWARD
UNKNOWN HEIRS OF MIKE RIVERA AKA MIKE A RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF MIKE RIVERA AKA MIKE A RIVERA 2310 CREWS ST	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/2025

CORPUS CHRISTI TX 78405		RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
EVA RIVERA AKA EVA C RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
EVA RIVERA AKA EVA C RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/11/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF EVA RIVERA AKA EVA C RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF EVA RIVERA AKA EVA C RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/14/25 RETURN TO SENDER NO MAIL RECEPTACLE UNABLE TO FORWARD
FRANCES DE LA O 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/30/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
FRANCES DE LA O 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FRANCES DE LA O 2600 NW 112TH MIAMI FLORIDA 33167-3406	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/14/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
REUBEN RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/25 RETURN TO SENDER

		ATTEMPTED NOT KNOWN UNABLE TO FORWARD
REUBEN RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNDELIVERBALE AS ADDRESSED UNABLE TO FORWARD
REUBEN RIVERA 976 GRANT AVE ROCKFORD, IL. 61103	Heir	B1 Letter Mailed on 3/26/2025
MICHAEL J RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
MICHAEL J RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/11/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
MICHAEL J RIVERA 2234 N 76 TH AVE ELMWOOD PARK, IL. 60707-3038	Heir	B1 Letter Mailed on 3/26/2025 SIGNED AND REC'VD LEFT BLANK DATE OF DELIVERY 4/11/25
THOMAS RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/28/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
THOMAS RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/11/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
DAVID RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
DAVID RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER

		VACANT UNABLE TO FORWARD
DAVID RIVERA 4840 N LINDER AVE APT 416 CHICAGO,IL. 60630-3433	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/28/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD



617 DUNCAN ST - RESIDENTIAL STRUCTURE

- Substandard case started 1/14/2025.

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. (Mary St)

According to NCAD, Raymond Capelo took possession of property 8/16/2012.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 4

Owner Compliance: 0

City Abatements: 4

Citations issued: 0



617 DUNCAN ST - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
4/26/24	Vacant Building	TALL WEEDS, LITTER, & SIDEWALKS, CURBS, AND GUTTERS	COMPLIANT
12/11/24	Unsecured Vacant Building	UNSECURED OPENINGS	COMPLIANT
1/17/25	Substandard Structure	Dangerous Structure or Premises	IN PROGRESS
4/29/25	Vacant Building	TALL WEEDS & SIDEWALKS, CURBS, AND GUTTERS	IN PROGRESS

Abatement history for 617 Duncan St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 8/12/2024	\$75.00/\$125.00	Mowing & Cleaning
2. 11/1/2024	\$80.00/\$412.00	Mowing & Cleaning
3. 1/15/2025	\$184.54/\$125.00	Mowing & Cleaning
4. 1/15/2025	\$510.00/\$174.00	Secure Openings

Total: **\$1,685.54**

CCPD calls to property:

Nature of Call	617 Duncan St.
Animal Control Vicious Animal	1
Drug Enforcement Possession or Use	1
Law Enforcement Investigation Field Event	1
LE Assist Field Event	1
Grand Total	4

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		DECEASED OWNER

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V250229-011725

Property Owner: CAPELO RAYMOND

Address (☒Residential ☐Commercial): 617 Duncan St

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 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: \$6,120.70
4. Utilities: ☐Active ☒Inactive-Last active date: 1/24/2018
5. Year Structure Built: 1955
6. Lawsuits: ☒Yes ☐No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 30, 2025

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

RE: 617 Duncan St

Case # V250229-011725

OWNER: Raymond Capelo

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **January 17, 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.

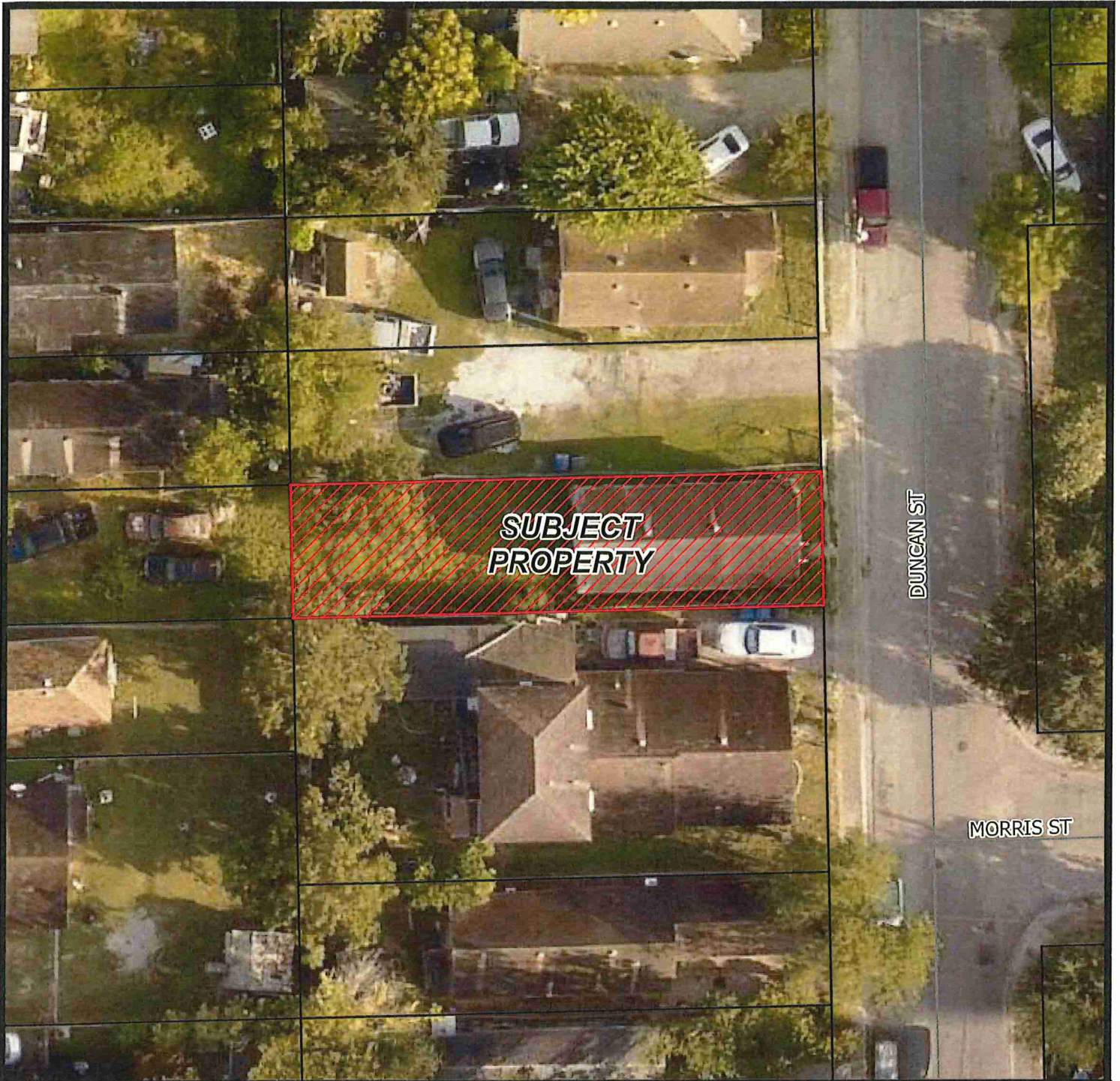


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

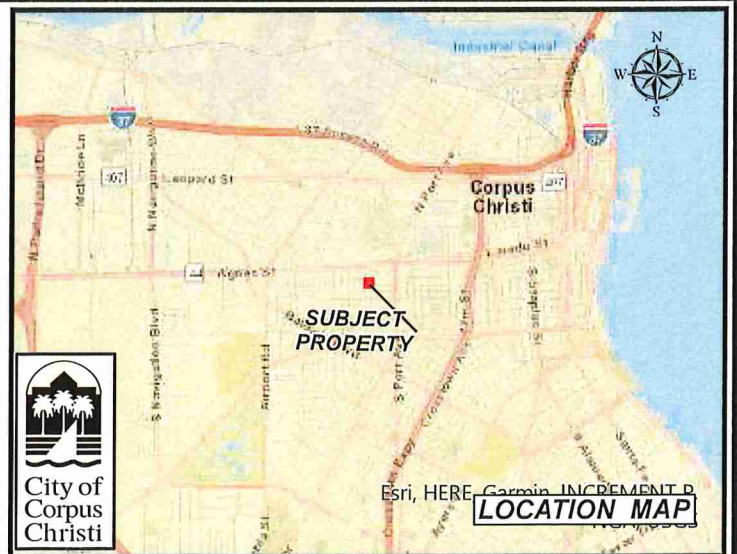
CASE TIMELINE FOR 617 DUNCAN ST.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/14/2025	n/a	n/a
Initial Inspection Completed	1/14/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/11/2025	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	5/16/2025 & 5/19/2025	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	6/17/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/19/2025	Return mail rec'vd 2/19/2025 return to sender,vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 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	3/12/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	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	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	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	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



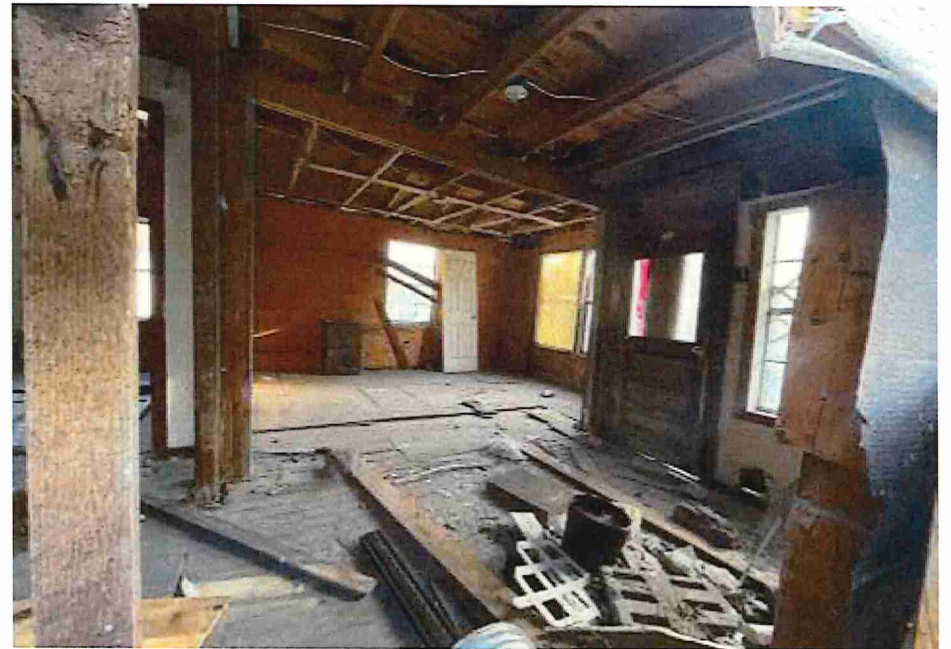
617 DUNCAN ST

Aerial View









City of Corpus Christi – BUILDING SURVEY

Account Number: 763400010250

Inspection Date: 1/14/2025

Zoning Use: RS-6

Revised Date: 01/17/2025

Officer: Gilbert Salazar

Property Address: 617 DUNCAN ST

Legal Description: SAN PEDRO BLK 1 LOT 25

Owner: CAPELO RAYMOND

Mail to: 617 DUNCAN ST

City, State, Zip: CORPUS CHRISTI, TX 78405-2250

☒ Dwelling ☐ Commercial ☐ Accessory 2,500__ Sq. Ft. 1__ Story
☐ Wood Frame ☐ Masonry ☐ Fire Damage 1__ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☐ Open x__ Placard
Placard Posted on: 1/17/2025

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 Eil 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: PULLED METER

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: NONE
☐ 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): 617 DUNCAN ST.

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.

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

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

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

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

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

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, V250229-011725

ADDRESS: 617 DUNCAN

Tax Account No: 7634-0001-0250

LAST UPDATED ON: Monday, March 10, 2025

Owner(s): RAYMOND CAPELO

LETTERS MAILED from 2/11/2025-2/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
CAPELO RAYMOND 617 DUNCAN ST CORPUS CHRISTI TX 78405-2250	Owner	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 2/19/2025 VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF RAYMOND CAPELO 617 DUNCAN ST CORPUS CHRISTI TX 78405-2250	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 2/19/2025 VACANT UNABLE TO FORWARD
RAYMOND CAPELO 7841 FALCON DR CORPUS CHRISTI TX 78414	Owner	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 3/3/2025 VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF RAYMOND CAPELO 7841 FALCON DR CORPUS CHRISTI TX 78414	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 3/3/2025 VACANT UNABLE TO FORWARD
YOLAND CAPELO 617 DUNCAN ST CORPUS CHRISTI TX 78405-2250	DECEASED OWNERS WIFE	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 2/19/2025 VACANT UNABLE TO FORWARD
YOLANDA CAPELO 326 W HILDERBRAND AVE SAN ANTONIO TX 78212	DECEASED OWNERS WIFE	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 3/10/2025 VACANT UNABLE TO FORWARD
CANDACE RAMPOLDI 617 DUNCAN ST CORPUS CHRISTI TX 78405-2250	Heir	B1 Letter Mailed on 2/11/2025 RETURNED MAIL REC'VD 2/19/2025 VACANT

		UNABLE TO FORWARD
NOAH RAY CAPELO 617 DUNCAN ST COPRUS CHRISTI TX 78405-2250	Heir	
NOAH RAY CAPELO 1006 G. AVE PLANO, TX 75074-6816	Heir	



1071 GOLDEN GATE CIR. - RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 1/24/2025.

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 structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structures.
- Interior of the structures are 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 & accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Old Brownsville Rd.)

According to NCAD, Jackson A James Sr took possession of property 12/18/2013.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 9

Owner Compliance: 2

City Abatements: 2

Citations issued: 2



1071 GOLDEN GATE CIR. - RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
04/11/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
01/24/2025	Substandard structure	Main and accessory structure unfit for human occupancy	In progress
01/23/2025	Unsecure Vacant Building	Unsecure windows	Compliant
06/11/2024	Junked Vehicle	Junked vehicle	Removed by City
03/02/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
11/03/2023	Care of premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
4/26/2012	Junked Vehicle	Junked Vehicle	Owner Compliance
04/26/2012	Zoning	Living in RV	Expired
10/12/2011	Care of premises	Sidewalks, curbs and gutters	Owner Compliance

Abatement history for 1071 Golden Gate Cir.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 02/11/2025	\$188.63/\$125	Vacant Building
2. 05/13/2024	\$146.48/\$125	Vacant Building

Total: \$585.11



1071 GOLDEN GATE CIR. - RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1071 Golden Gate Cir.
Destruction or Criminal Mischief Not In Progress	1
Forensic Services Request Photos Only	1
Law Enforcement Investigation Field Event	3
Quality of Life Field Event	1
Suspicious or Unusual Suspicious Person or Persons	1
Unknown Nature Injuries Involved	1
Grand Total	8

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
03/20/2025	James A Jackson Sr	I attempted contact to the following numbers on TLO (361) 461-3768 (disconnected), (361) 442-2789(disconnected), (361) 854-0723 (disconnected)
03/20/2025	Annette Morales	I attempted contact to the following numbers on TLO (361) 806-2552 (disconnected), (361) 442-2789(disconnected), (361) 854-0723 (disconnected)
07/07/25	James A Jackson Sr	I attempted contact to the following numbers on TLO (361) 461-3768 (disconnected), (361) 442-2789(disconnected), (361) 854-0723 (disconnected)
07/07/25	Annette Morales	I attempted contact to the following numbers on TLO (361) 806-2552 (disconnected), (361) 442-2789(disconnected), (361) 854-0723 (disconnected)

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V250567-012425

Property Owner: Jackson James A SR

Address (☒Residential ☐Commercial): 1071 Golden Gate Cir

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 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: \$60,138.21
4. Utilities: ☐Active ☒Inactive-Last active date: 2/20/2024
5. Year Structure Built: 1981
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 30, 2025

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

RE: 1071 Golden Gate

Case # V250567-012425

OWNER: James Jackson Sr

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **January 24, 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.

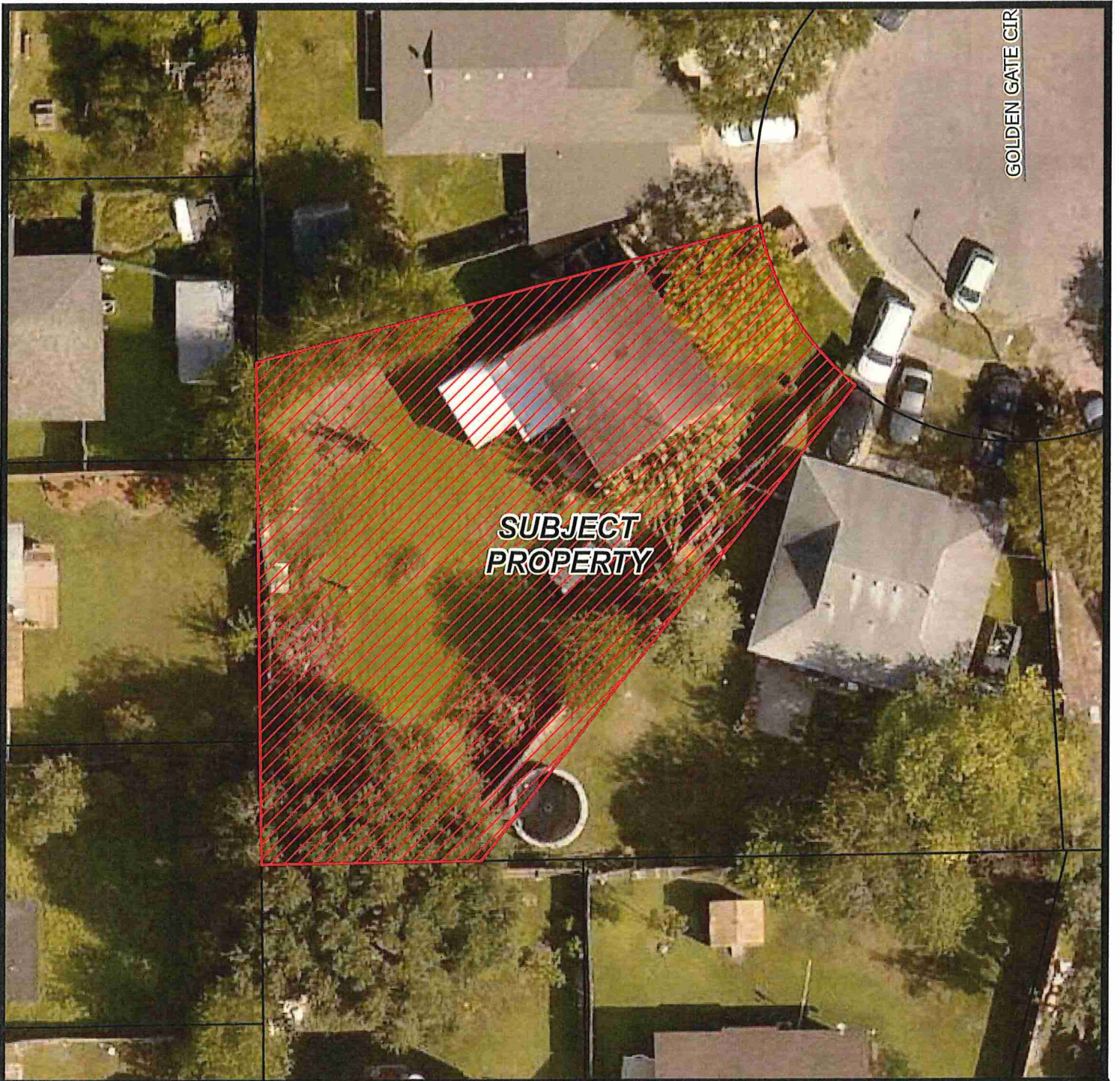


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

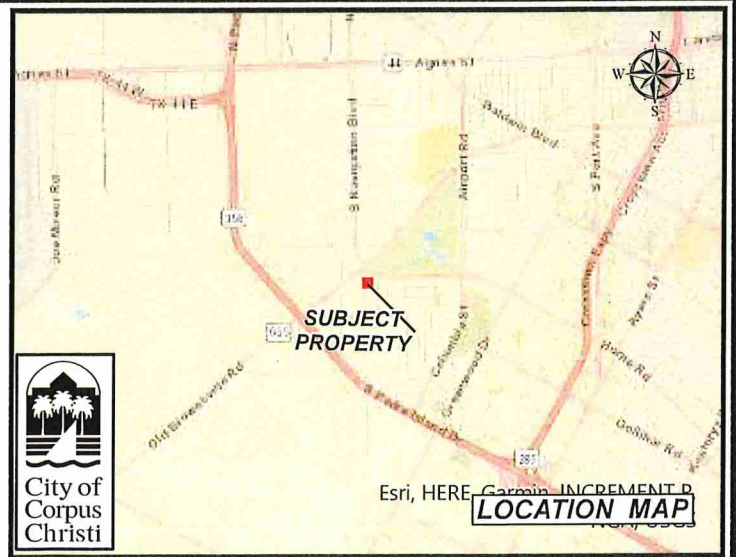
CASE TIMELINE FOR 1071 GOLDEN GATE CIR.

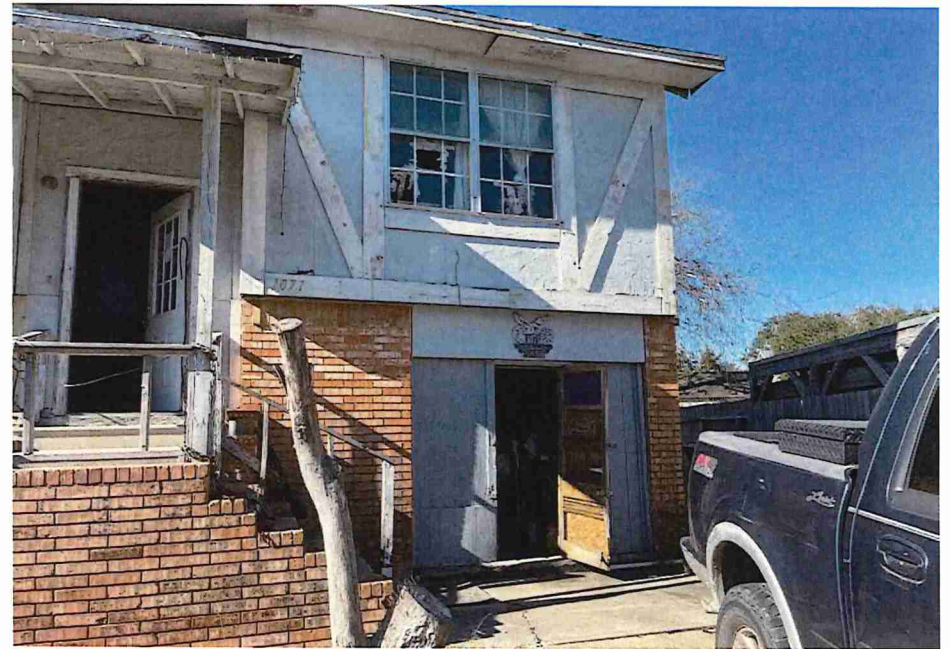
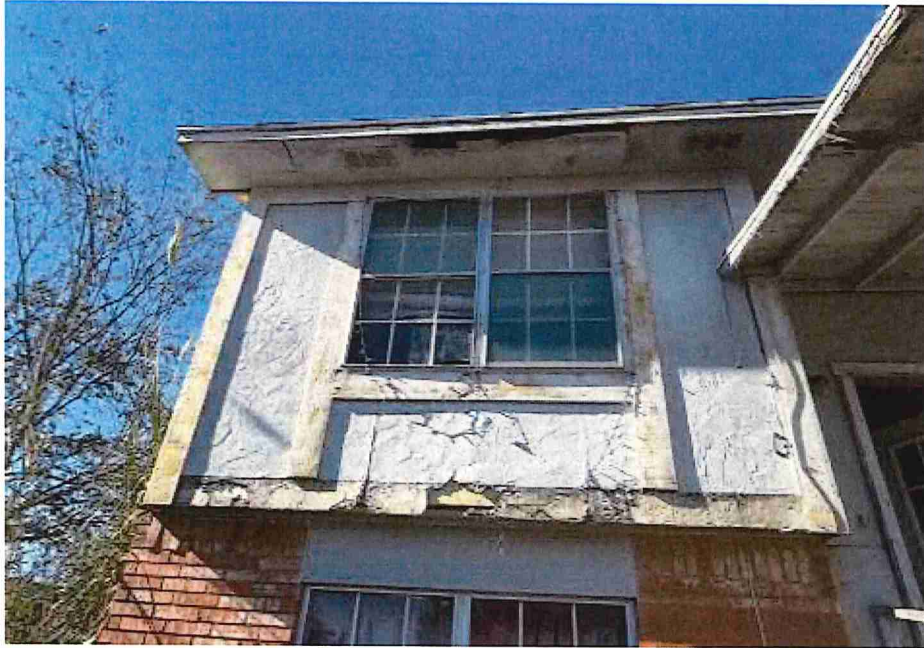
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/24/2025	n/a	n/a
Initial Inspection Completed	1/24/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	1/29/2025	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	5/16/2025 & 5/19/2025	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	6/17/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/3/2025	Return mail rec'vd 2/3/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 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	3/1/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	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	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	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	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

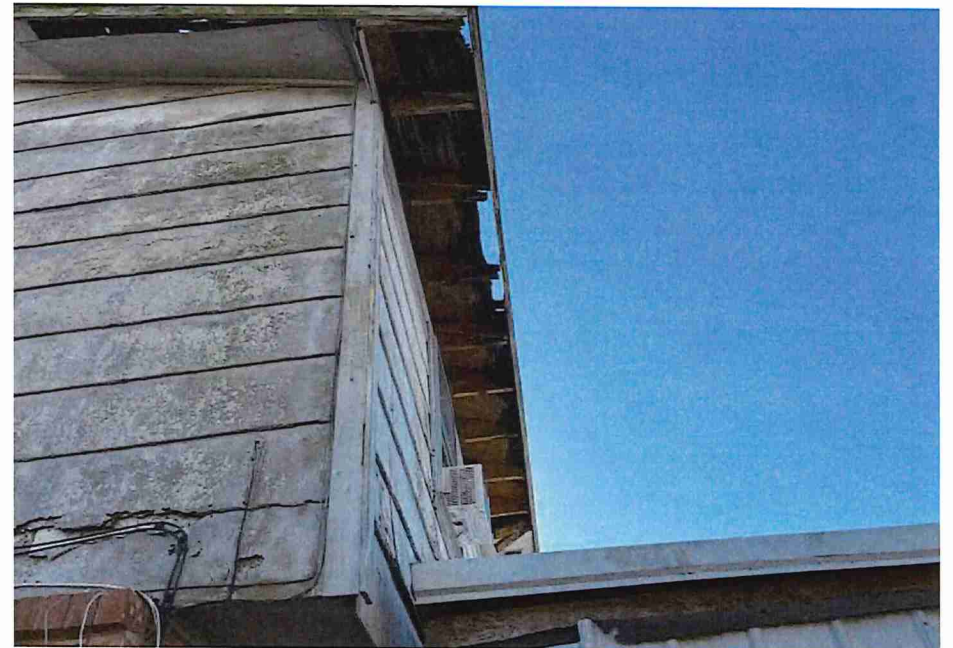
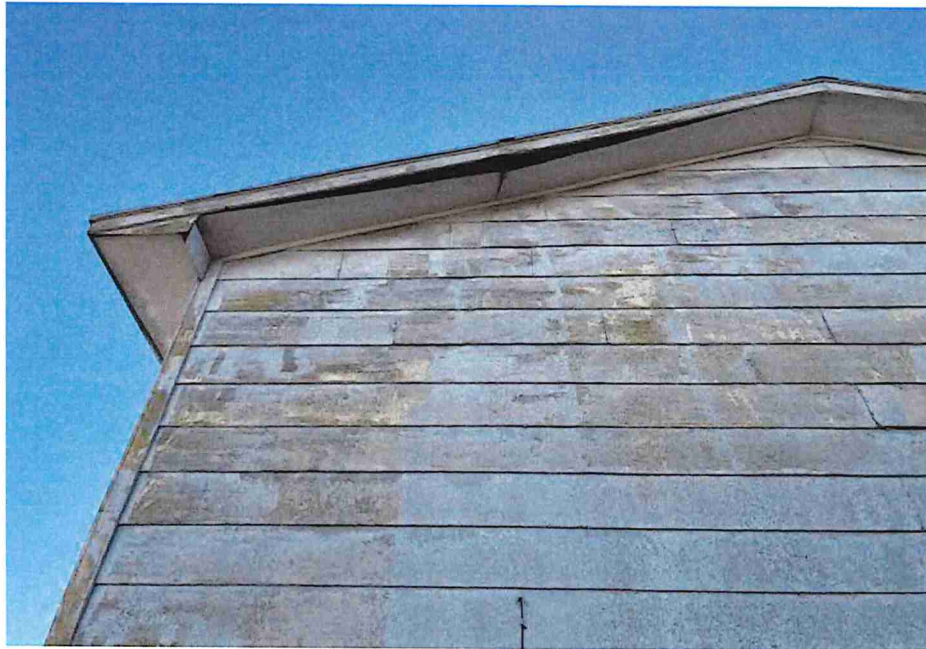
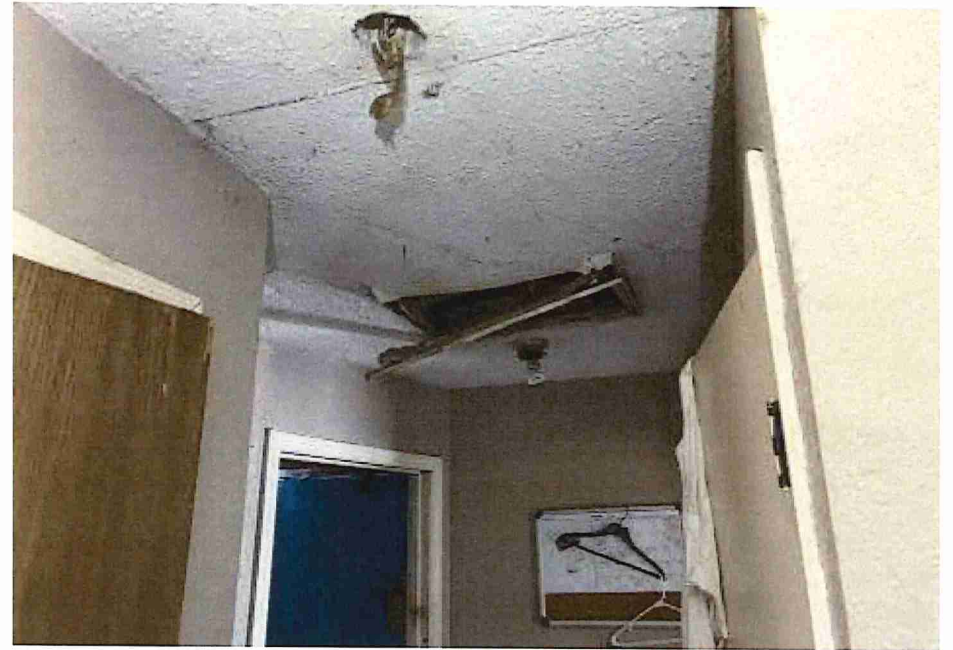
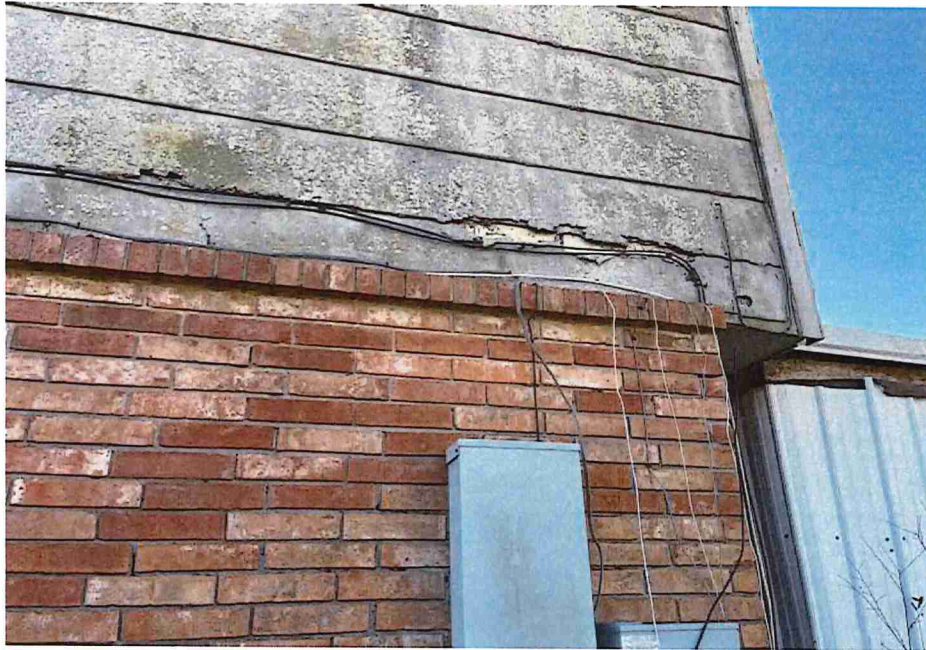


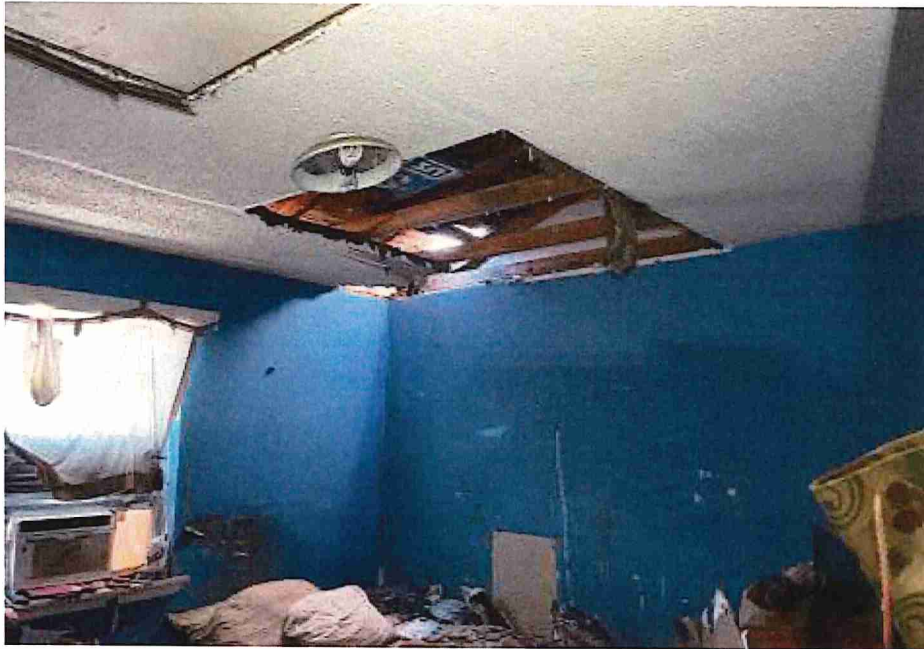
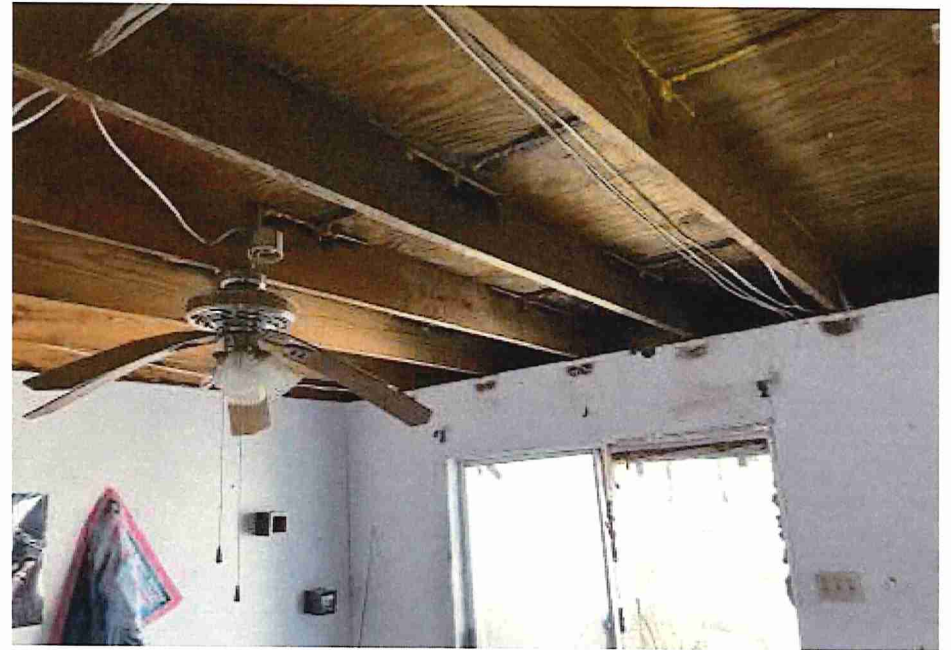
1071 GOLDEN GATE CIR

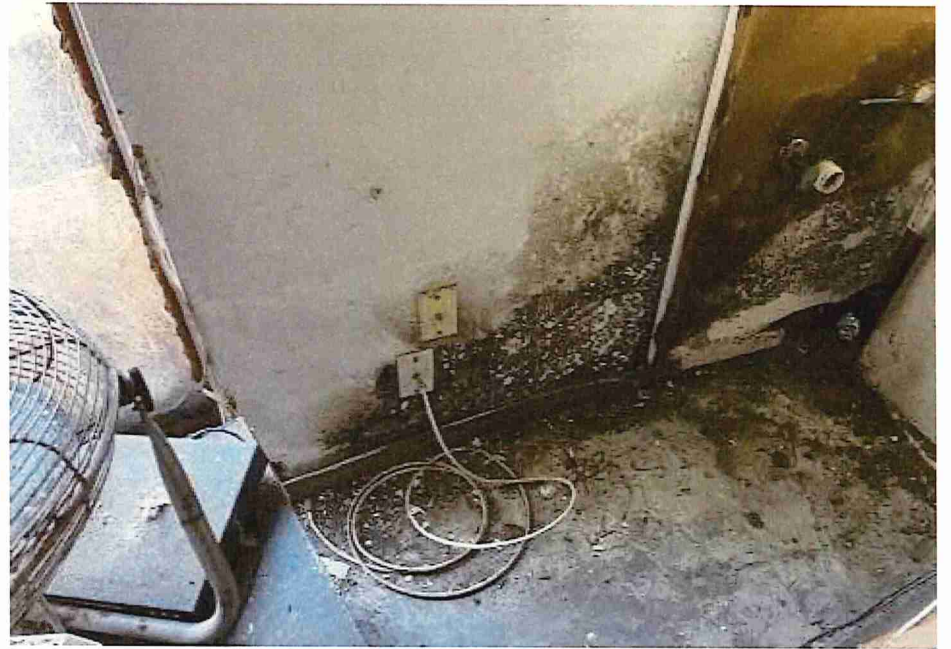
Aerial View

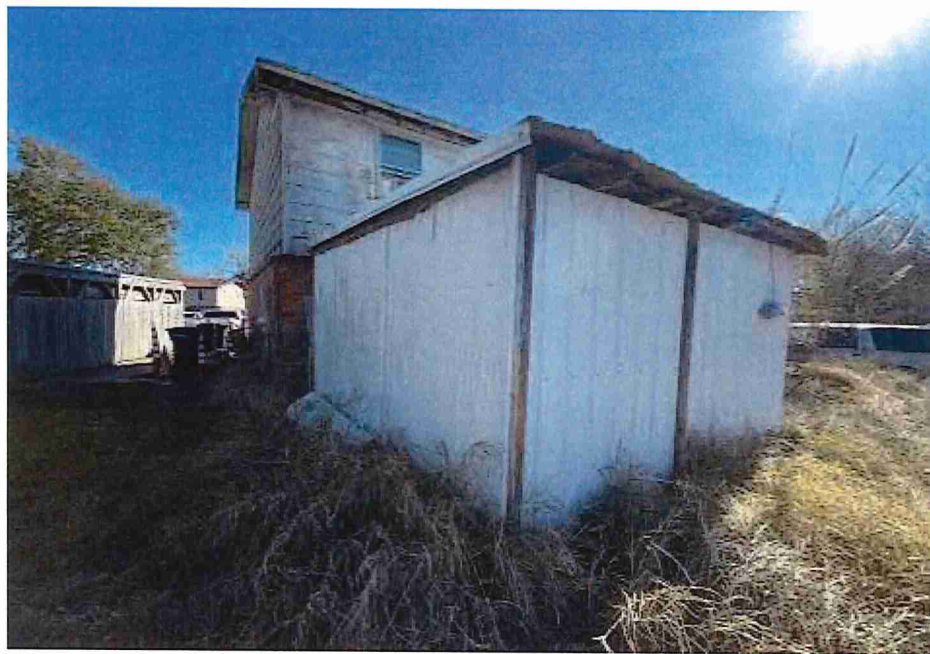












City of Corpus Christi – BUILDING SURVEY

Account Number: 816300010210

Inspection Date: 1/24/2025

Zoning Use: RS-6

Revised Date: 01/28/2025

Officer: Diana T Garza

Property Address: 1071 GOLDEN GATE CIR

Legal Description: SOUTHBRIDGE LT 21 BK 1

Owner: JACKSON JAMES A SR

Mail to: 1071 GOLDEN GATE CIR

City, State, Zip: CORPUS CHRISTI, TX 78416-2618

☒ Dwelling ☐ Commercial ☒ Accessory ☐ Sq. Ft. 2 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 1/24/2025

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 EII 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: STORAGE SHED

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

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

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

VIOLATION(S): 1071 GOLDEN GATE CIR.

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.

304.13 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.

305.1 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.

305.5 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.

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.

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, V250567-012425

ADDRESS: 1071 GOLDEN GATE CIR.

Tax Account No: 8163-0001-0210

LAST UPDATED ON: Wednesday, April 30, 2025

Owner(s): JACKSON JAMES A. SR

LETTERS MAILED from 1/29/2025-4/30/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
JACKSON JAMES A SR AKA JAMES ARTHUR JACKSON SR 1071 GOLDEN GATE CIR CORPUS CHRISTI, TX. 78416-2618	Owner	B1 Letter Mailed on 1/29/2025 RETURNED MAIL REC'D-2/20/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JAMES A JACKSON SR AKA JAMES ARTHUR JACKSON SR PO BOX 5381 CORPUS CHRISTI, TX 78465-5381	Owner	B1 Letter Mailed on 1/29/2025 RETURNED MAIL REC'D 2/3/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNETTE MORALES 1071 GOLDEN GATE CIR CORPUS CHRISTI, TX. 78416-2618	Heir	B1 Letter Mailed on 1/29/2025
ANNETTE MORALES PO BOX 5381 CORPUS CHRISTI, TX 78465-5381	Heir	B1 Letter Mailed on 1/29/2025 RETURNED MAIL REC'D 1/31/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JAMES JACKSON JR 1071 GOLDEN GATE CIR CORPUS CHRISTI, TX. 78416-2618	Heir	B1 Letter Mailed on 1/29/2025 RETURNED MAIL REC'D 2/6/25- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
JAMES JACKSON JR PO BOX 5381 CORPUS CHRISTI, TX 78465-5381	Heir	B1 Letter Mailed on 1/29/2025 RETURNED MAIL REC'D 1/31/25- RETURN TO SENDER VACANT

		UNABLE TO FORWARD
JASON AARON JACKSON 1071 GOLDEN GATE CIR. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURNED MAIL REC'D 5/13/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
JASON AARON JACKSON 1029 LOLITA ST. CORPUS CHRISTI, TX. 78416	Heir	B1 Letter Mailed on 4/30/2025



1129 HORNE RD - RESIDENTIAL STRUCTURE

- Substandard case started 6/11/2024.

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. (Horne Rd)

According to NCAD, Jessica Olmos took possession of property 9/27/2019.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 13

Owner Compliance: 2

City Abatements: 9

Citations issued: 9



1129 HORNE RD - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
07/01/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
01/10/2025	Unsecure Vacant Building	Unsecured windows	Abated by City
06/20/2024	Vacant Building	Vacant Building	Expired
06/12/2024	Substandard Structure	Main structure unfit for human occupancy	In Progress
06/22/2023	Unsecure Vacant Building	Unsecure widows and door	Expired
06/22/2023	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/08/2021	Vacant building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
01/30/2020	Unsecured Vacant Building	Unsecured windows	Expired
01/30/2020	Vacant Building	Litter and solid waste	Expired
09/26/2019	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
02/01/2019	Care of premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
08/14/2013	Care of premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/04/2012	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired



1129 HORNE RD - RESIDENTIAL STRUCTURE

Abatement history for 1129 Horne Rd.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 02/28/2025	\$330/\$174	Secure Openings
2. 05/27/2025	\$80/\$125	Mowing and Cleaning
3. 02/28/2025	\$211.80/\$125	Mowing and Cleaning
4. 10/10/2024	\$192.86/\$125	Mowing and Cleaning
5. 02/28/2024	\$370/\$174	Secure Openings
6. 03/27/2024	\$190/\$174	Secure Openings
7. 06/20/2024	\$100/\$174	Secure Openings
8. 05/14/2024	\$192.86/\$125	Mowing and Cleaning
9. 02/26/2024	\$167.40/125	Mowing and Cleaning

Total: \$3155.92

CCPD calls to property:

Nature of Call	1129 Horne Rd.
Burglary In Progress	1
Burglary Not In Progress	1
Burglary Open Door or Window Possible Burglary	1
Disturbance In Progress	1
Disturbance Weapons Involved	1
Law Enforcement Investigation Field Event	1
Suspicious Circumstance(s) In Progress	1
Suspicious or Unusual Suspicious Person or Persons	1
Suspicious or Unusual Suspicious Vehicle	1
Trespassing Violation In Progress	1
Grand Total	10



1129 HORNE RD - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
01/10/2025	Jessica Olmos	On this day Code Compliance Officer Melanie Flores spoke with the owner about violations of tall weeds on the property and mentioned to her that we had a substandard case for the property. She told Melanie that there was a fire in 2019 but the property was secured, and it wasn't an issue
01/23/2025	Jessica Olmos	Code Officer Diana T Garza attempted contact. Left voicemail *
01/28/2025	Jessica Olmos	Code Officer Diana T Garza attempted contact. Left voicemail *
4/21/2025	Jessica Olmos	Code Officer Grace Elledge attempted contact. Left voicemail *
07/01/2025	Jessica Olmos	I called owner Jessica Olmos (361) 232-3685 and left voicemail to return my call. she called back. I informed her that I was moving forward with the case and what her intentions were with the property. She stated that she plans to fix it and that there is no fire damage in the interior of the structure. I told her about the upcoming BSB board meeting and encouraged her to attend so she can explain her intentions to the board members. She asked me if she needed to bring her lawyer. I told her that that was her decision. I told her I will let her know when the notice for the BSB board meeting is going out and remind her of the day and time of meeting. She also verified her mailing address was correct. No further incident
07/07/2025	Jessica Olmos	Text message was sent letting owner know about Hearing on July 24. She replied, "Okay, Thank you "

*For Clarification we had a one wrong number on the marked dates. We called (361) 232-2685. The Correct number is (361) 232-3685

COMPLAINT

Monday June 30,2025

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

RE: 1129 HORNE RD

Case # V124811-061224

OWNER: Olmos Jessica

**Code Compliance Supervisor
Roland Maldonado**

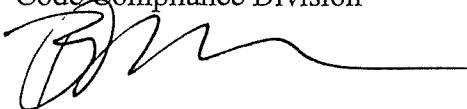
Dear Board Members:

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 27, 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

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V234811-061224

Property Owner: OLMOS JESSICA

Address (☒Residential ☐Commercial): 1129 Horne Rd

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

Notices

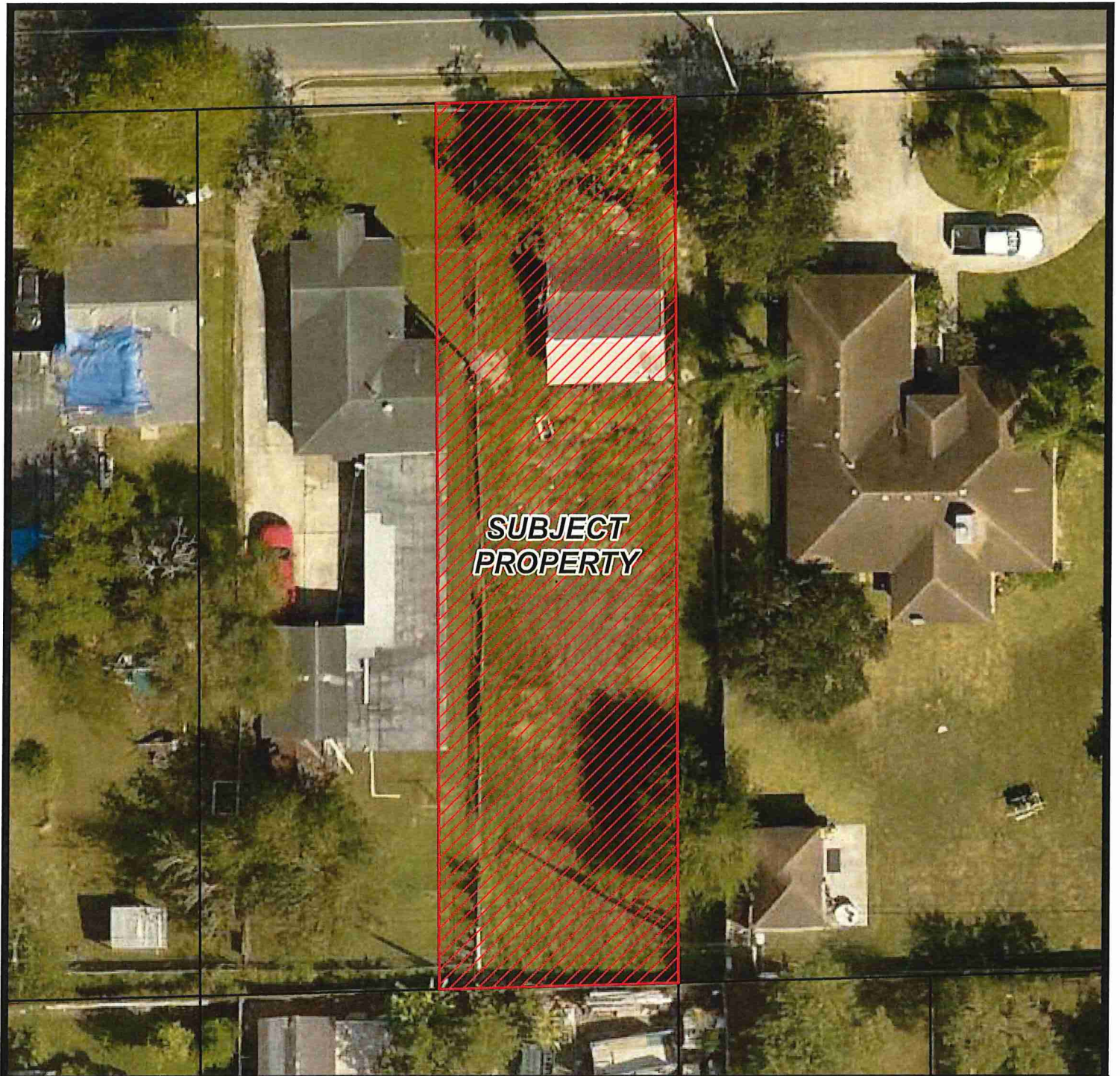
1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

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: \$7,327.33
4. Utilities: ☐Active ☒Inactive-Last active date: 6/13/2019
5. Year Structure Built: 1950
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

CASE TIMELINE FOR 1129 HORNE

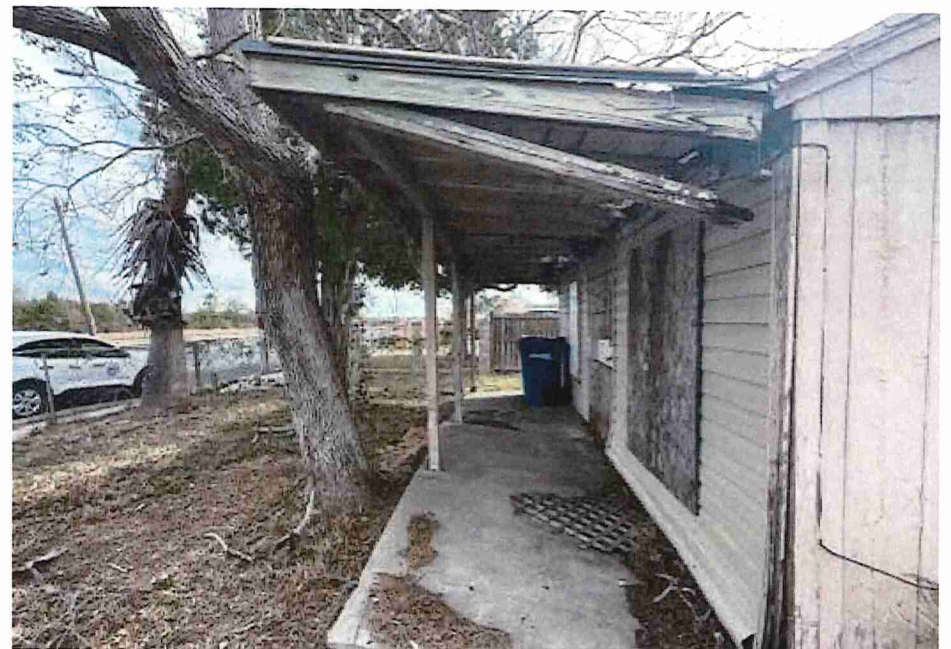
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/11/2024	n/a	n/a
Initial Inspection Completed	6/11/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/4/2025	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	5/16/2025 & 5/19/2025	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	6/17/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	6/20/2025	Return mail rec/vd 6/20/24 return to sender, vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 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	4/5/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	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	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	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	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

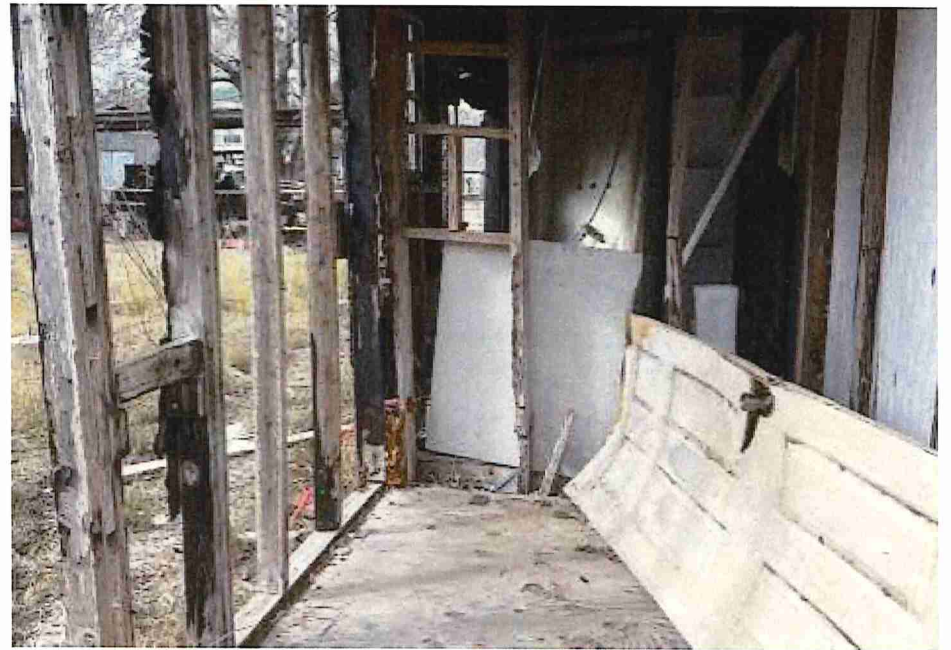


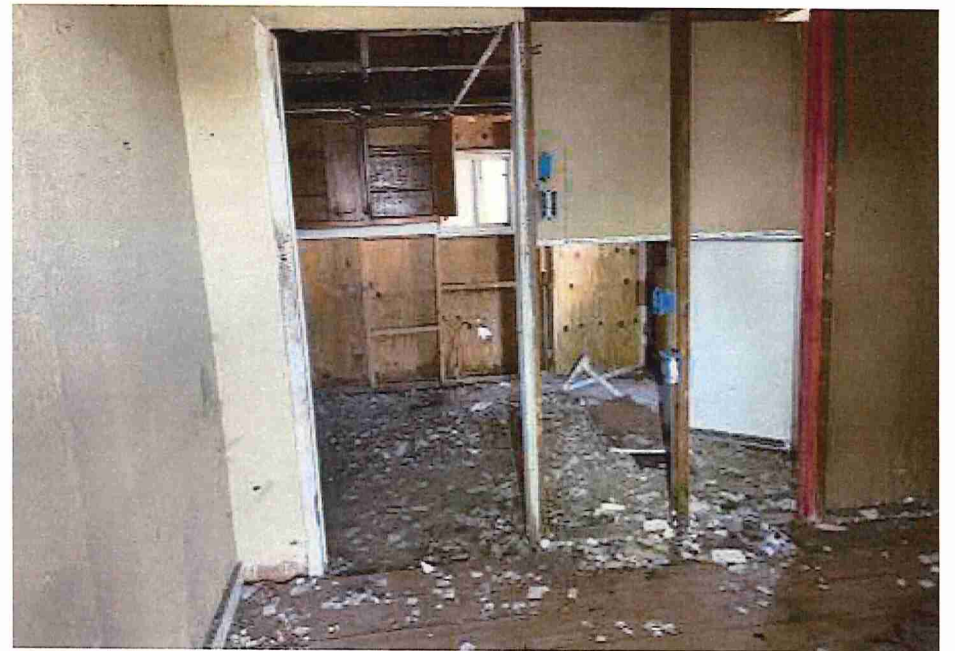
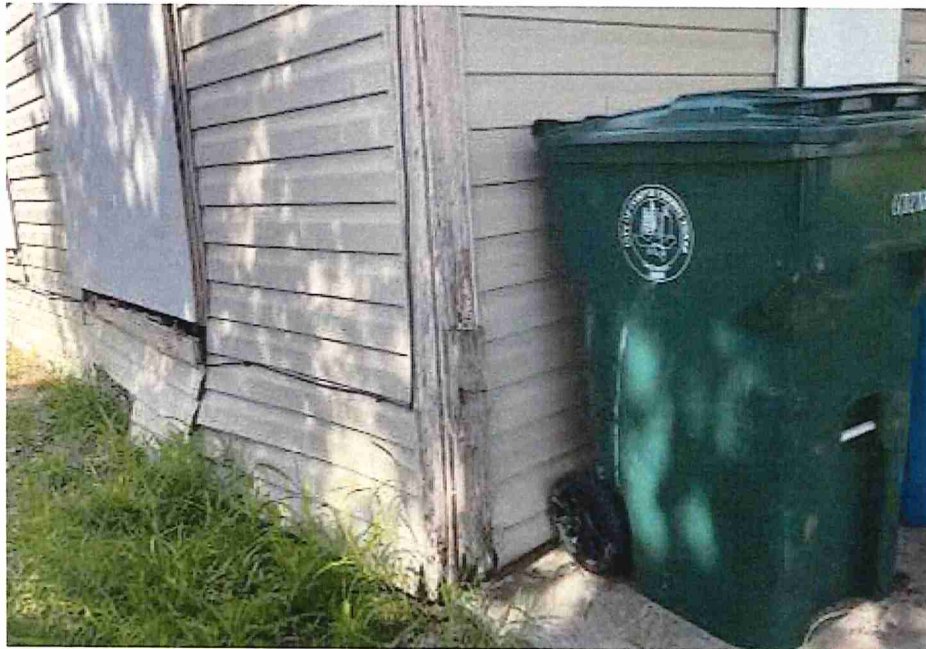
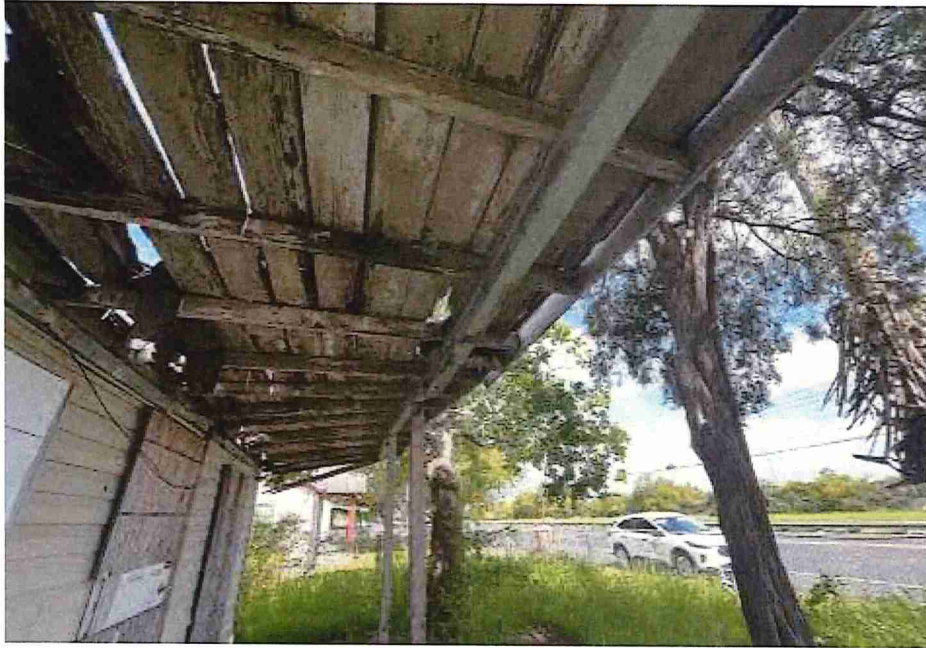
1129 HORNE

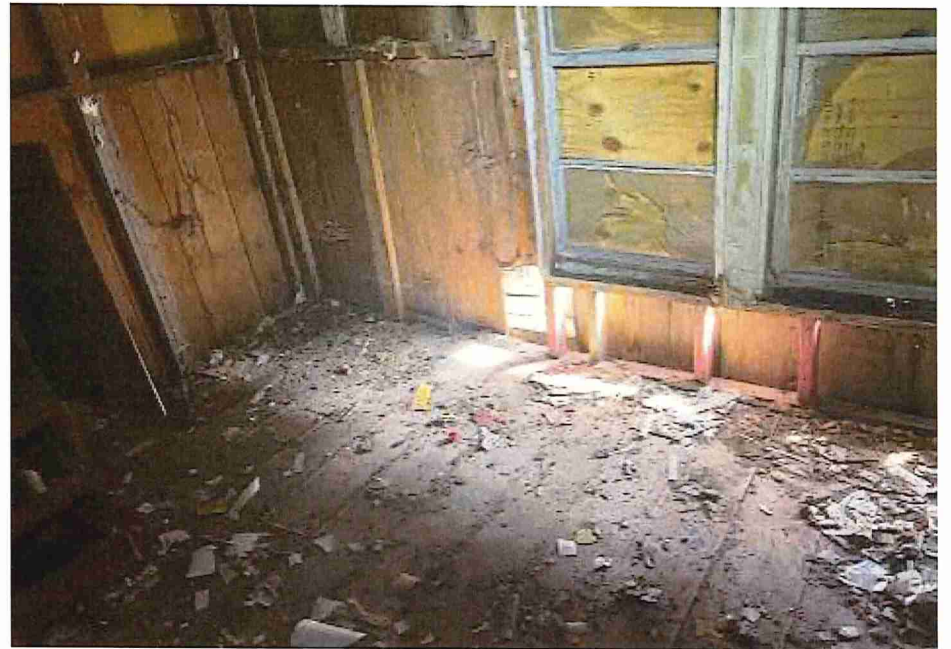
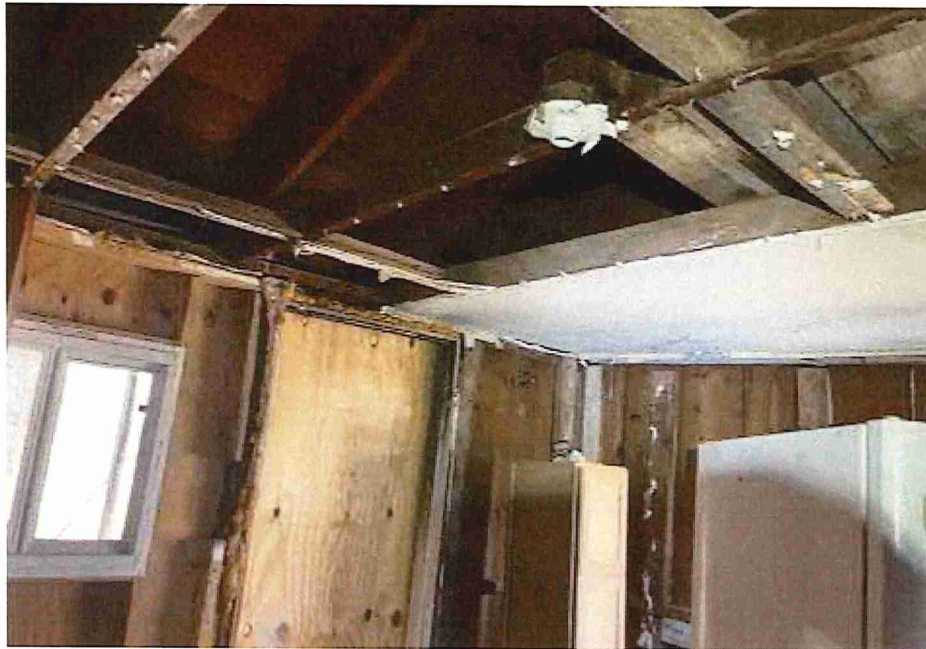
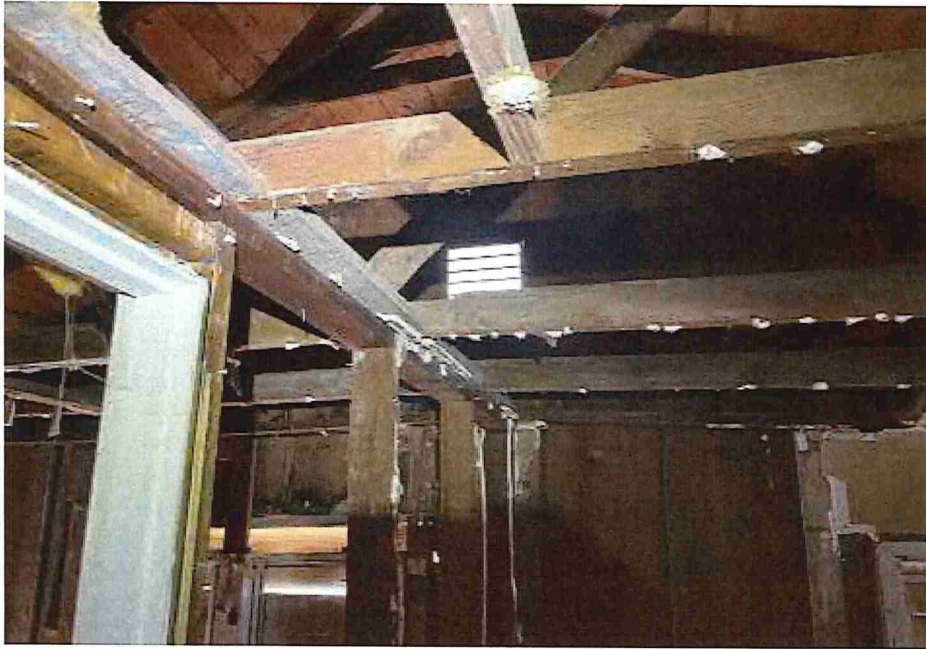
Aerial View











City of Corpus Christi – BUILDING SURVEY

Account Number: 4100-0001-0090

Inspection Date: 6/11/2024

Zoning Use: RS-6

Revised Date: 02/27/2025

Officer: Diana T Garza

Property Address: 1129 HORNE RD

FIRE DAMAGE TO REAR OF STRUCTURE

Legal Description: LAGUNA ACRES E/2 OF LT 9 BK 1

Owner: OLMOS JESSICA

Mail to: 313 INDIANA AVE

City, State, Zip: CORPUS CHRISTI, TX 78404-1714

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☒ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 2/27/2025

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 EII 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): 1129 HORNE RD

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.

304.6 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.

305.6 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.

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

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.

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.

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, V124811-061224

ADDRESS: 1129 HORNE RD

Tax Account No: 4100-0001-0090

Owner(s): JESSICA OLMOS

LAST UPDATED ON: Monday, March 24, 2025

LETTERS MAILED from 3/4/2025-3/4/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
JESSICA OLMOS 313 INDIANA AVE CORPUS CHRISTI TX 78404-1714	Owner	B1 Letter Mailed on 3/4/2025 RETURN MAIL REC'VD 3/24/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JESSICA OLMOS 1129 HORNE RD CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 3/4/2025 RETURN MAIL REC'VD 3/13/2025 RETURN TO SENDER NOT DELIVERBALE AS ADDRESSED UNABLE TO FORWARD



2823 MARY ST. - RESIDENTIAL STRUCTURE

- Substandard case started 2/11/2025.

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. (Mary St.)

According to NCAD, Luong Vu Ang took possession of property 8/3/2022.

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 8

Owner Compliance: 1

City Abatements: 1

Citations issued: 2



2823 MARY ST. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
7/23/14	Care of Premises	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	COMPLIANT
12/26/17	Care of Premises	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS, DANGEROUS FENCE	CLOSED
5/3/19	Vacant Building	TALL WEEDS & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
4/26/24	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
2/7/25	Unsecured Vacant Building	DUTY TO SECURE VACANT BUILDING	CLOSED
2/11/25	Substandard Structure	Dangerous Structure or Premises	IN PROGRESS
5/27/25	Vacant Building	LITTER	IN PROGRESS
5/27/25	Unsecured Vacant Building	DUTY TO SECURE VACANT BUILDING	IN PROGRESS

Abatement history for 2823 Mary St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 8/23/24	\$106.74/\$125.00	Mowing & Cleaning

Total: **\$231.74**



2823 MARY ST. - RESIDENTIAL STRUCTURE

CCPD calls to property:

Nature of Call	2823 Mary St.
Burglary In Progress	1
Law Enforcement Investigation Field Event	1
Suspicious or Unusual Suspicious Activity Specify	1
Suspicious or Unusual Suspicious Person(s)	1
Trespassing Violation In Progress	5
Welfare Check Non-Urgent Request for Officer Assistance	1
Grand Total	10



2823 MARY ST. - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
5/16/24	VU ANG LUONG	SPOKE TO PROPERTY OWNER THROUGH TLO ASSOCIATED NUMBER (956) 648-5296 ABOUT VIOLATION HE STATED IT HAD ALREADY BEEN TAKING CARE OF REINSPECT.
2/7/25	VU ANG LUONG	WAS CONTACTED BY OWNER VU ANG LUONG (714) 717-2500 AND HE WILL HAVE SOMEONE OUT THIS WEEKEND TO ADDRESS THE VIOLATION.
2/11/25	VU ANH LUONG	I CALLED THE PROPERTY OWNER VU ANG LUONG (714-717-2500). HE STATED THAT HE WOULD BE HERE THIS WEEKEND TO CLEAN UP, SECURE THE PROPERTY. HE ALSO STATED THAT HE PLANS TO REMODEL THE STRUCTURE.
3/6/25	VU ANH LUONG	SENT EMAILS WITH PHOTOS OF THE PROPERTY ALONG WITH NOTICE OF VIOLATION AND OUR CITY CONTRACTORS LIST TO PROPERTY OWNERS EMAIL, AND REQUESTED CONTACT. TLO HAS BEEN RAN AND UPLOADED TO THE CASE VU ANH LUONG (617) 970-5153 E-Mailvienvo14@gmail.com
5/27/25	VU ANH LUONG	VU ANG LUONG Address 2823 MARY ST CORPUS CHRISTI TX 78405 Phone (617) 970-5153 THE WIFE OF THE PROPERTY OWNER ANSWERED AND SHE HANDED THE PHONE TO THE HUSBAND LUONG. HE STATED THAT HE WILL GET HIS CONTRACTOR TO SECURE AND CLEAN THE PROEPRTY. HE STATED THAT HIS NUMBER IS 714-717-2500.
7/7/25	VU ANH LUONG	I CALLED THE PROPERTY OWNER VU ANH LUONG (714-717-2500) TO ASK WHAT HIS INTENTIONS ARE FOR THE STRUCTURE. HE STATED THAT HE PLANS TO COMPLETE THE REMODEL IN THE NEXT 12 MONTHS. HE ALSO STATED THAT THE STRUCTURE IS VACANT AND THAT ALL OF THE STRUCTUAL BEAMS ARE STILL IN GOOD CONDITION.

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V251629-021125

Property Owner: LUONG VU ANG

Address (☒Residential ☐Commercial): 2823 Mary St

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 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: 8/4/2022
5. Year Structure Built: 1973
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 30, 2025

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

RE: 2823 Mary St

Case # V251629-021125

OWNER: Luong Vu Ang

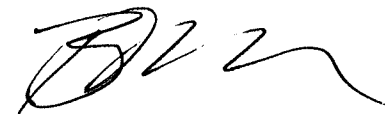
**Code Compliance Supervisor
Roland Maldonado**

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 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 2823 MARY

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/11/2025	n/a	n/a
Initial Inspection Completed	2/11/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/11/2025	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	5/16/2025 & 5/19/2025	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	6/17/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/19/2025	Return mail rec'd 2/19/25 return to sender, vanca t, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 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	3/12/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	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	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	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	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

MARY ST

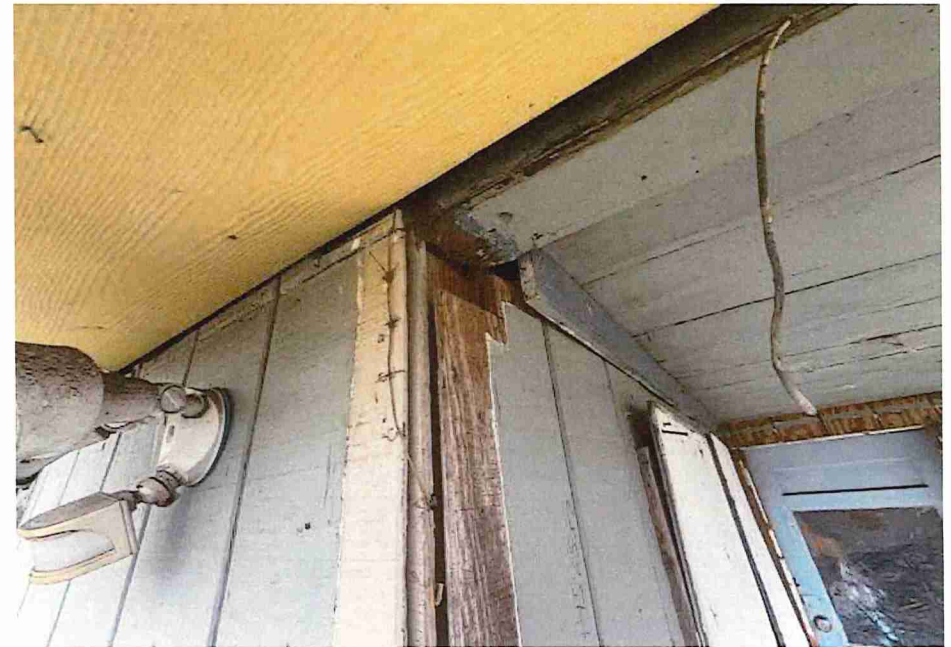
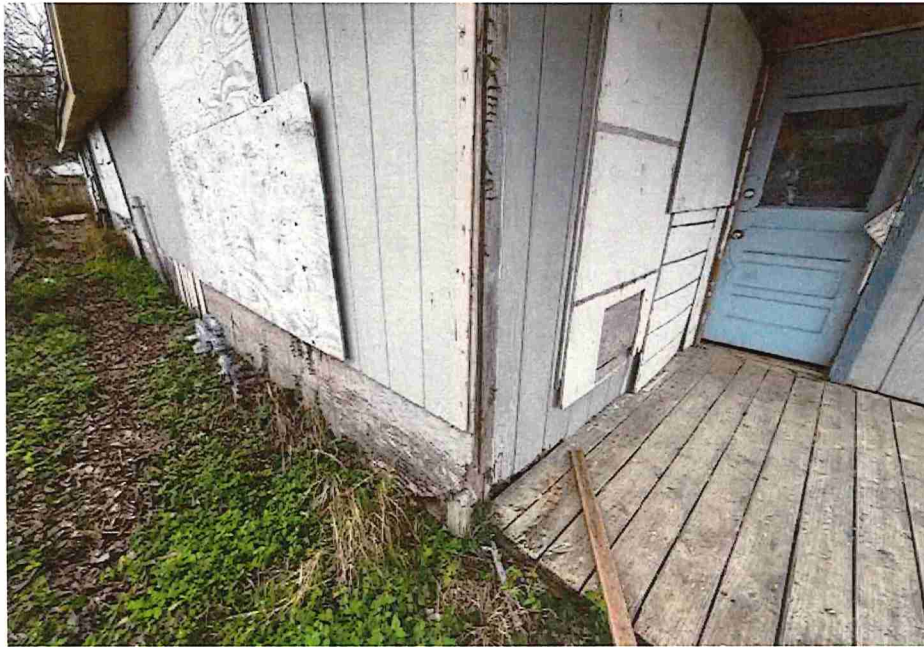
**SUBJECT
PROPERTY**

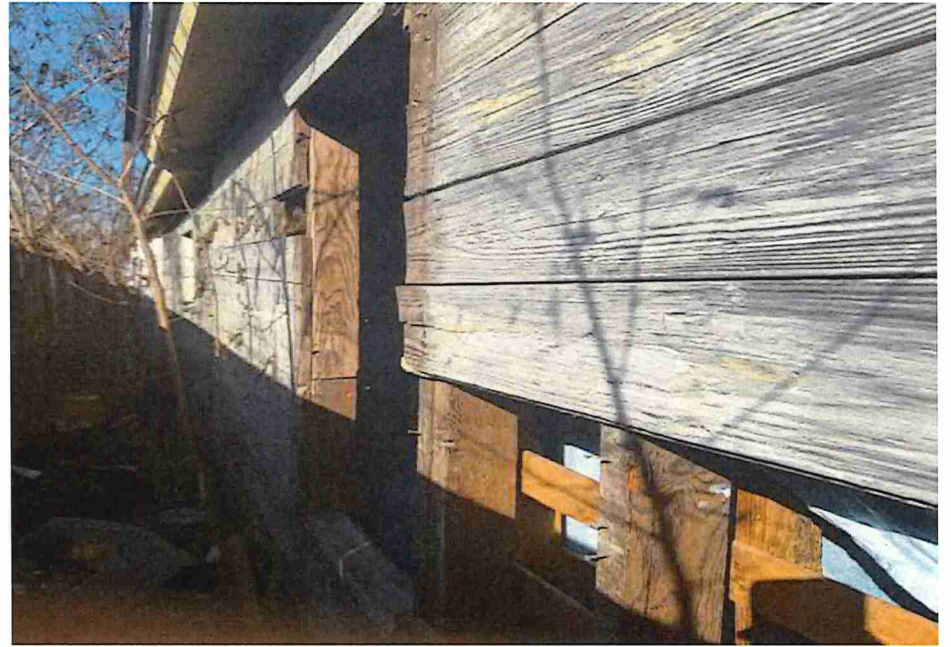
2823 MARY ST

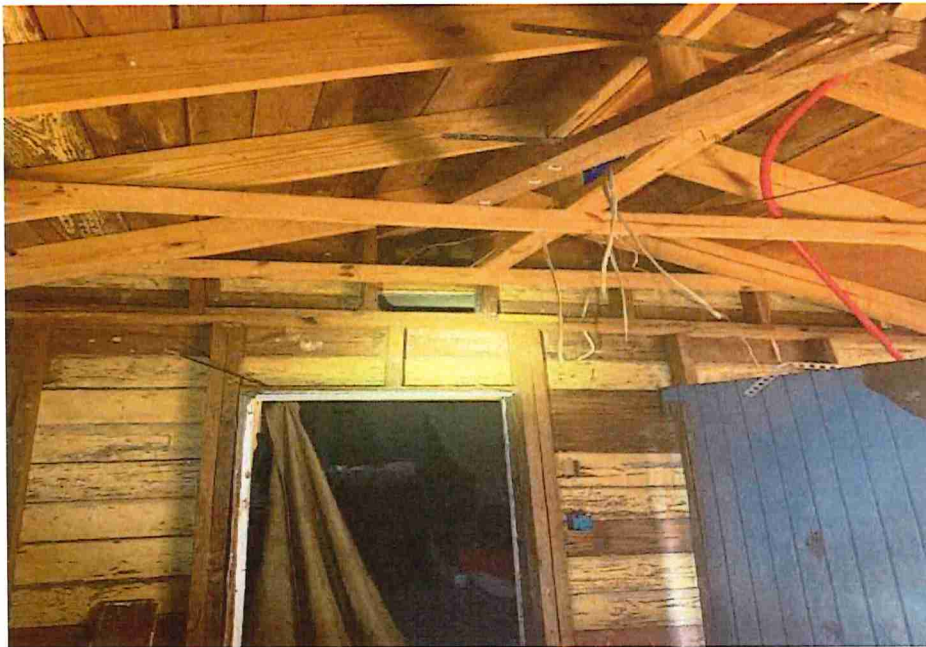
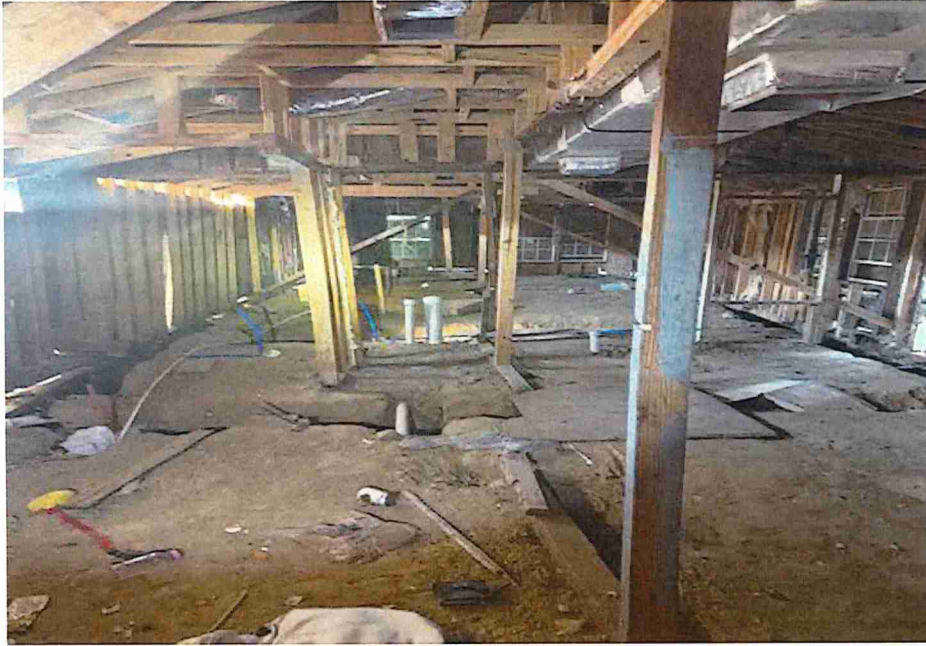
Aerial View

 Subject
Property









City of Corpus Christi – BUILDING SURVEY

Account Number: 200034135

Inspection Date: 2/11/2025

Zoning Use: RS-6

Revised Date: 2/11/2025

Officer: MICHAEL GUTIERREZ

Property Address: 2823 MARY ST.

Legal Description: STEELE LT 5 BLK 10 & PT OF ALLEY

Owner: VU ANG LUONG

Mail to: 702 E Adams St

City, State, Zip: Port Isabel, TX 78578-4201

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	3,125__Sq. Ft.	1__Story
<input checked="" type="checkbox"/> Wood Frame	<input 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 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 checked="" type="checkbox"/> Damaged Exterior Trim
<input type="checkbox"/> Other:

ROOF:

(304.1 & 304.7)

Type:

<input type="checkbox"/> Charred Wood
<input type="checkbox"/> Rotten Eaves
<input type="checkbox"/> Rotten Rafter Tails
<input type="checkbox"/> Rotten Decking
<input type="checkbox"/> Missing Shingles
<input type="checkbox"/> Deteriorated Shingles
<input type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input 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 type="checkbox"/> Piers Missing
<input checked="" 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 Countertop
- ☐ 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: PULLED METER

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 / SidePorch 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: NONE

- ☐ 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): 2823 MARY ST

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.

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

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

304.5 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.

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.

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.



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

Case No: B1 Letters, V251629-021125

ADDRESS: 2823 MARY ST

Tax Account No: 8409-0010-0050

LAST UPDATED ON: Thursday, February 20, 2025

Owner(s): LUONG VU ANG

LETTERS MAILED from 2/11/2025-2/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
LUONG VU ANG 702 E ADAMS ST PORT ISABLE TX, 78578-4201	Owner	B1 Letter Mailed on 2/11/2025 RETURN MAIL REC'VD 2/18/2025 FORWARD-RTN TO SENDER NEW ADDRESS EDINBURG TX
LUONG VU ANG 2823 MARY ST COPRUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 2/11/2025 RETURN MAIL REC'VD 2/19/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
LUONG VU ANG 1710 SAINT CLAIRE AVE. EDINGBURG, TX 78539-0188	Owner	B1 Letter Mailed on 2/11/2025 SIGNED BY UNREADABLE DATE OF DELIVERY 2/20/2025