



## **1747 15<sup>TH</sup> ST BUILDING #1-RESIDENTIAL STRUCTURE**

- Substandard case started 4/17/24

Structure deemed substandard based on the following findings:

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

City Recommendation: Demolition of the residential structure (Building Survey attached)

Property located in a residential area.

According to NCAD, the owner Regant Lonestar Group LLC took possession of property 6/20/2023

### **Case, Abatement, and Citation History**

Total number of Code complaints: 1

Total number of cases: 6

Owner Compliance: 0

City Abatements: 2

Citations issued: 0



## 1747 15<sup>TH</sup> ST BUILDING #1-RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
01/03/25	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	In Progress
12/11/24	Unsecured Vacant Building	Unsecured Openings	In Progress
04/22/24	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress
04/18/24	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress
12/08/23	Unsecured Vacant Building	Unsecured Openings	Closed-Expired
12/08/23	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired

### Abatement history for 1747 15<sup>th</sup> St. Building #1

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
02/07/2024	\$304.84/\$125	Unsecure vacant Building
08/12/2024	\$160.21/\$125	Unsecure Vacant Building

TOTAL: \$715.05

CCPD calls to property:

<b>Nature of Call</b>	<b>1747 15<sup>th</sup> St.</b>
Disturbance In Progress	1
Noise Ordinance Music or Party	1
Parking Violation Illegally Parked Vehicle	1
Quality of Life Field Event	1
Suspicious Circumstance(s) In Progress	2
Traffic Complaint Serious Incident - In Progress	1
Trespassing Violation In Progress	3
Trespassing Violation Not In Progress	1
Wanted Person or Property Field Event	1
<b>Grand Total</b>	<b>12</b>



## 1747 15<sup>TH</sup> ST BUILDING #1-RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
01/10/2025	MARK J DANIELS	Attempted contact with Mark J Daniels property owner at (609-439-3677), but it went to voicemail, I left a message regarding the cases at his property.

1/2/2025

Code Compliance Supervisor: Roland Maldonado

Case# V230056-041824

Property Owner: Regant Lonestar Group LLC

Address (Residential Commercial): 1747 15<sup>th</sup> St. Building #1

Staff Recommendation(s): **Demolition**

Residential Structure only

Residential Structure

Commercial Structure only

Commercial and Accessory Structure

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

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

#### Notices

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

#### Additional

1. Owner Deceased:  No  Yes If deceased verification by: Obituary Death Certificate
2. Structure Entered by: Search Warrant Consent Given by: Unsecure
3. Taxes due:  Current Past due -Amount owed: \$22,162.98
4. Utilities: Active Inactive-Last active date: 1/24/2023
5. Year Structure Built: N/A
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

## COMPLAINT

Thursday, January 2<sup>nd</sup>, 2025

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

**RE: 1747 15<sup>th</sup> St. aka Building #1**

**Case # V230056-041824**

**OWNER: Regent Lonestar Group LLC**

**Code Compliance Supervisor  
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **April 17, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

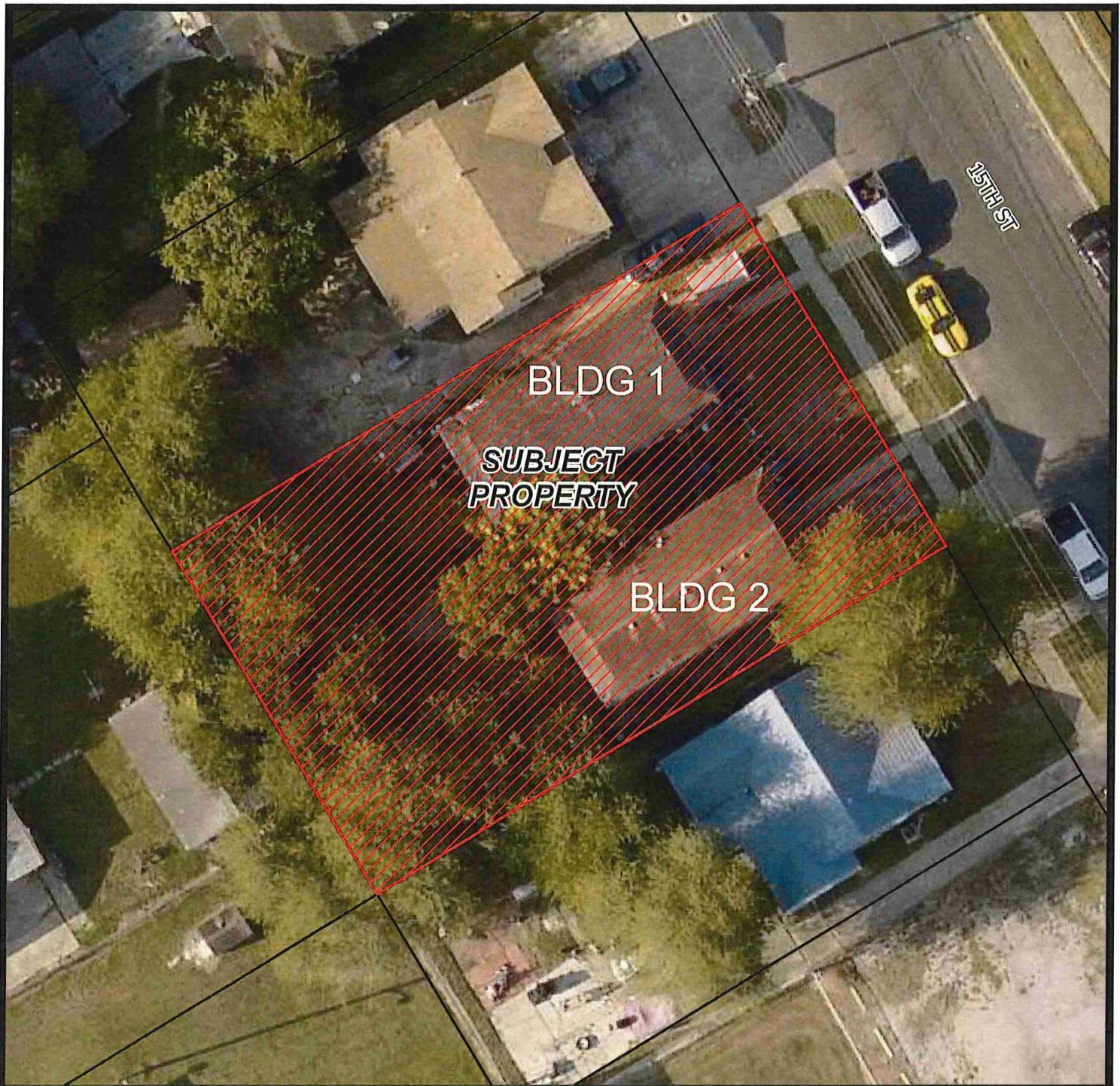
If you have any questions concerning the above, please call (361) 826-3046.



Roland Maldonado  
Supervisor  
Development Services  
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena,  
William Ewing, Chic Henderson

CASE TIMELINE FOR 1747 15TH ST AKA BUILDING 1			
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/17/2024	n/a	n/a
Initial Inspection Completed	4/17/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/22/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	11/15/2024 & 11/18/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	11/20/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/1/2024	Returned mail rec'd-Unclaimed	n/a
Returned Notice of Violation Posted at Front Door of Property	11/25/24-11/29/24 & 12/2/24-12/6/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	5/24/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/17/2024	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	1/2/2025	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	1/3/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/30/2024 & 12/31/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	1/2/2025	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	1/13/25-1/17/25 & 1/20/25-1/22/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/17/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/23/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

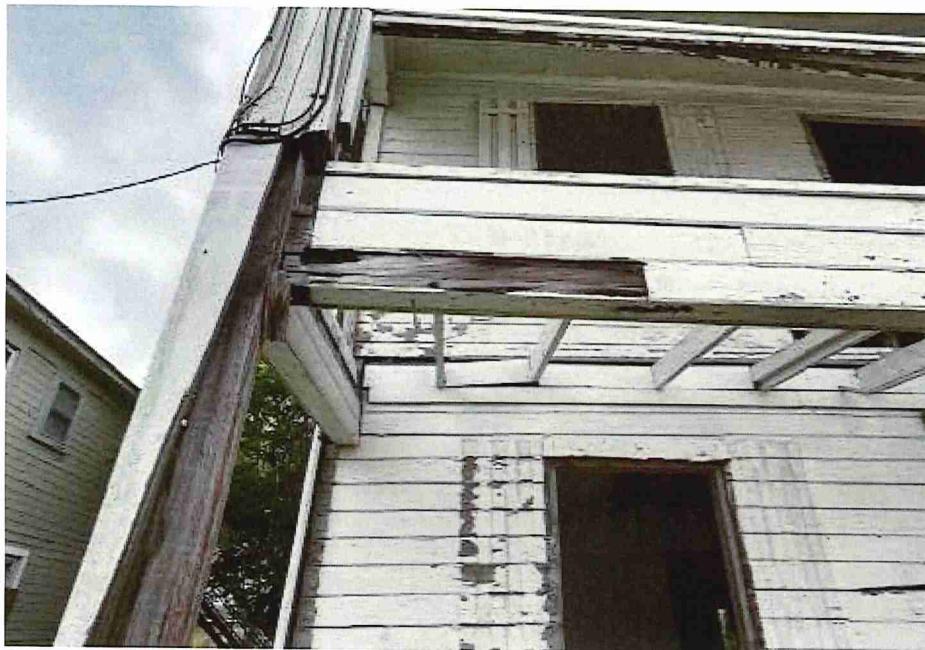


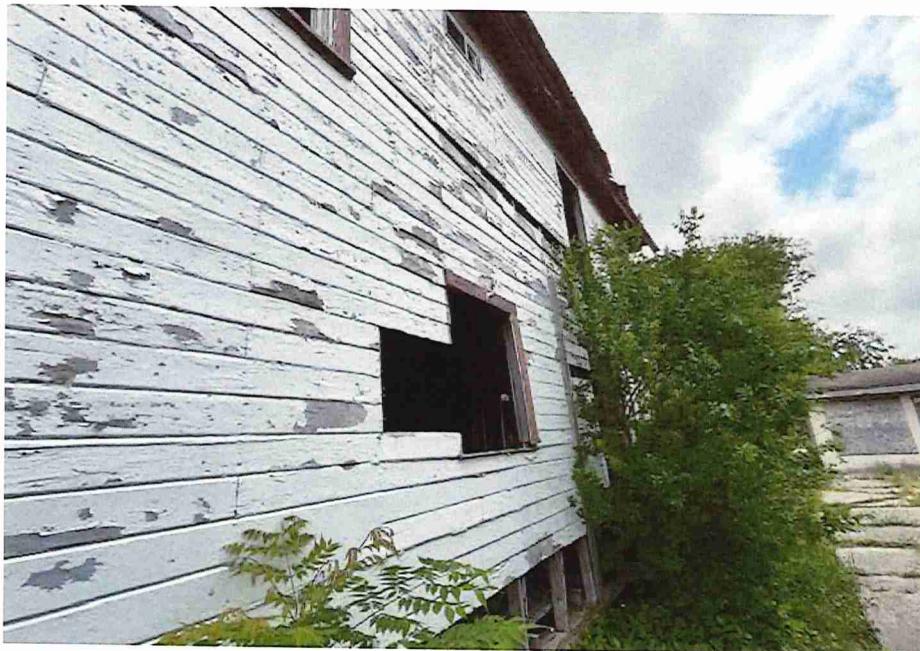
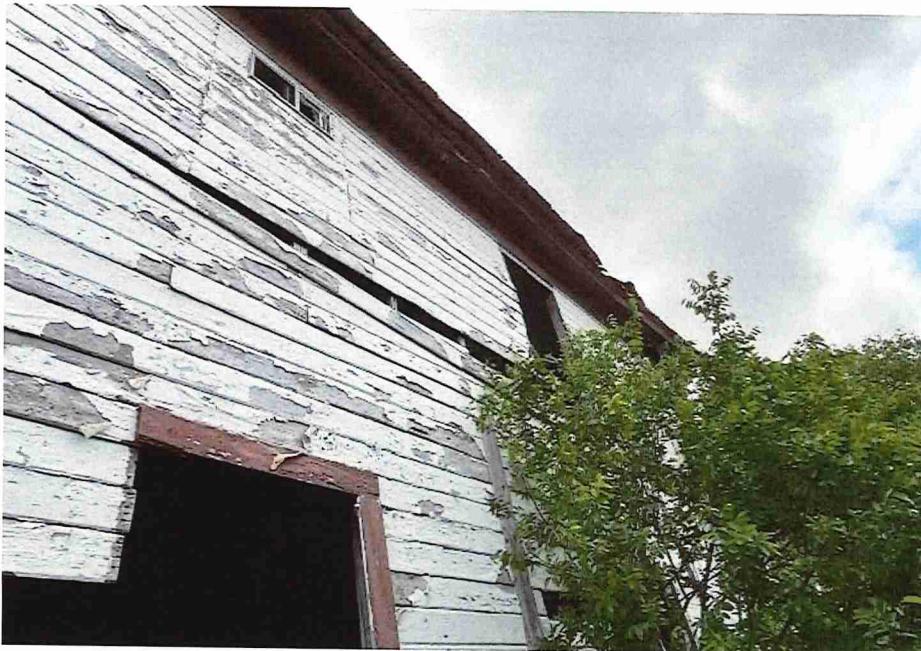
**1747 15TH**

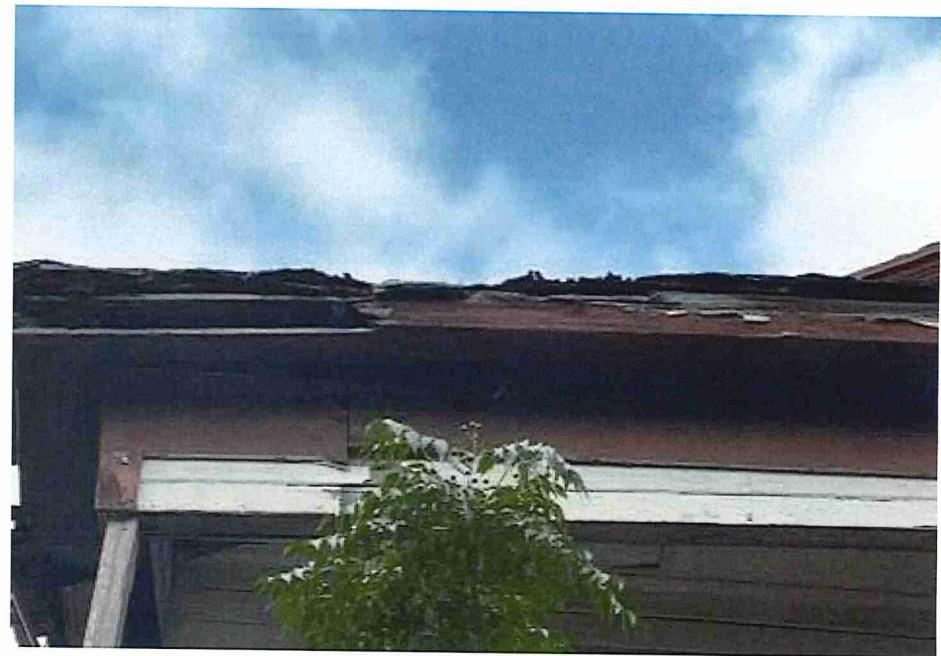
**Aerial View**

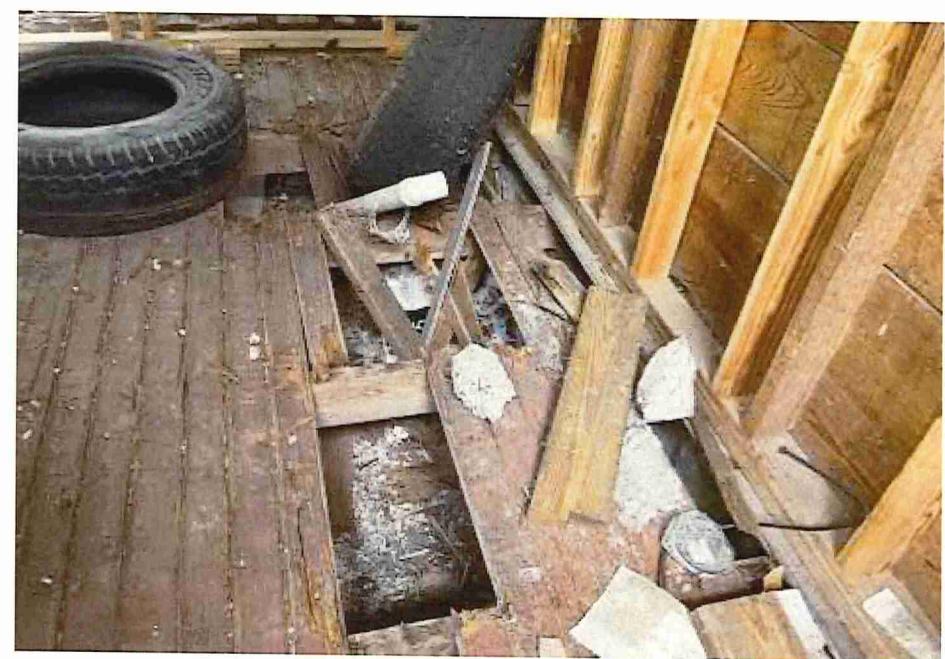
 **Subject  
Property**













# City of Corpus Christi – BUILDING SURVEY

Account Number: 509513040080

Inspection Date: 4/17/2024

Zoning Use: RM-1

Revised Date: 04/18/2024

Officer: Thomas Chapa III

Property Address: 1747 FIFTEENTH ST LW

Legal Description: MERCHANTS #5 BLK 1304 LOT 8 ETAL

Owner: REGANT LONESTAR GROUP LLC

Mail to: 15 S Russell St

City, State, Zip: Boston, MA 02114-3904

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

Placard Posted on: 4/17/2024

**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:

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:

**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:

**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:

**PLUMBING: WATER CLOSET**  
(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Ballcock
- Stopped Up
- Poorly Anchored
- Seeps Around Bowl
- Water Supply Line Leaks
- Flush Ell Leaks
- Runs Constantly
- Tank Broken / Cracked
- Bowl Broken / Cracked
- Disconnected
- Missing Flush Handle
- Missing Flapper
- Urinal; No Back-Flow Preventive
- No Elongated Bowl / Open-end Seat
- Other:

**WATER HEATER:**

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

- Gas
- Electric
- Missing
- Disconnected
- Temperature Pressure Release Valve Missing
- Temperature Pressure Release Valve Broken
- Drain Line Missing
- Not Approved Pipe
- Not Extended Outside
- Elbowed Down
- Vent Missing / Loose
- No Double Wall Pipe / Attic
- Nonconforming Vent
- Inadequate Combustion Air
- Thermostat Missing / Damaged
- No Gas Cut Off
- Missing Firebox Door
- Gas Supply Line Not Approved Pipe
- Gas Fired – Located in Bathroom
- Gas Fired – Located in Bedroom
- Fire Damaged
- Other:

**LAVATORY:** (404.4.3, 502.1, 502.2, 502.3, 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Faucets
- Faucets Leak / Broken / Missing
- "P" Trap Leaks / Missing
- Defective Trap
- Stopped Up
- Water Supply Line Leak
- Loose from Wall
- Nonconforming Waste Line
- Disconnected
- Other:

**KITCHEN SINK:** (305.1, 305.3, 502.1, 505.1.1, 506.1 & 506.2)

- Defective Trap
- Faucets Loose / Broken
- Faucets Missing
- "P" Trap Rubber Hose
- Trap Leaks / Missing
- Stopped Up
- Disconnected
- Damaged Counter Top
- Damaged Back Splash
- Other:

**ELECTRICAL SERVICE:** (604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Service Panel Burned
- Service Missing
- Service Appears Below Code
- Two-Wire Service
- Inadequate
- Defective
- Disconnected
- Service Not Grounded
- Missing Breakers / Fuses
- Missing Interior / Exterior Panel Cover
- Exposed Wiring
- Nonconforming Wiring in Panel
- Drops Too Low
- Other:

**GAS SYSTEM:** (602.1, 602.2, 602.3, 602.5, 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- Gas Pressure Test Required
- Gas Leak
- Line Appears to Enter Building Below Grade Level
- Gas Supply Not Approved Pipe
- Rubber Hose to Space Heaters
- Non-Rigid Pipe Run Through Partition Wall
- Other:

#### **PLUMBING MISCELLANEOUS:**

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- Open Clean Out / Water Leak; Yard / Under House
- Vent Stack Missing / Broken
- Vent Stack Not Extended Through Roof
- Rain Guard Damaged / Missing
- Exposed Exterior PVC Pipe
- PVC Water Supply Lines
- Washer No "P" Trap / Not Vented / Not Cut Offs
- Sewer Line Stopped Up
- Sewer Running Out on Ground
- Other:

#### **INSIDE WALLS AND CEILINGS:**

(305.1, 305.2, 305.3 & 404.3)

- Charred Wood
- Paint Deteriorated
- Cracks
- Holes
- Torn Wallpaper
- Damaged Paneling
- Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- Sheetrock Mildewed / Buckled
- Ceiling Damaged / Missing
- Water Damaged / Smoke Damaged
- Impervious Material Around Tub
- Enclosure Damaged / Missing
- Walls Around Tub Not Water Resistant
- Inadequate Ceiling Height
- Other:

**SYSTEM:**

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

Burned Wiring / Plugs / Switches  
 Burned Fixtures  
 Less Than 1 Duplex Recept. /20 liner ft-  
 Bedroom/Living Rm/Dining Rm/Den/Kitchen  
 No Small Appliance Circuits Over Kitchen  
 Counter Space with GFCI  
 Only One Small Appliance Circuit Over Kitchen  
 Counter Space with NO GFCI  
 Kitchen Appliance Circuits – No GFCI  
 Plugs Missing / Loose / Broken  
 Switches Missing / Loose / Broken  
 Fixtures Missing / Loose / Broken  
 Missing Switch Cover / Plug Covers  
 Extension Cords in Place of Permanent Wiring  
 Bathroom Circuit NO GFCI  
 Conduit Broken / Loose / Missing  
 No Separate Circuit For  
 No Disconnect for Air Conditioner  
 Exterior Lights Missing; Front / Back / Side  
 Porch Lights Broken / Missing / Loose  
 Other:

**MECHANICAL:**

(403.1, 403.2, 603.1 & 603.6)

Vented Wall Heater Damaged / Missing  
 Floor Furnace Damaged / Missing  
 Nonconforming Gas Line to Space Heater  
 Wall Heater with No Vent in Bathroom  
 Thermostat Damaged / Missing  
 Gas-Fired Heating Appliance within 2' of  
 Tub / Shower / Water Closet  
 Condensing Unit Damaged / Missing  
 No Vent Fan or Window in Bathroom  
 Vent Fan Missing / Not Operable  
 Heat with No Vent in Commercial Building  
 Fire Damage  
 Other:

**UNSANITARY CONDITIONS:**

(308.3, 309.1, 504.1 & 505.1.2)

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

**INTERIOR FLOORS:**

(305.1, 305.2, 305.3 & 305.4)

Charred Wood  
 Rotten Wood  
 Missing Boards  
 Holes  
 Cracks  
 Not Level  
 Buckled  
 Torn  
 Damaged  
 Other:

**ACCESSORY SURVEY:**

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

TYPE:

Roof Type:  
 Rotten  
 Loose  
 Torn  
 Holes  
 Missing

Walls Type:  
 Rotten  
 Leaning  
 Buckled  
 Missing  
 Other:

Foundation Type:

Sunken  
 Rotten Sills  
 Other:

**VIOLATION(S): 1747 15<sup>TH</sup> ST AKA BUILDING 1**

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.

\*\*\*

304.13 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.

\*\*\*

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

\*\*\*

503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

\*\*\*

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

\*\*\*

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

\*\*\*

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants

thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.



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

Case No: B1 Letters, V230056-041824

**ADDRESS: 1747 15<sup>TH</sup> ST BUILDING #1**

Tax Account No:5095-1304-0080

Owner(s): REGANT LONESTAR GROUP LLC

LAST UPDATED ON: Tuesday, December 03, 2024

LETTERS MAILED from 4/22/2024-4/22/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
REGANT LONESTAR GROUP LLC 15 S. RUSSELL ST BOSTON, MA. 02114-3904	OWNER	B1 Letter Mailed on 4/22/2024 RETURNED MAIL 7/1/2024- UNCLAIMED
REGANT LONESTAR GROUP LLC 1747 15 <sup>TH</sup> ST. CORPUS CHRISTI, TX. 78404	OWNER	B1 Letter Mailed on 4/22/2024 RETURNED MAIL 4/29/2024 RETURN TO SENDER VACANT UNABLE TO FORWARD