

# 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
1555 14TH	Residential	3/10/2024	Emergency demolition declared	3/14/2024	DEMOLISHED BY EMER. DEMO DECLARATION	4/12/2024
633 BELMA	Residential	4/2/2024	Emergency demolition declared	4/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	5/17/2024
5529 CANDACE	Residential	4/5/2024	Emergency demolition declared	4/15/2024	OWNER DEMOLISHED-COMPLETE	5/14/2024
1204 MAIN	Residential	4/22/2024	Emergency demolition declared	4/22/2024	DEMOLISHED BY EMER. DEMO DECLARATION	6/20/2024
3115 MCARDLE	Commercial	4/23/2024	Emergency demolition declared	4/29/2024	DEMOLISHED BY EMER. DEMO DECLARATION	6/13/2024
9117 SCAPULAR	Residential	6/7/2024	Emergency demolition declared	6/10/2024	DEMOLISHED BY EMER. DEMO DECLARATION	8/20/2024
301 PARR ST	Residential	6/14/2024	Emergency demolition declared	6/14/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/10/2024
1210 S. 19TH ST.	Residential	6/26/2024	Emergency demolition declared	6/26/2024	DEMOLISHED BY EMER. DEMO DECLARATION	8/24/2024
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 demoliiton 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

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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
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	DEMO BY CITY IN PROGRESS	3/20/2025
1127 VERBENA	Residential	1/28/2025	Emergency demolition declared	1/28/2025	OWNER DEMOLISHED-COMPLETE	2/10/2025

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366 SHAWNEE	Residential	2/14/2025	Emergency demolition declared	2/14/2025	DEMO BY CITY IN PROGRESS	3/20/2025
422 SCOTT	Residential	2/24/2025	Emergency demolition declared	2/25/2025	EXTENSION GRANTED TILL 3/28/25	3/18/2025
2837 DAVID	Residential	3/4/2025	Emergency demolition declared	3/4/2025	DEMO BY CITY IN PROGRESS	3/20/2025
3314 CHURCHILL	Residential	3/7/2025	Emergency demolition declared	3/7/2025	DEMO BY CITY IN PROGRESS	3/20/2025
2813 ALVIN	Residential	3/11/2025	Emergency demolition declared	3/11/2025	POSSIBLE EXTENSION REQUEST BY FAMILY MEMBER	3/18/2025
2726 NIAGARA	Residential	3/12/2025	Emergency demolition declared	3/12/2025	DEMO BY CITY IN PROGRESS	3/20/2025

### 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;

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- (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)