



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final-revised

Building Standards Board

Thursday, July 23, 2026

1:30 PM

3rd Floor Training Room, Development Services

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 Members Ewing, Clark, and Pena (5.28.2026 meeting)

IV. Approval of Minutes: May 28, 2026

1. [26-1076](#) Building Standards Board Meeting Minutes DRAFT 5.28.2026

Attachments: [5.28.26 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

2. [26-1149](#) BSB Property Spreadsheet

Attachments: [BSB Property Spreadsheet](#)

VI Emergency Demolition Status: No action required.

3. [26-1150](#) 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. [26-1077](#) Case Number: V264900-082225
Property Address: 4701 Angela Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [4701 ANGELA DR.](#)
5. [26-1078](#) Case Number: V266580-091825
Property Address: 4929 Curtis Clark Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [4929 CURTIS CLARK DR.](#)
6. [26-1079](#) Case Number: V267241-092525
Property Address: 1474 Daytona Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [1474 DAYTONA DR.](#)
7. [26-1080](#) Case Number: V252690-022825
Property Address: 4617 Jose Dr.
Staff Recommendation: Demolition of Residential & 2 Accessory Structure(s)
Attachments: [4617 JOSE DR](#)
8. [26-1081](#) Case Number: V262263-071725
Property Address: 4328 Molina Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [4328 MOLINA DR.](#)
9. [26-1082](#) Case Number: V262427-071825
Property Address: 1018 National Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure
Attachments: [1018 NATIONAL DR](#)

10. [26-1083](#) Case Number: V266590-091825
 Property Address: 1507 6TH St.
 Staff Recommendation: Demolition of Residential & Accessory Structure
 Attachments: [1507 6TH ST](#)

VIII. **Question and Answer Period**

IX. **Future Agenda Items**

X. **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@corpuschristitx.gov, 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
corpuschristitx.gov

Meeting Minutes - Draft

Building Standards Board

Thursday, May 28, 2026

1:30 PM

City Hall, Council Chambers.

I. Call To Order/Roll Call

Vice Chairman Martinez called the meeting to order at 1:38 pm and a quorum was established to conduct the meeting, with Chairman Solberg, Board Members Ewing, Pena, and Clark absent.

II. Public Comment: None.

III. Approval of Absences: Board Member Pena, Ewing, and Clark (4.2.2025 special meeting)

A motion was made by Board Member Henderson to approve the absences from the 4.2.2026 meeting. Seconded by Board Member Hurlburt. The Vote: All Ayes. The motion passed.

IV. Approval of Minutes: April 2, 2026

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

1. [26-0768](#) Building Standards Board Meeting Minutes DRAFT 4.2.2026

Attachments: [4.2.26 BSB MEETING MINUTES-DRAFT](#)

V. BSB Property Status: No action required.

2. [26-0791](#) BSB Property Spreadsheet

Attachments: [BSB Property Spreadsheet](#)

VI. Emergency Demolition Status: No action required.

3. [26-0792](#) 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. (Items A & B)

Presentations on individual properties given by Roland Maldonado, Supervisor-Code Compliance, Development Services.

A. Old Business for Discussion and Possible Action

4. [26-0620](#) Case Number: V254848-041025
Property Address: 5117 Margaret Ave.
Staff Recommendation: Demolition of Residential and Accessory Structure

Attachments: [5117 MARGARET AVE](#)

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 Hurlburt. The Vote: All Aye. The motion passed.

B. New Business for Discussion and Possible Action

5. [26-0621](#) Case Number: V261437-070825
Property Address: 4529 Barrera Dr.
Staff Recommendation: Demolition of Residential & Accessory Structure(s) (A & B)

Attachments: [4529 BARRERA DR](#)

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

6. [26-0623](#) Case Number: V261393-070825
Property Address: 1914 Delgado St.
Staff Recommendation: Demolition of Residential Structure

Attachments: [1914 DELGADO 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.

7. [26-0625](#) Case Number: V263207-073025
Property Address: 4428 Leopard St.

Staff Recommendation: Demolition of Commercial Building

Attachments: [4428 LEOPARD ST](#)

Robin Sanders appeared in favor of the demolition of the structure. She urged the board to take action today and order the property to be demolished. She stated the area has been a pathway for illegal activity in the neighborhood.

A motion was made by Board Member Hurlburt 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.

8. [26-0627](#) Case Number: V262413-071825
 Property Address: 842 Oak Park Ave.
 Staff Recommendation: Demolition of Residential & Accessory Structure(s) (A & B)

Attachments: [842 OAK PARK AVE.](#)

A motion was made by Board Member Henderson requiring the owner to demolish the residential and accessory structure(s) 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. [26-0628](#) Case Number: V257839-052225
 Property Address: 909 Parkers Alley
 Staff Recommendation: Demolition of Residential Structure

Attachments: [909 PARKERS ALLEY](#)

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.

VIII. Staff Reports

IX. Question and Answer Period

X. Future Agenda Items

XI. Adjournment

Being no other business to conduct, Vice Chairman Martinez adjourned at 2:01 p.m.

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V221738-122723	1516 Howard St.	3/27/2025	4/28/2025			Demo on hold by City	
V223990-060424	2221 Bolivar St. (accessory)	3/27/2025	4/28/2025	5/7/2025	D237724	Demo on hold by City	
V23750-053124	1512 6th St.	5/22/2025	6/23/2025			Demo on hold by City	
V247986-111524	2119 Howard St.	5/22/2025	6/23/2025			Demo on hold by City	
V241120-080924	4050 Santa Elena St.	5/22/2025	6/23/2025			Demo on hold by City	
V250914-013025	4505 Ramona Dr.	5/22/2025	6/23/2025		RESTART DUE TO NEW OWNERSHIP		
V252579-022625	902 Gaviota St.	5/22/2025	6/23/2025			Demo on hold by City	
V241120-080924	1071 Golden Gate Cir	7/24/2025	9/1/2025			Demo on hold by City	
V250229-011725	617 Duncan St.	7/24/2025	9/1/2025			Demo on hold by City	
V248871-121024	2310 Crews St.	7/24/2025	9/1/2025			Demo on hold by City	
V234811-061224	1129 Horne Rd	7/24/2025	9/1/2025			Demo on hold by City	
V246855-102524	4517 Angela Dr.	7/24/2025	9/1/2025			Demo on hold by City	
V252579-022625	2823 Mary St	7/24/2025	9/1/2025			Demo on hold by City	
V254841-041025	2954 Sabinas St.	9/25/2025	11/3/2025			Demo on hold by City	
V254848-041025	5117 Margaret Ave	9/25/2025	11/3/2025			TAKING BACK TO NEXT BOARD HEARING JANUARY. 2026	
V252500-022525	4321 Jose Dr	9/25/2025	11/3/2025			Demo on hold by City	
V253577-031925	1002 Francesca	9/25/2025	11/3/2025			CCPD DEMO	3/6/2026
V254879-041125	205 Sullivan	9/25/2025	11/3/2025			CCPD DEMO	5/11/2026
V244787-092424	1534 Dorado St	11/20/2025	1/2/2026			Demo on hold by City	
V255554-042525	2007 Howard St	11/20/2025	1/2/2026			Demo on hold by City	
V254841-041025	5453 Wharton St	11/20/2025	1/2/2026			Demo on hold by City	
V250886-013025	4425 Valdez Dr	11/20/2025	1/2/2026			Demo on hold by City	
V254848-041025	5117 Margaret Ave	11/20/2025				TAKING BACK TO NEXT BOARD HEARING MAY. 2026	
V252204-021925	1908 Peabody Ave	11/20/2025	1/2/2026			Demo on hold by City	
V255943-043025	1618 Harvard St	11/20/2025	1/2/2026			Demo on hold by City	
V252414-022425	1226 Miami St (accessory)	1/22/2026	2/23/2026			Demo on hold by City	
V255586-042425	2848 S Alameda St (accessory)	1/22/2026	2/23/2026			Demo on hold by City	
V253258-031225	2726 Niagara	1/22/2026	2/23/2026			Demo on hold by City	
V260980-070125	4505 Garfield Dr	1/22/2026	2/23/2026			Appeal waiver with additional requiriements	3/20/2026
V257959-052325	4617 Elvira Dr	1/22/2026	2/23/2026			Demo on hold by City	
V263269-073125	1630 17th St	1/22/2026	2/23/2026			Demo on hold by City	
V260571-062525	4505 Ramona Dr.	1/22/2026	2/23/2026			OWNER DEMO	5/4/2026
V257839-052225	909 PARKERS ALLEY	5/28/2026	7/9/2026			Demo on hold by City	
V254848-041025	5117 MARGARET AVE	5/28/2026	7/9/2026			Demo on hold by City	
V262413-071825	842 OAK PARK AVE	5/28/2026	7/9/2026			OWNER DEMO	7/10/2026

V263207-073025	4428 LEOPARD ST	5/28/2026	7/9/2026			Demo on hold by City	
V257339-051625	4529 BARRERA (ACCESSORY)	5/28/2026	7/9/2026			Demo on hold by City	
V258055-052725	1914 DELGADO ST	5/28/2026	7/9/2026			Demo on hold by City	
V252690-022825	4617 JOSE DR	7/23/2026					
V262263-071725	4328 MOLINA DR	7/23/2026					
V262427-071825	1018 NATIONAL DR	7/23/2026					
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V266590-091825	1507 6TH ST	7/23/2026					
V266580-091825	4929 CURTIS CLARK	7/23/2026					
V267241-092525	1474 DAYTONA DR	7/23/2026					
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	Demolished by City						
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	Repaired by Owner						
	Case Close						
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	Repaired by Owner						
	Case Close						
	Tabled						



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 8/22/2025.

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 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 & accessory structure. (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (West Point RD)

According to NCAD, the owner Brown Valarie M took possession of property 5/2/2016.

Case, Abatement, and Citation History

Total number of Code complaints: 6

Total number of cases: 21

Owner Compliance: 0

City Abatements: 18

Citations issued: 15



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
06/12/2026	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	IN PROGRESS
03/25/2026	SIGNAGE	ILLEGAL SIGNS	REMOVED BY CITY
08/22/2025	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	IN PROGRESS
10/25/2024	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	CLOSED
05/09/2024	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
04/15/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
03/28/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
02/27/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
02/19/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
05/25/2023	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
04/26/2022	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
04/07/2021	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
07/08/2020	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

09/19/2019	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
07/26/2018	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS. OBSTUCTING SIDEWALK, DANGEROUS FENCES	EXPIRED
11/09/2016	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
03/07/2016	PMC STANDARDS	DANGEROUS FENCE	EXPIRED
09/29/2015	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS, DANGEROUS FENCES	EXPIRED
08/28/2014	ZONING	ILLEGAL LAND USE	EXPIRED
02/20/2013	ZONING	ILLEGAL LAND USE	EXPIRED
02/20/2013	VACANT LOT	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED

Abatement history for 4701 Angela Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 06/18/2024	\$145.86/\$125	VACANT BUILDING
2. 05/01/2023	\$149.24/\$125	VACANT BUILDING
3. 01/17/2023	\$208.56/\$125	VACANT BUILDING
4. 11/07/2022	\$208.56/\$125	VACANT BUILDING
5. 08/10/2022	\$208.56/\$125	VACANT BUILDING
6. 11/23/2021	\$451.05/\$125	VACANT BUILDING
7. 09/08/2021	\$378.56/\$125	VACANT BUILDING
8. 05/28/2021	\$349.28/\$125	VACANT BUILDING
9. 01/25/2021	\$215.15/\$125	VACANT BUILDING



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

10. 01/21/2020	\$208.56/\$125	VACANT BUILDING
11. 05/10/2019	\$208.56/\$125	VACANT BUILDING
12. 01/17/2019	\$239.93/\$125	VACANT BUILDING
13. 07/03/2017	\$108.57/\$0	VACANT BUILDING
14. 04/24/2017	\$108.57/\$0	VACANT BUILDING
15. 07/08/2016	\$159.96/\$0	VACANT BUILDING
16. 06/03/2016	\$124.96/\$0	VACANT BUILDING
17. 04/06/2016	\$124.96/\$0	VACANT BUILDING
18. 02/03/2016	\$984.26/\$0	VACANT BUILDING

Total: \$3457.76

CCPD calls to property:

Nature of Call	4701 Angela Dr.
Disturbance	6
Incomplete Or Dropped 911 Call	4
Law Enforcement Assist	1
On View Investigation	2
Physical Attack/Attempted Bodily Injury	1
Quality Of Life	1
Suspicious Or Unusual	1
Theft By Threat Of Violence	2
Theft Of Property Or Services	2
	20



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/13/2026	VIOLET EDWARDS VALARIE BROWN	ON 7-13-26 I CALL VALARIE BROWN AT 713-540-8583. A LADY ANSWERED AND STATED THAT I HAD THE WRONG PHONE NUMBER. I THEN CALLED VIOLET EDWARDS AT 361-438-5830. VIOLET ANSWERED THE PHONE AND WE SPOKE ABOUT THE PROPERTY ON 4701 ANGELA. I STATED TO HER THAT THE PROPERTY WAS GOING TO THE BSB BOARD THIS MONTH DUE. VIOLET ASKED WHAT SHE NEEDED TO DO TO GET A DEMO PERMIT. I EXPLAINED TO VIOLET THAT SHE NEEDED TO GO TO DEVELOPMENT SERVICES AND ASK THE PERMIT TECH'S ALL OF THE DOCUMENTATION SHE NEEDED TO GET A DEMO PERMIT. I PROVIDED THE ADDRESS TO DEVELOPMENT SERVICES AND THE TIME THAT THEY WERE OPEN THROUGHOUT THE WEEK. VIOLET STATED THAT SHE BOUGHT THE PROPERTY FROM MISS BROWN FOR \$3000 AND THAT MISS BROWN STILL NEEDED TO SIGN OVER SOME PAPERWORK TO MAKE VIOLET THE ACTUAL OWNER ON PAPER. I EXPLAINED TO VIOLET THAT SHE IS NOT THE OWNER ON PAPER THROUGH THE CITY AND SHE AGREED BECAUSE THERE WAS MORE PAPERWORK THAT NEEDED TO BE COMPLETED WITH VALARIE BROWN. VIOLET STATED THAT SHE WILL COME INTO THE OFFICE TOMORROW AND GET A DEMO PERMIT TO GET THE STRUCTURE DEMOLISHED AND TAKEN CARE OF.
02/26/2026	VALARIE BROWN	ON THIS DAY I ATTEMPTED CONTACT WITH PROPERTY OWMER LISTED ON NCAD VALERIE BROWN (713) 540-8583 BUT WENT TO VOICEMAIL. I LEFT A VOICEMAIL REFERENCING THE PROPERTY AND ASKED HER TO GIVE ME A CALL BACK.



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

08/22/2025	VALARIE BROWN	DIRECT CONTCAT: IN THIS DAY I RECEIVED A CALL FROM VALARIE BROWN (713) 540-8583 WHO IS LISTED ON APPARAISAL DISTRICT AS THE OWNER. SHE ADVISED SHE SOLD THE PROPERTY 2 YEARS AGO TO VIOLET EDWARDS (361)438-5830. I TOLD HER THAT ON 3/31/25 I RECEIVED A CALL FROM HER AND SHE CLAIMED THAT SHE BOUGHT THE PROPERTY A COUPLE OF YEARS AGO FROM HER BUT SHE FAILED TO UPDATE RECORDS DUE TO HER HUSBAND BEING DIAGNOSED WITH CANCER AND HER PUTTING ALL HER EFFORTS TO TAKE CARE OF HIM. SHE SAID SHE WILL DEMO THE PROPERTY HERSELF. MS BROWN SAID SHE WILL GET IN CONTACT WITH MS. EDWARDS AND WILL DEMAND THAT SHE CHANGED THE RECORDS. SHE SAID SHE WILL GET BACK TO ME WITH UPDATES. NO FURTHER INCIDENT
03/31/2025	VIOLET EDWARDS	ON THIS DAY I RECEIVED A CALL FROM VIOLET EDWARDS (361)438-5830. SHE CLAIMS THAT SHE BOUGHT THE PROPERTY A COUPLE OF YEARS AGO FROM OWNER LISTED ON NCAD BUT SHE FAILED TO UPDATE RECORDS DUE TO HER HUSBAND BEING DIAGNOSED WITH CANCER AND HER PUTTING ALL HER EFFORTS TO TAKE CARE OF HIM. SHE SAID SHE WILL DEMO THE PROPERTY HERSELF. I ADVISE SHE WILL NEED A PERMIT. SHE ASK ME FOR SOME TIME SO SHE CAN GET EVERYTHING SITUATED. I GAVE HER A MONTH

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V264900-082225

Property Owner: Brown Valarie M

Address (☒Residential ☐Commercial): 4701 Angela Dr

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 residential & accessory structure 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: \$10,062.93
4. Utilities: ☐Active ☒Inactive-Last active date: 1/1/2022
5. Year Structure Built: 1975
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 4701 ANGELA DR (Residential & Accessory Structure) Case # V264900-082225

OWNER: BROWN VALARIE M

**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 16, 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 4701 ANGELA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	8/22/2025	n/a	n/a
Initial Inspection Completed	8/22/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/16/2026	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/24/2026	Return mail rec'vd 2/24/2026 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	3/17/2026	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4701 ANGELA DR

Aerial View



4701 ANGELA DR, CC, 784 X



Show search results for 4701 A...

WEST POINT RD-W

Subject Property

Main Structure

Accessory Structure

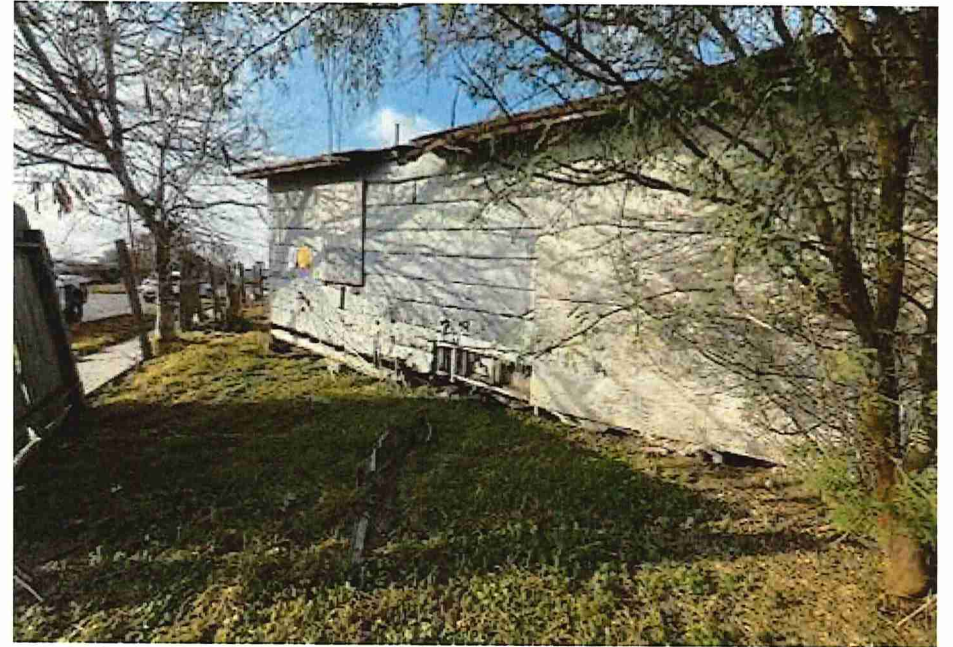
Jose Rivera
078

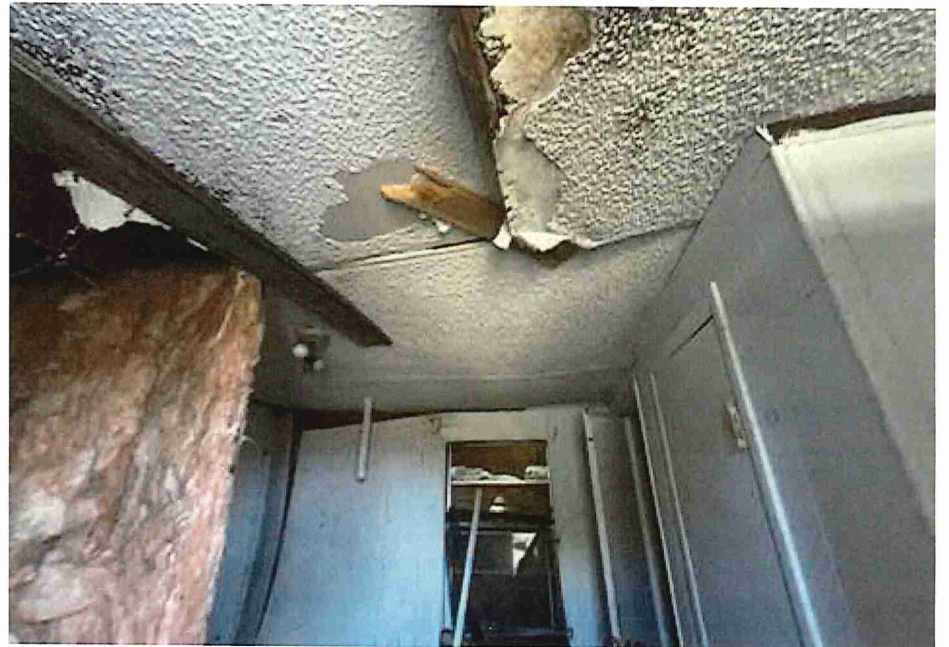
4701

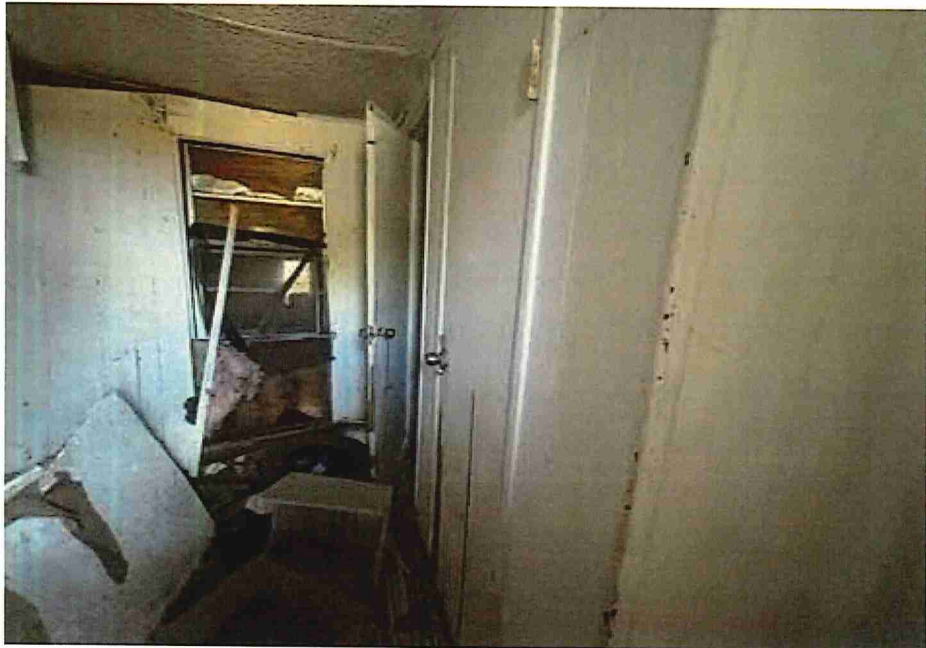
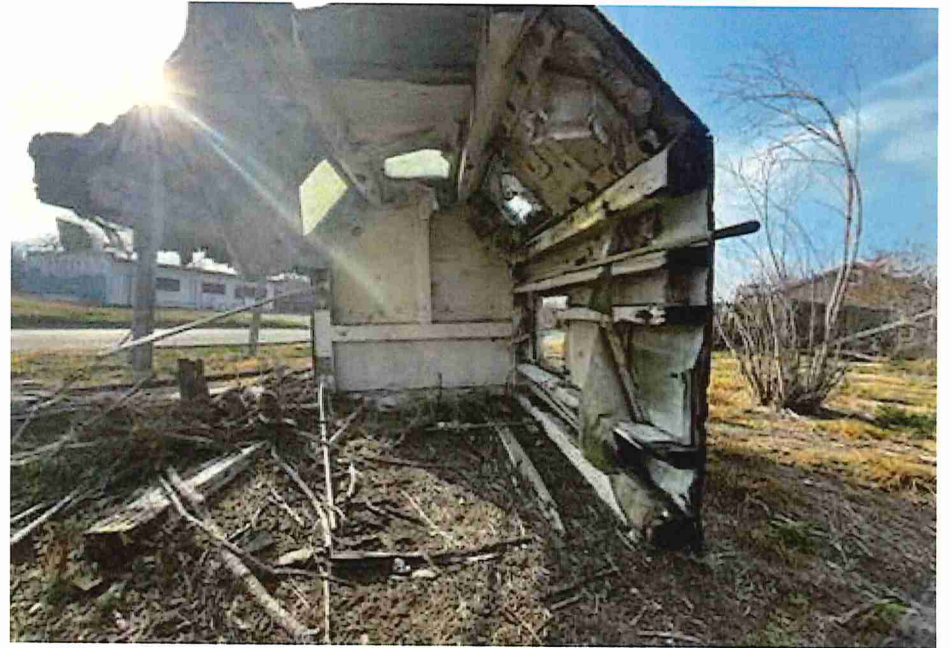
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City of Corpus Christi – BUILDING SURVEY

Account Number: 925300030010

Inspection Date: 8/20/2025

Zoning Use: RS-6

Revised Date: 02/13/2026

Officer: Grace Elledge

Property Address: 4701 ANGELA DR

Legal Description: WASHINGTON BLK 3 LOT 1A

Owner: BROWN VALARIE M

Mail to: 4701 ANGELA DR

City, State, Zip: CORPUS CHRISTI, TX 78416-2120

☒ Dwelling ☐ Commercial ☒ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☐ Open ☒ Placard
Placard Posted on: 2/13/2026

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 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: Shingles
☒ Rotten
☒ Loose
☐ Torn
☒ Holes
☒ Missing

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

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

VIOLATION(S): 4701 ANGELA DR (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

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.

304.15 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.

304.4 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.

305.1 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.

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.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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.

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, V264900-082225

ADDRESS: 4701 ANGELA DR

Tax Account No: 9253-0003-0010

LAST UPDATED ON: Monday, March 23, 2026

Owner(s): BROWN VALARIE M

LETTERS MAILED from 8/22/2025-2/16/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
BROWN VALARIE M 4701 ANGELA DR CORPUS CHRISTI, TX 78416-2120	Owner	CONSENT LETTER Mailed on 8/22/2025
BROWN VALARIE M 4701 ANGELA DR CORPUS CHRISTI, TX 78416-2120	Owner	B1 Letter Mailed on 2/16/2026 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
BROWN VALERIE M 10102 ELDER MILL LN SUGAR LAND, TX 77498	Owner	B1 Letter Mailed on 2/16/2026 RETURN MAIL REC'VD 3/3/26 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
EDWARDS VIOLET 4701 ANGELA DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 2/16/2026 RETURN MAIL REC'VD 2/24/26 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
EDWARDS VIOLET 2734 KITCHENS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 2/16/2026 RETURN MAIL REC'VD 3/23/2026 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD



4929 CURTIS CLARK DR- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 9/18/2025.

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 the 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. (Nelson Ln)

According to NCAD, Morin Ramiro ET UX is 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: 4

Total number of cases: 14

Owner Compliance: 2

City Abatements: 0

Citations issued: 1



4929 CURTIS CLARK DR- RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
V273977-013026	Unsecured Vacant Building	Unsecure openings	In Progress
V266580-091825	Substandard Structure	Main and accessory structure unfit for human occupancy	In progress
V266372-091525	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
V261810-071125	Substandard Structure	Dilapidated accessory structure	Closed
V261776-071125	PMC Standards	Protective treatment, Exterior walls, Roofs and drainage	Closed
V248085-111824	Unsecured Vacant Buildings	Unsecure openings	Expired
V248084-111824	Vacant Building	Litter and solid waste	Expired
V203926-042023	Vacant Building	Tall weeds & sidewalks, curbs and gutters	Expired
V164702-090321	Vacant Building	Tall weeds & litter and solid waste	Expired
V139757-052120	Vacant Building	Tall weeds	Expired
V139737-052120	PMC Standards	Address Identification	Expired
V111073-012219	Zoning	Minimum requirements	Expired
V111063-012219	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
V044236-090214	Care of Premises	Tall weeds & litter and solid waste	Expired

Abatement history for 4929 Curtis Clark Dr.

Date

Cost/Admin Fee

Case Type

1.

Total: No abatement history



4929 CURTIS CLARK DR- RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	4929 Curtis Clark Dr.
Disturbance	1
Dumping	1
Noise Ordinance Violation	1
On View Investigation	2
Parking Violation	1
Telephone Reporting Unit	4
Trespassing Violation	1
	11

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
09/15/2025	RAMIRO MORIN	ON 9/15/2025 I MET WITH PROPERTY OWNER RAMIRO MORIN (361) 668-0321 ON SITE. HE ADVISED HE HAD HIRED A COMPANY TO MOVE THE HOUSE AWAY. HE NO LONGER HAS THE KEYS OF THE HOUSE BECAUSE HE GAVE THE TO "THE COMPANY" HE ALSO ADVISED THAT THEY WERE THE ONES THAT TORE THE MAIN PORCH AND CINDER BLOCKS IN PREPARATIONS TO MOVE THE HOUSE BUT LEFT LIKE THAT. HE ALSO ADVISED THAT THAT COMPNAY TOLD HIM THEY WILL BE OUT THAT DAY TO START MOVING THE STUCTURE. I ASKED THEM TO CALL THEM AND HE DID BUT HANDED THE PHONE TO CODE OFFICER MELANIE FLORES. MELANIE TOLD THE INDIVIDUAL WHO WE WERE AND WHY WE WERE THERE. WHEN MELANIE ASKED FOR A TIMELINE OR A PLAN IN



4929 CURTIS CLARK DR- RESIDENTIAL & ACCESSORY STRUCTURE

		PLACE THE INDIVIDUAL GOT VERY UPSET AND SAID HE IS NOT DOING ANYTHING NOW THAT HE WAS JUST DOING A FAVOR AND HUNG UP ON US. THEREFORE, I INFORMED MR MORIN WE WERE STARTING A CASE FOR BOTH MAIN AND ACCESORY. I WAS UNABLE TO INSPECT THE INTERIOR DUE TO COLLAPSED PORCH AND OWNER NOT HAVING POSESSION OF THE KEYS ANYMORE. MR MORIN UNDERSTOOD AND TOLD ME HE IS GOING TO TRY REACHING OUT TO THAT COMPANY AGAIN. I TOLD HIM I CAN PROVIDE DEMO CONTRACTORS INFORMATION AS WELL SHOULD HE WANTS TO CALL THEM AND ASK FOR QUOTES. NO FURTHER INCIDENT
01/15/2026	RAMIRO MORIN	ON THIS DAY I SPOKE WITH PROPERTY OWNER RAMIRO MORIN (361) 668-0321 INQUIRING FOR STATUS ON THE PROPERTY. HE ADVISED HE IS VERY FRUSTRATED WITH THE SITUATION BECAUSE HE KEEPS CALLING THE INDIVIDUAL THAT IS SUPPOSED TO MOVE THE HOUSE AWAY BUT HE IS NOT RETURNING HIS CALLS. HE ALSO ADVISED AT THIS TIME THAT HIS WIFE JUST HAD EYE SURGERY AND HE IS TAKING CARE OF HER. I TOLD HIM I WILL HAVE TO MOVE FORWARD WITH THE CASE AND HOPEFULLY THE INDIVIDUAL MOVES THE HOUSE AWAY. HE UNSERDTOOD AND THANK ME AND CODE OFFICIAL MELANIE FLORES FOR WORKING WITH HIM.
01/30/2026	RAMIRO MORIN	I, CODE OFFICER GRACE ELLEDGE, CODE OFFICER MELANIE FLORES AND CCPD DPO JOHN VILLARREAL ENTERED THE PROPERTY DUE TO THE CHAIN LINK FENCE WAS CUT FROM SOMEONE TO POTENTIALLY BREAK IN. THE FRONT DOOR WAS WIDE OPEN. DPO VILLARRREAL DID NOT FIND ANYONE AT THE MOMENT AND I WAS ABLE TO TAKE PHOTOS OF THE INTERIOR OF THE PROPERTY AND UPDATE THEM TO THE



4929 CURTIS CLARK DR- RESIDENTIAL & ACCESSORY STRUCTURE

		CASE. ON 2/2/26 CODE OFFICER MELANIE FLORES CALLED PROPERTY OWNER MR. MORIN. SHE INFORMED HIM WE WERE AT HIS PROPERTY AND ALSO ABOUT THE BROKEN FENCE AND NOW UNSECURE STRUCTURE. HE SAID HE WASN'T AWARE OF THE SITUATION AND THAT HE HASN'T HEAR FROM THE MOVER. HE ADVISED HE IS COMING TO TOWN THIS WEEK AND WILL SECURE THE PROPERTY TO THE BEST OF HIS ABILITY. HE WAS REMINDED OF OUR CASES MOVING FORWARD. HE UNDERSTOOD
07/08/2026	RAMIRO MORIN	DIRECT CONTACT WAS MADE WITH PROPERTY OWNER RAMIRO MORIN AT (361) 668-0322. I REQUESTED AN UPDATE REGARDING THE PROPERTY. MR. MORIN STATED THAT THE INDIVIDUAL WHO WAS TO MOVE THE HOUSE CONTACTED HIM ON JUNE 24, 2026, AND ADVISED THAT THE HOUSE WOULD BE MOVED "AT THE END OF THE MONTH," BUT DID NOT SPECIFY WHICH MONTH. I INFORMED MR. MORIN THAT THE CASE IS CONTINUING TO MOVE FORWARD AND PROVIDED HIM WITH THE DATE AND TIME OF THE UPCOMING BSB HEARING. MR. MORIN STATED THAT HE HAD RECEIVED THE HEARING NOTICE AND PLANS TO ATTEND. I ASKED MR. MORIN WHETHER HE HAD ANY DOCUMENTATION SHOWING THAT HE SOLD THE HOUSE, BUT NOT THE LAND. HE ADVISED THAT HE SUBMITTED ALL OF THE RELEVANT PAPERWORK TO THE APPRAISAL DISTRICT AND DID NOT RETAIN COPIES. HOWEVER, HE STATED THAT HE WOULD OBTAIN COPIES OF THE DOCUMENTATION SO HE COULD PRESENT THEM TO THE BOARD AT THE HEARING. NO FURTHER INCIDENT.

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V266580-091825

Property Owner: Morin Ramiro ET UX

Address (☒Residential ☐Commercial): 4929 Curtis Clark Dr

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 residential & accessory structure 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: 1/4/2018
5. Year Structure Built: 1967
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 4929 CURTIS CLARK DR (Residential & Accessory Structure) Case # V266580-091825

OWNER: MORIN RAMIRO ET UX

**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 **September 19, 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 4929 CURTIS CLARK

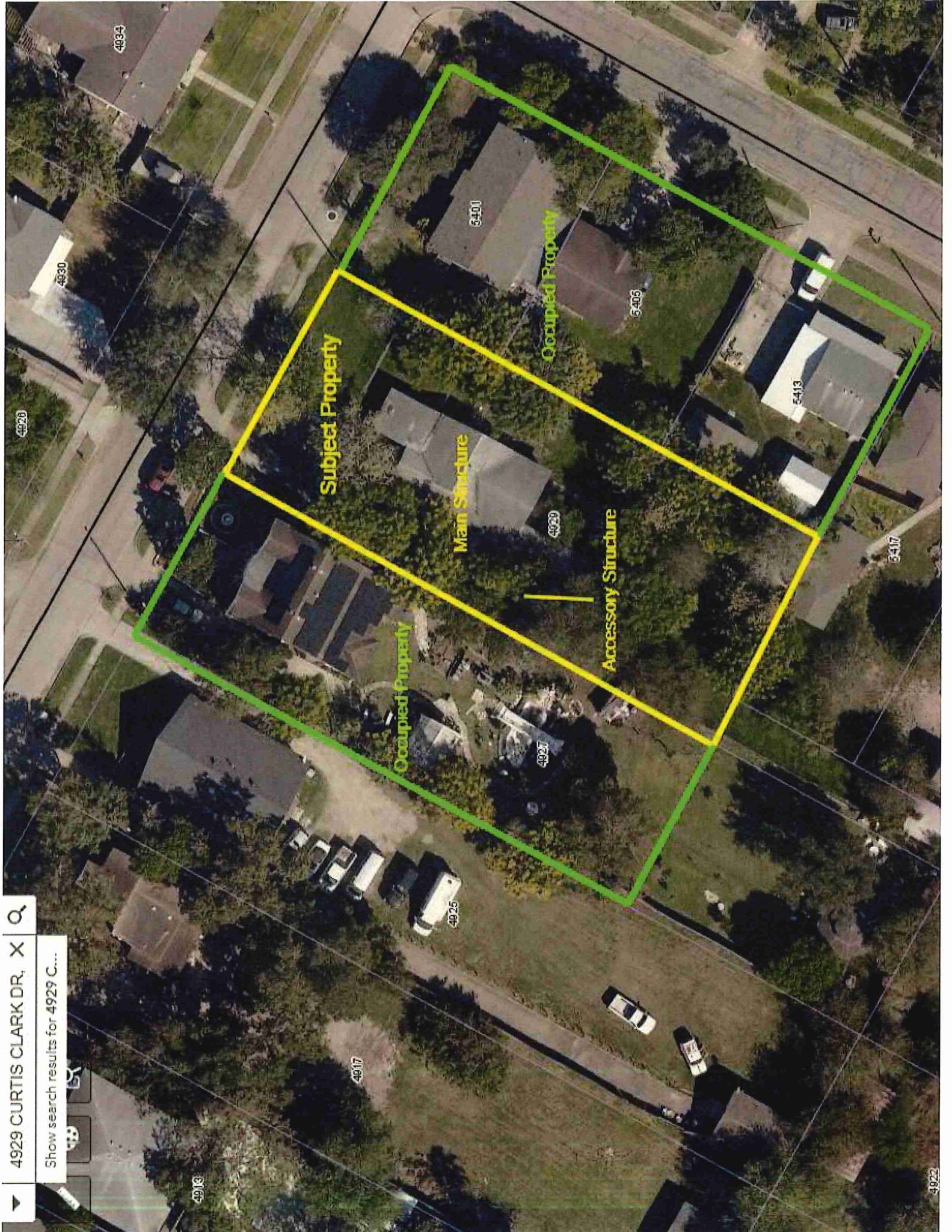
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	9/15/2025	n/a	n/a
Initial Inspection Completed	9/15/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	9/19/2025	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	9/25/2025	Return mail rec'vd 9/25/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	10/20/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4929 CURTIS CLARK

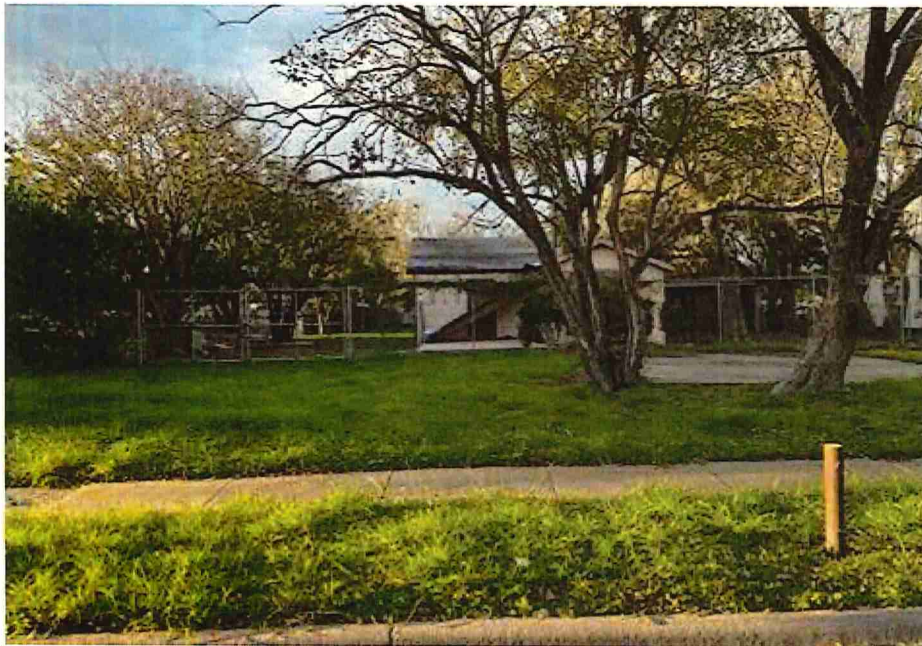
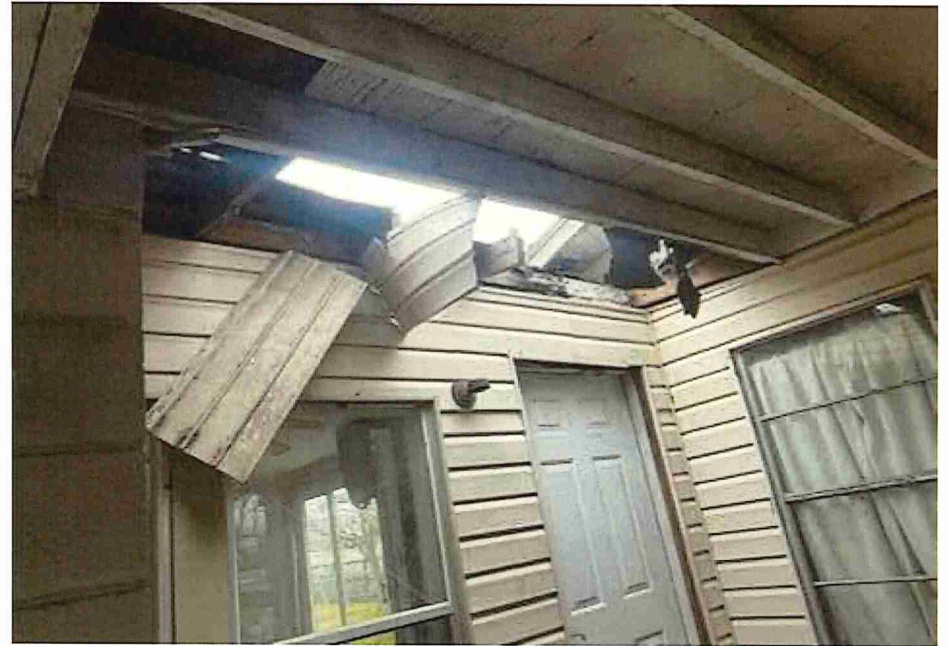
Aerial View



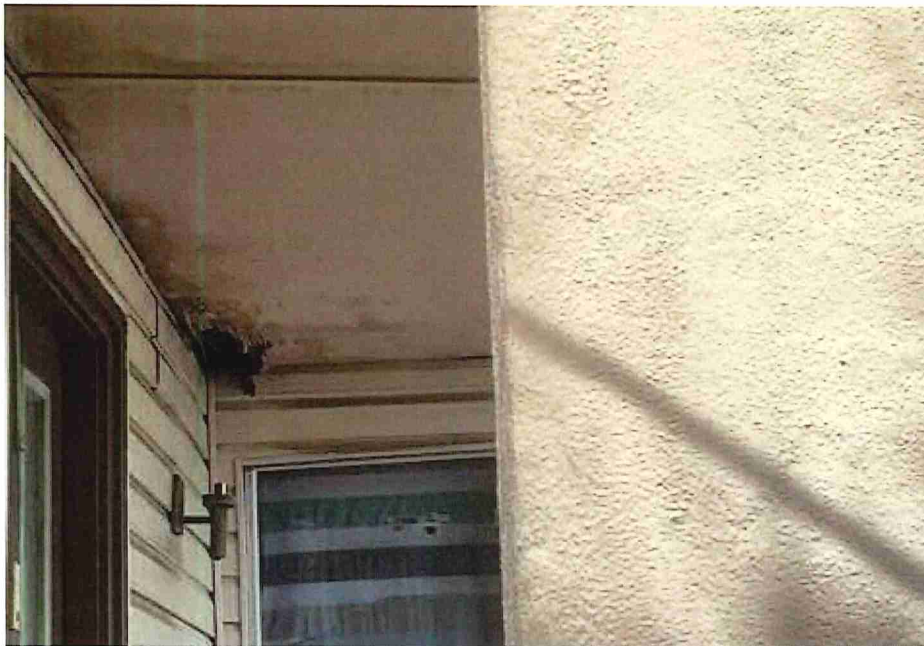
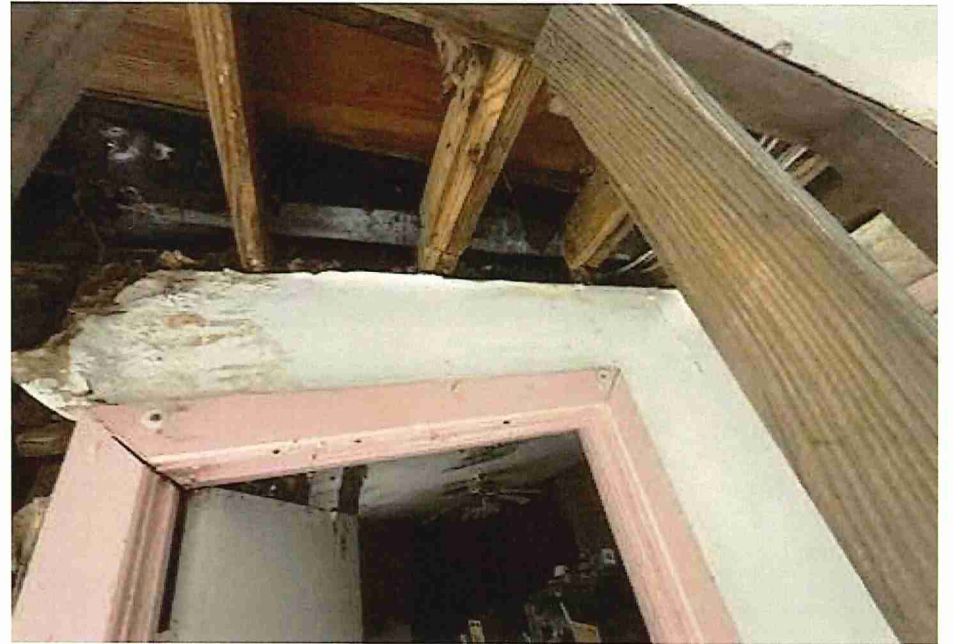


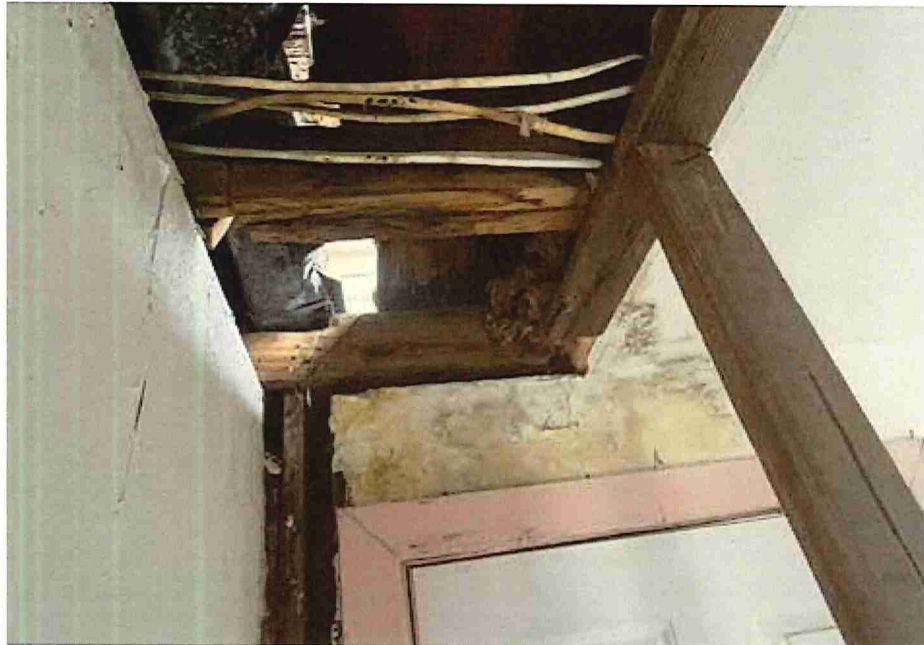
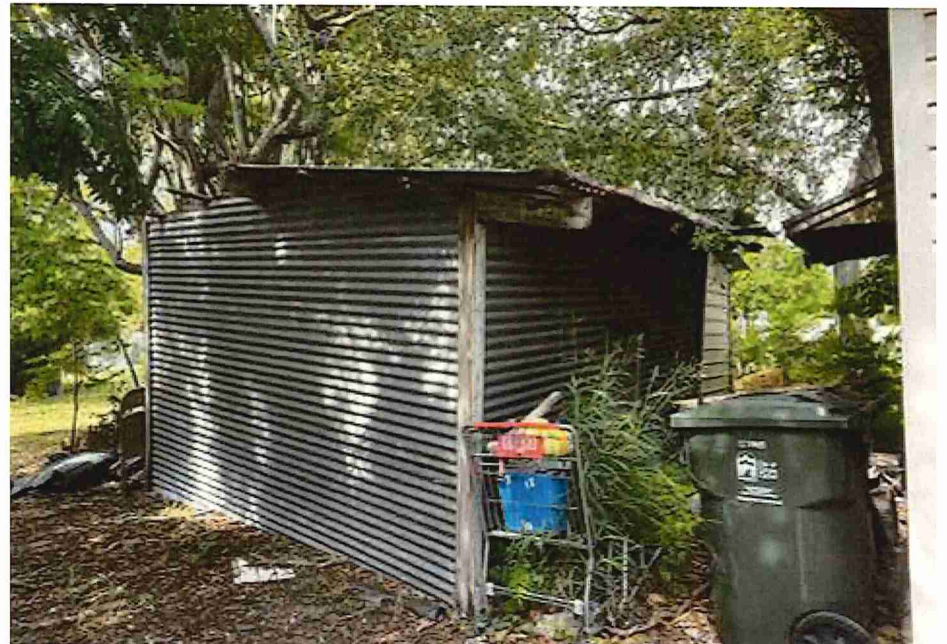
▼ 4929 CURTIS CLARK DR, X Q

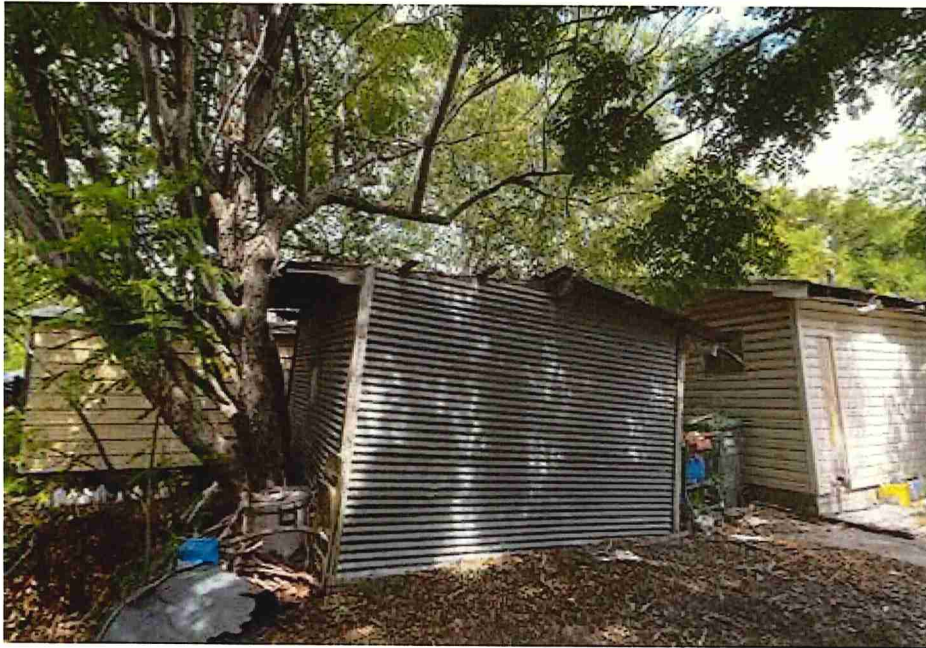
Show search results for 4929 C....











City of Corpus Christi – BUILDING SURVEY

Account Number: 270900080170

Inspection Date: 9/15/2025

Zoning Use: RS-6

Revised Date: 09/18/2025

Officer: Grace Elledge

Property Address: 4929 CURTIS CLARK DR

Legal Description: GARDENDALE #2 BLK 8 LOT 17A

Owner: MORIN RAMIRO ET UX

Mail to: 5793 S US Highway 281

City, State, Zip: Alice, TX 78332-2930

X ☐ Dwelling ☐ Commercial X ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
X ☐ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☐ Inside Inspection
X ☐ Vacant ☐ Occupied ☐ Open X ☐ Placard
Placard Posted on: 9/15/2025

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
X ☐ Rotten Wood
☐ Rotten Corner Boards
X ☐ Missing Boards
X ☐ Badly in Need of Paint
X ☐ Siding Broken / Missing
X ☐ Holes
X ☐ Cracks
☐ Buckled
☐ Leans
☐ Missing Brick
X ☐ Loose Brick
X ☐ Damaged Exterior Trim
X ☐ Other:

ROOF:

(304.1 & 304.7)

Type:

☐ Charred Wood
X ☐ Rotten Eaves
☐ Rotten Rafter Tails
☐ Rotten Decking
X ☐ Missing Shingles
X ☐ Deteriorated Shingles
X ☐ Leaks
☐ Sags
☐ Buckled
☐ Collapsed
☐ Worn
☐ Torn
☐ Holes
X ☐ 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 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:

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): 4929 CURTIS CLARK DR (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

108.1.3 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.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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.

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, V266580-091825

ADDRESS: 4929 CURTIS CLARK DR

Tax Account No: 2709-0008-0170

Owner(s): MORIN RAMIRO ET UX

LAST UPDATED ON: Tuesday, September 09, 2025

LETTERS MAILED from 9/19/2025-9/19/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MORIN RAMIRO ET UX 5793 S US HWY 281 ALICE TX 78332-2930	Owner	B1 Letter Mailed on 9/19/2025 SIGNED GREEN CARD BY LUCINDA MORIN REC'VD 9/25/2025
MORIN RAMIRO ET UX 4929 CURTIS CLARK DR CORPUS CHRISTI, TX 78411	Owner	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MORIN RAMIRO 4929 CURTIS CLARK DR CORPUS CHRISTI, TX 78411	Owner	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MORIN RAMIRO 5793 S US HWY 281 ALICE, TX 78332	Owner	B1 Letter Mailed on 9/19/2025 SIGNED GREEN CARD BY LUCINDA MORIN REC'VD 9/25/2025
MORIN LUCINDA 4929 CURTIS CLARK DR CORPUS CHRISTI, TX 78411	Heir	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MORIN LUCINDA 5793 S US HWY 281 ALICE, TX 78332	Heir	B1 Letter Mailed on 9/19/2025 SIGNED GREEN CARD BY LUCINDA MORIN REC'VD 9/25/2025



1474 DAYTONA DR- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 9/25/2025.

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 the 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. (Norton St)

According to NCAD, the owner Flores Ramiro took possession of property 5/4/1999.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 8

Owner Compliance: 0

City Abatements: 0

Citations issued: 0



1474 DAYTONA DR- RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
09/25/2025	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	IN PROGRESS
09/19/2025	UNSECURED VACANT BUILDING	UNSECURED OPENINGS	OWNER COMPLIANCE
09/19/2025	JUNK VEHICLE	JUNKED VEHICLE	OWNER COMPLIANCE
08/29/2025	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
11/26/2014	JUNK VEHICLE	JUNKED VEHICLE	COMPLIANT
05/24/2012	MINIMUM STANDARDS	SECTION 13-22 (304.3) ROOFS	EXPIRED
05/24/2012	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE	EXPIRED
05/24/2012	JUNK VEHICLE	JUNKED VEHICLE	OWNER COMPLIANCE

Abatement history for 1474 Daytona Dr.

Date

Cost/Admin Fee

Case Type

1.

Total: NO ABATEMENT HISTORY



1474 DAYTONA DR- RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1474 Daytona Dr.
On View Investigation	2
Parking Violation	1
	3



1474 DAYTONA DR- RESIDENTIAL & ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/08/2026	FLORES RAMIRO	SENIOR LEAD GRACE ELLEDGE ATTEMPTED CONTACT WITH PROPERTY OWNER FLORES RAMIRO AT 361-739- 4150. NO ANSWER, LEFT MESSAGE REQUESTING A CALL BACK
05/29/2026	ATTEMPTED CONTACT	SENIOR LEAD ESTELLA PADRON -8 AM ATTEMPTED TO CONTACT OWNER AT PROPERTY BY KNOCKING ON DOOR; NO ANSWER; 1025 AM ATTEMPTED TO CONTACT OWNER PER NUMBER LISTED IN INFOR (361)857-2034; CALL IS DROPPED PRIOR TO EVEN RINGING.1030 AM CALLED OWNER ON FIRST NUMBER LISTED IN TLO(361) 739-4150 ; LEFT VOICEMAIL REQUESTING CALL BACK; 1032AM CALLED 2ND NUMBER LISTED IN TLO(361) 548-7907; VOICEMAIL WAS STATING THE NAME TRACY LEFT VOICEMAIL TO SEE IF THE NUMBER IS A CURRENT NUMBER OR IF THE INDIVIDUAL KNOWS OWNER AND REPLAY THE MESSAGE TO RETURN MY CALL
10/24/2025	FLORES RAMIRO	CODE OFFICER SA' RHONDA MILLER SPOKE WITH THE OWNER FLORES RAMIRO AT (361) 739-4150 AND INFORMED HIM OF THE VIOLATIONS. HE STATED HE IS AWARE OF THE PROPERTY BEING COLLAPSED AND DOES NOT HAVE THE FUNDS AT THE MOMENT TO DEMO THE PROEPRTY. I HAVE INFORMED HIM THAT THE DOOR HAS TO BE FULLY SECURED WITH NAILS OR SCREWS AND THE OPENING HAS TO BE SECURED FROM THE TOP TO BOTTOM OF THE DOOR FRAME. HE STATED HE IS IN HOUSTON WORKING UNTIL NEXT WEEK AND WILL HAVE HIS ON GO OUT TO SECURE THE OPENING

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V267241-092525

Property Owner: Flores Ramiro

Address (☒Residential ☐Commercial): 1474 Daytona Dr

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 residential & accessory structure 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: \$4,964.28
4. Utilities: ☐Active ☒Inactive-Last active date: 3/3/2020
5. Year Structure Built: 1947
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 1474 DAYTONA (Residential & Accessory Structure) Case # V267241-092525

OWNER: FLORES RAMIRO

**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 **September 26, 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**.

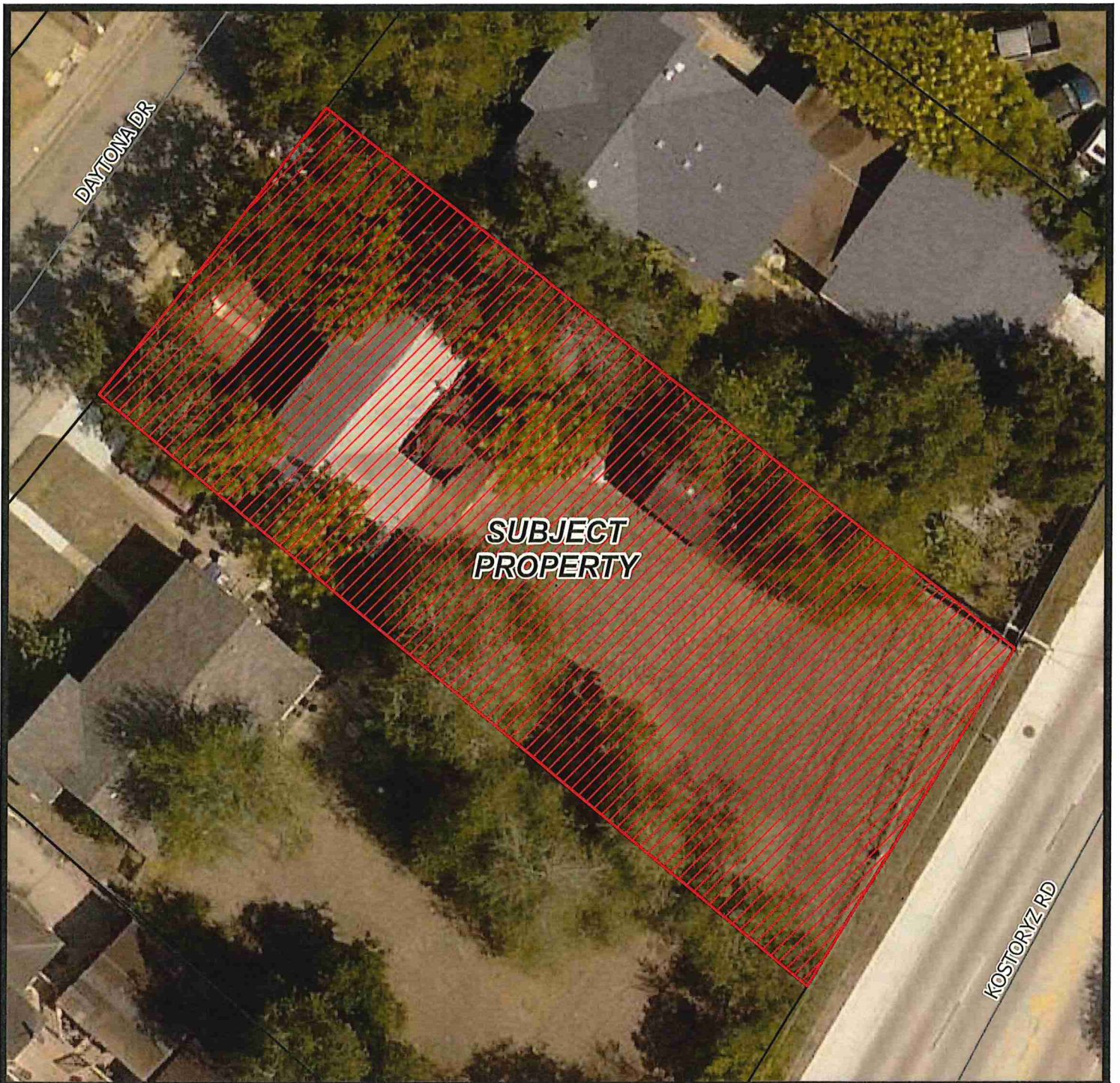
If you have any questions concerning the above, please call (361) 826-3046.

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

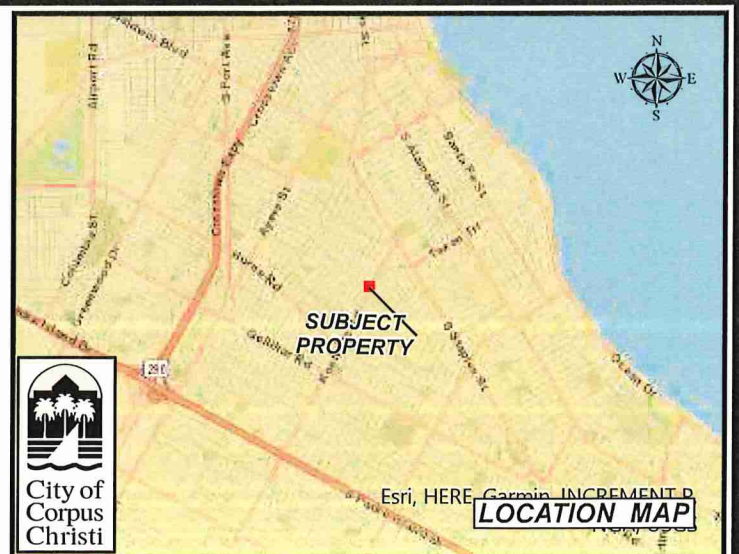
CASE TIMELINE FOR 1474 DAYTONA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	9/19/2025	n/a	n/a
Initial Inspection Completed	9/19/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	9/26/2025	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	10/23/2025	Return mail rec'vd 10/23/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	10/27/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



1474 DAYTONA DR

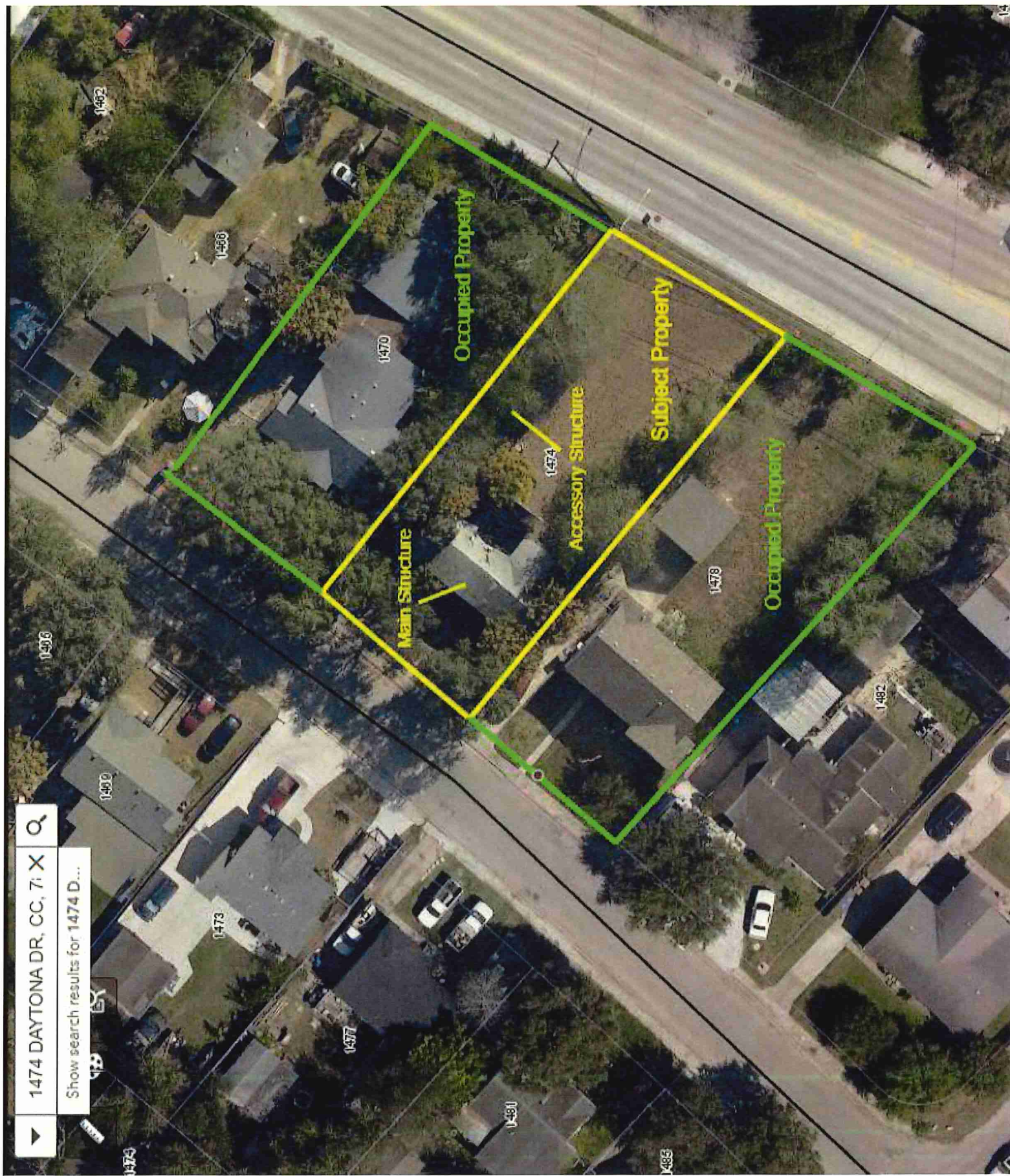
Aerial View

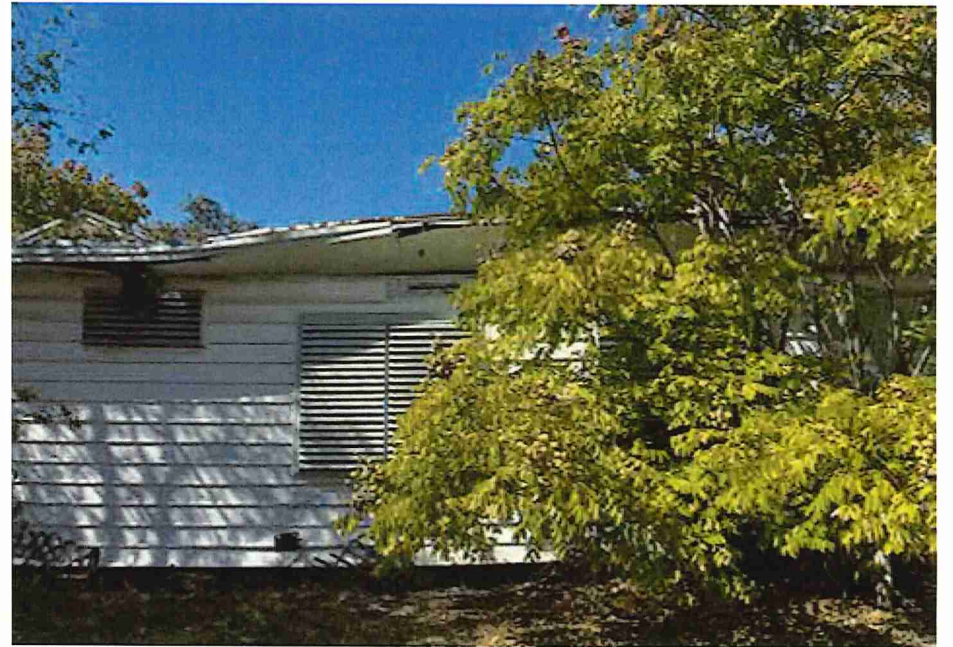
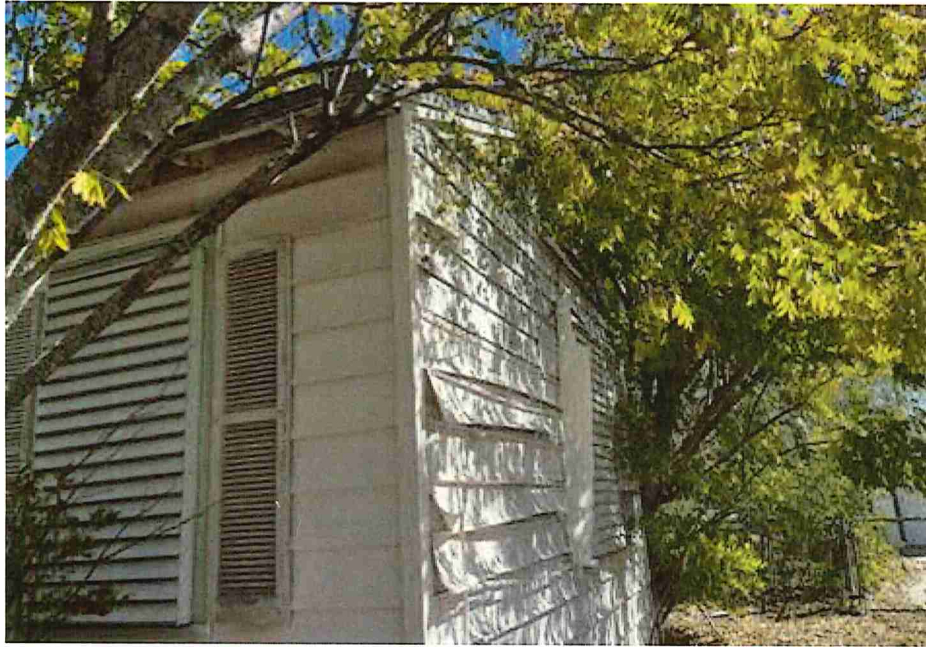


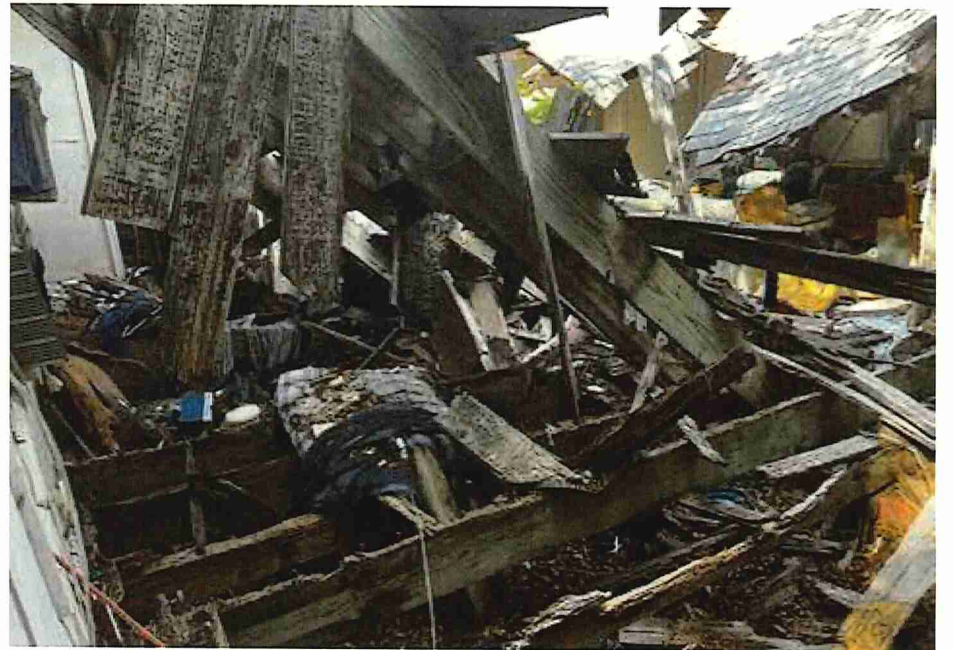
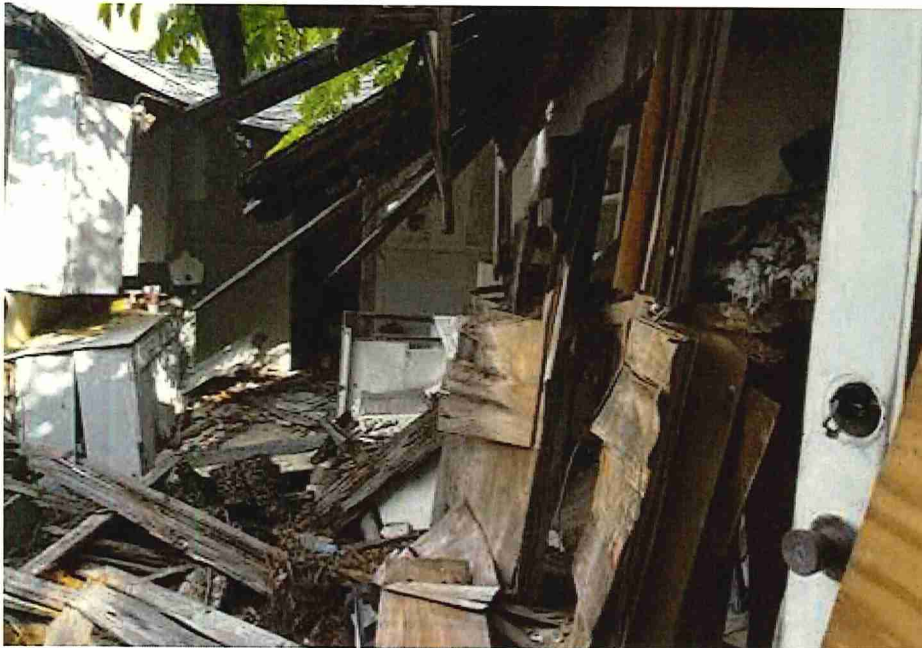
1474 DAYTONA DR, CC, 7: X



Show search results for 1474 D...









City of Corpus Christi – BUILDING SURVEY

Account Number: 426100050190

Inspection Date: 9/19/2025

Zoning Use: RS-6

Revised Date: 09/25/2025

Officer: Josue Gomez

Property Address: 1474 DAYTONA DR

Legal Description: LAWNDAL 2 LT 19 BK 5

Owner: FLORES RAMIRO

Mail to: 1474 DAYTONA DRIVE

City, State, Zip: CORPUS CHRISTI, TX 78415

☒ Dwelling	☐ Commercial	☒ Accessory	☐ Sq. Ft.	☐ Story
☒ Wood Frame	☐ Masonry	☐ Fire Damage	☐ # of Units	☒ Inside Inspection
☒ Vacant	☐ Occupied	☐ Open	☐ Placard	

Placard Posted on: 9/19/2025

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
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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:

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 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
- X ☐ Paint Deteriorated
- X ☐ Cracks
- X ☐ Holes
- ☐ Torn Wallpaper
- X ☐ Damaged Paneling
- X ☐ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- X ☐ Sheetrock Mildewed / Buckled
- X ☐ Ceiling Damaged / Missing
- X ☐ 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
- X ☐ Rotten Wood
- X ☐ Missing Boards
- X ☐ Holes
- X ☐ Cracks
- ☐ Not Level
- X ☐ Buckled
- X ☐ Torn
- X ☐ Damaged
- ☐ Other:

ACCESSORY SURVEY:

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

- TYPE: _____
- ☐ Roof Type: SHILGLES
- ☐ Rotten
- ☐ Loose
- ☐ Torn
- ☐ Holes
- X ☐ Missing
- ☐ Walls Type:
- X ☐ Rotten
- ☐ Leaning
- ☐ Buckled
- ☐ Missing
- ☐ Other:

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

VIOLATION(S): 1474 DAYTONA DR (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

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.

305.1 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.



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

Case No: B1 Letters, V267241-092525

ADDRESS: 1474 DAYTONA ST

Tax Account No: 4261-0005-0190

LAST UPDATED ON: Tuesday, October 07, 2025

Owner(s): FLORES RAMIRO

LETTERS MAILED from 9/25/2025-9/25/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
FLORES RAMIRO 1474 DAYTONA DR CORPUS CHRISTI, TX 78415	Owner	B1 Letter Mailed on 9/25/2025 REUERN MAIL REC'VD 10/07/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
FLORES RAMIRO 1553 MELBOURNE DR CORPUS CHRISTI, TX 78415	Owner	B1 Letter Mailed on 9/25/2025



4617 JOSE DR - RESIDENTIAL & 2 ACCESSORY STRUCTURE(S)

- Substandard case started 5/1/2025.

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 the 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 & 2 accessory structure(s). (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (VILLARREAL DR)

According to NCAD, Mosley Leroy is 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: 6

Total number of cases: 13

Owner Compliance:1

City Abatements: 9

Citations issued:0



4617 JOSE DR - RESIDENTIAL & 2 ACCESSORY STRUCTURE(S)

Date	Case Type	Violation(s)	Status
V277374-040926	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
V255649-042525	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
V252690-022825	Substandard Structure	Extensive fire damage. Unfit for human occupancy	Expired
V226286-030624	Substandard Structure	Extensive fire damage. Unfit for human occupancy	Closed
V223046-011724	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
V186258-081122	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
V167180-102321	Care of Premises	Tall weeds	Closed – Vacant
V161857-072621	Care of Premises	Tall weeds	Duplicate
V153546-030421	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
V117765-061819	Care of Premises	Tall weeds & litter and solid waste	Expired
V103404-070918	Junked Vehicle	Inoperable vehicle	Expired
V089093-092717	Care of Premises	Tall weeds & litter and solid waste	Expired
V088777-092117	Care of Premises	Tall weeds	Closed- Duplicate

Abatement history for 4617 Jose Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 02/28/2024	\$125 / \$125	Vacant Building
2. 05/24/2024	\$133.75 / \$125	Vacant Building
3. 7/12/2024	\$88.75 / \$125	Vacant Building
4. 11/19/2024	\$160 / \$125	Vacant Building
5. 08/08/2023	\$88.75 / \$125	Vacant Building
6. 01/13/2023	\$160.83/ \$125	Vacant Building
7. 10/24/2022	\$125.5 / \$125	Vacant Building
8. 11/12/2021	\$175.5 / \$125	Vacant Building
9. 05/03/2021	\$143.39 / \$125	Vacant Building

Total: \$2326.47



4617 JOSE DR - RESIDENTIAL & 2 ACCESSORY STRUCTURE(S)

CCPD calls to property:

Nature of Call	4617 Jose Dr
Building Fire	1
Law Enforcement Assist	1
On View Investigation	1
Physical Altercation	1
Telephone Reporting Unit	1
	5

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		PROPERTY OWNER IS DECEASED

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V252690-022825

Property Owner: MOSLEY LEROY

Address (☒Residential ☐Commercial): 4617 JOSE 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 residential &2 accessory 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: \$31,061.97
4. Utilities: ☐Active ☒Inactive-Last active date: 11/26/2019
5. Year Structure Built: 1955
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 4617 JOSE DR (Residential & 2 Accessory Structure) Case # V252690-022825

OWNER: MOSLEY LEROY

**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 **May 1, 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

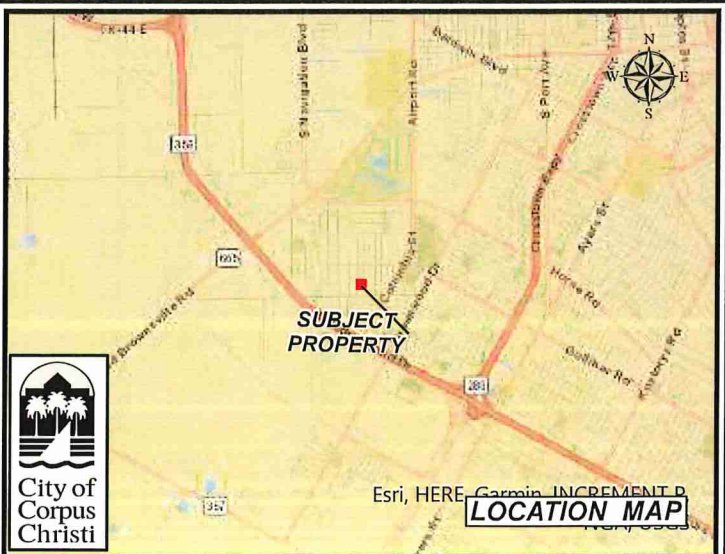
CASE TIMELINE FOR 4617 JOSE DR

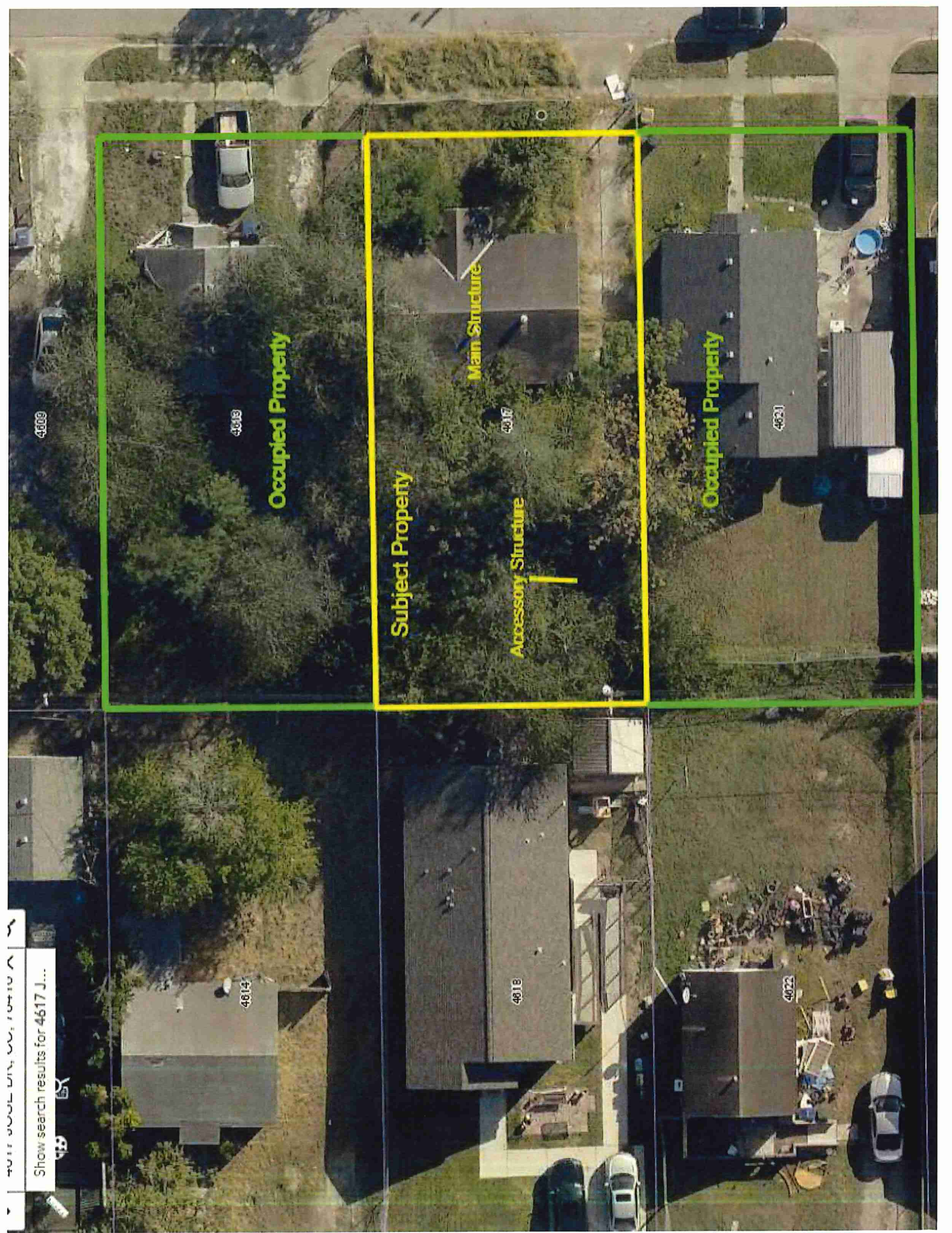
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/26/2025	n/a	n/a
Initial Inspection Completed	2/26/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/1/2025	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/13/2025	Return mail rec'vd 5/13/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	6/1/2026	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4617 JOSE DR

Aerial View





4609

4618

Occupied Property

Subject Property

Main Structure

4617

Accessory Structure

Occupied Property

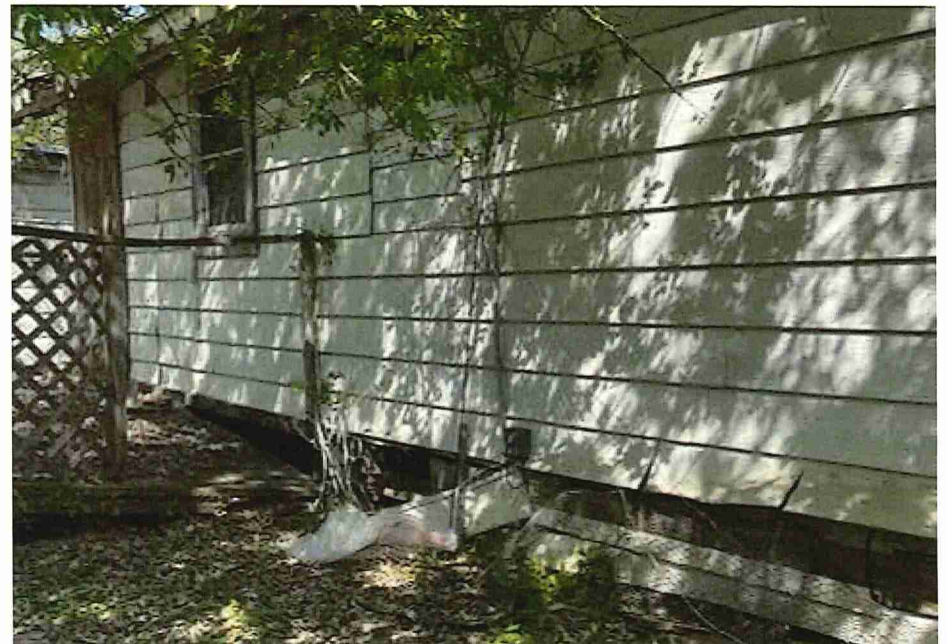
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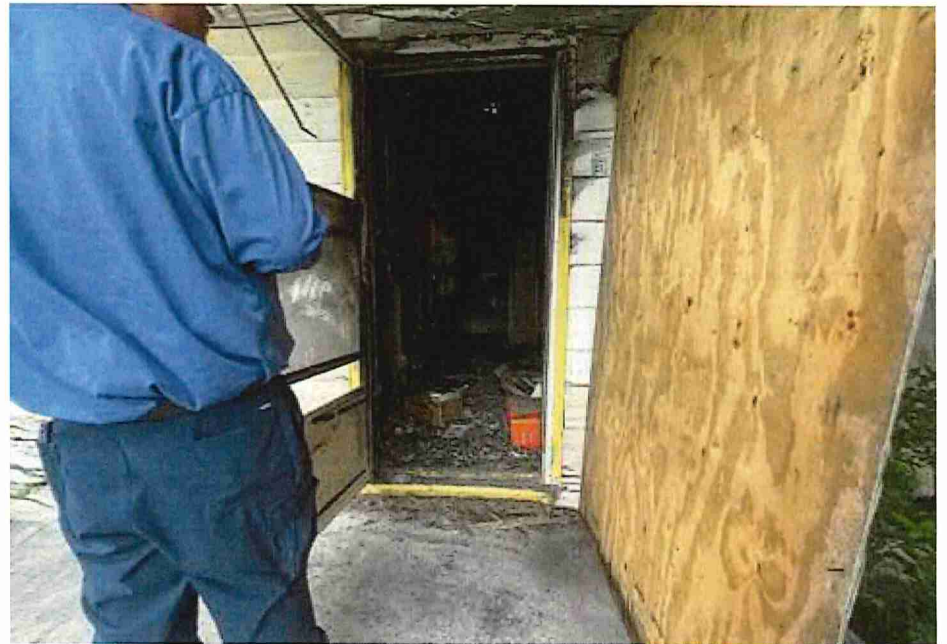
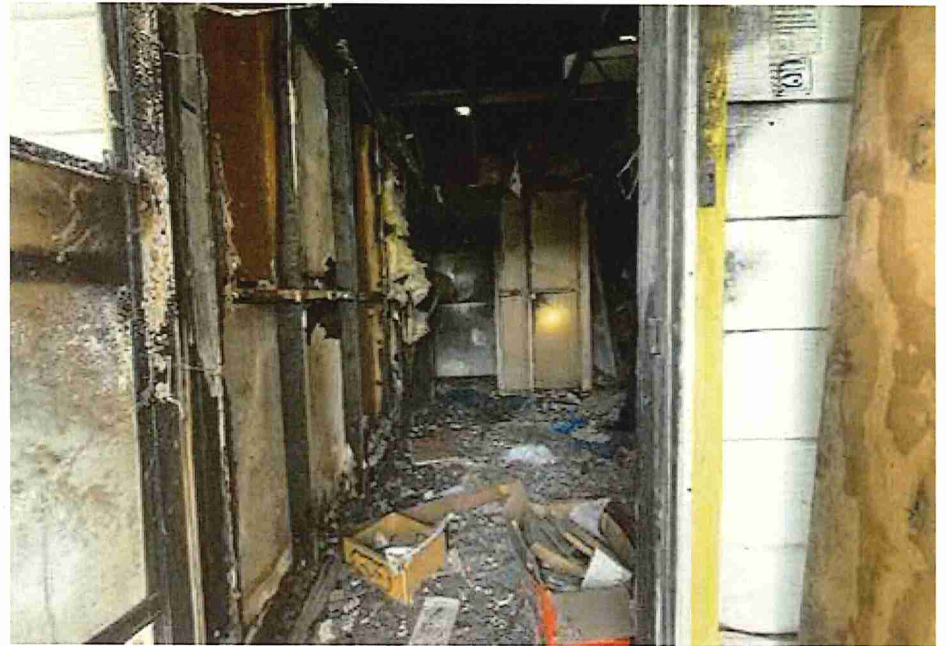
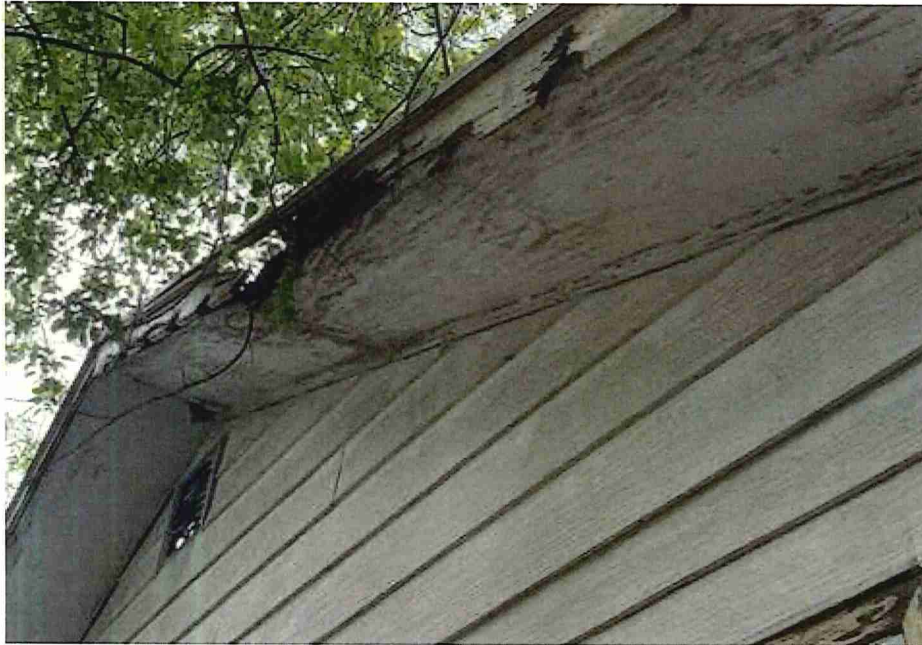
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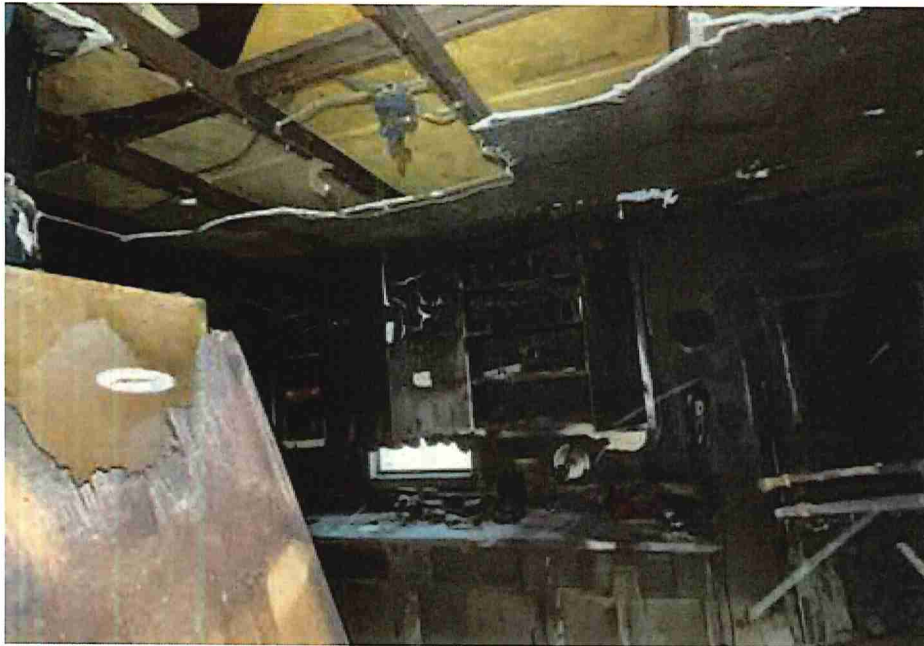
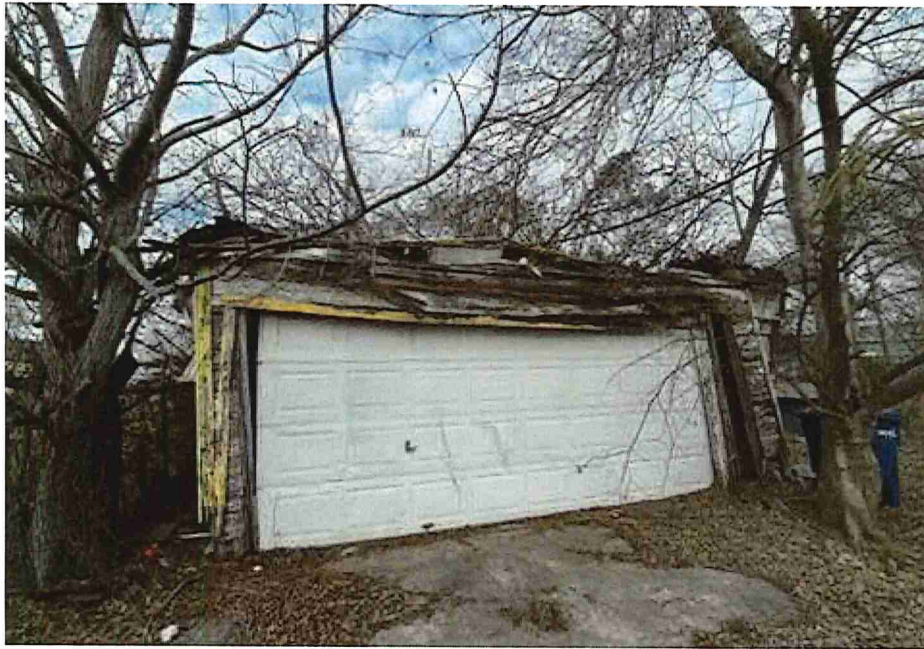
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Show search results for 4617 J...









City of Corpus Christi – BUILDING SURVEY

Account Number: 4072-0004-0440

Inspection Date: 2/26/2025

Zoning Use: RS-6

Revised Date: 04/24/2025

Officer: Grace Elledge

Property Address: 4617 JOSE DR

Legal Description: LA PASCUA #2 BLK 4 LOT 44

Owner: MOSLEY LEROY

Mail to: 4617 JOSE DR

City, State, Zip: CORPUS CHRISTI, TX 78416

X ☐ Dwelling ☐ Commercial X ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
X ☐ Wood Frame ☐ Masonry X ☐ Fire Damage ☐ # of Units X ☐ Inside Inspection
X ☐ Vacant ☐ Occupied X ☐ Open X ☐ Placard
Placard Posted on: 4/24/2025

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:

X ☐ Charred Wood
X ☐ Rotten Wood
X ☐ Rotten Corner Boards
X ☐ Missing Boards
☐ Badly in Need of Paint
X ☐ Siding Broken / Missing
X ☐ Holes
X ☐ Cracks
☐ Buckled
☐ Leans
☐ Missing Brick
☐ Loose Brick
X ☐ Damaged Exterior Trim
☐ Other:

ROOF:

(304.1 & 304.7)

Type:

X ☐ Charred Wood
X ☐ Rotten Eaves
X ☐ Rotten Rafter Tails
X ☐ Rotten Decking
☐ Missing Shingles
☐ Deteriorated Shingles
☐ Leaks
☐ Sags
☐ Buckled
☐ Collapsed
☐ Worn
☐ Torn
☐ Holes
X ☐ 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:

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:



CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 4617 JOSE DR
Legal Description: LA PASCUA #2 BLK 4 LOT 44
Tax Account No: 4072-0004-0440
Property Owner: MOSLEY LEROY
Mailing Address: 4617 JOSE DR
City, State, Zip: CORPUS CHRISTI, TX 78416

Inspection Date: 2/26/2025
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 4/24/2025
Case No: V252690-022825

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



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Tax Account No: 4072-0004-0440
Property Owner: MOSLEY LEROY
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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:
X ☒ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

Foundation Type:
☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

VIOLATION(S): 4617 JOSE DR (RESIDENTIAL & 2 ACCESSORY STRUCTURES)

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.

108.1.3 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.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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.

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, V252690-022825

ADDRESS: 4617 JOSE DR

Tax Account No: 4072-0004-0440

LAST UPDATED ON: Monday, May 26, 2025

Owner(s): MOSLEY LEROY

LETTERS MAILED from 3/3/2025-4/30/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOSLEY LEROY 4617 JOSE DR CORPUS CHRISTI, TX 78416	Owner	Consent Letter Mailed on 3/3/2025 RETURN MAIL REC'VD 3/13/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
MOSLEY LEROY 4617 JOSE DR CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF LEROY MOSLEY 4617 JOSE DR CORPUS CHRISTI, TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNA B MOSLEY AKA UNA B. DANIELS DERAMUS MOSLEY 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF UNA B MOSLEY AKA UNA B. DANIELS DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	DECEASED HEIR UNKNOWN HEIRS	RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ALBERETTA MOSLEY AKA ALVERATTA MOSLEY 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT

		UNABLE TO FORWARD
ALBERETTA MOSLEY AKA ALVERATTA MOSLEY 1103 PEACH ST. LEAGUE CITY, TX. 77573-8841	Heir	B1 Letter Mailed on 4/30/2025 SIGNED GREEN CARD (UNREADABLE) REC'VD 5/9/2025
RAY VANCE DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF RAY VANCE DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	DECEASED HEIR UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ALVERNICE L. DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ALVERNICE L. DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	DECEASED HEIR UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ALVERNICE L. DERAMUS 2314 NAUTICAL WIND DR. CORPUS CHRISTI, TX. 78414	Heir	B1 Letter Mailed on 4/30/2025 SIGNED GREEN CARD BY TAMMY GILMORE DATE OF DELIVERY 5/12/2025 REC'VD 5/14/2025
UNKNOWN HEIRS OF ALVERNICE L. DERAMUS 2314 NAUTICAL WIND DR. CORPUS CHRISTI, TX. 78414	DECEASED HEIR UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025 SIGNED GREEN CARD BY TAMMY GILMORE DATE OF DELIVERY 5/12/2025 REC'VD 5/14/2025
MARY YVONNE FERGUSON AKA BONNIE FERGUSON 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MARY YVONNE FERGUSON AKA BONNIE FERGUSON 2305 CLARK ST. DALLAS, TX. 75204-2826	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED

		UNABLE TO FORWARD
LEON DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
LEON DERAMUS 9362 BRAHAM DR. PARKER, CO. 80134	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/26/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAY VANCE DERAMUS JR 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MARLON WAYNE DERAMUS 4617 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 4/30/2025 RETURN MAIL REC'VD 5/13/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD



4328 MOLINA DR - RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 7/17/2025.

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 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 & accessory structure. (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Bloomington St)

According to NCAD, the owner FGMS Holdings LLC took possession of property 3/10/2025.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 9

Owner Compliance: 0

City Abatements: 0

Citations issued: 2



4328 MOLINA DR - RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
06/26/2026	VACANT BUILDING	TALL WEEDS, SIDEWALK, CURBS, AND GUTTERS	IN PROGRESS
07/17/2025	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	IN PROGRESS
05/29/2025	UNSECURED VACANT BUILDING	UNSECURED OPENINGS	COMPLIANT
05/29/2025	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
05/31/2024	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
07/16/2021	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
07/12/2019	PMC STANDARDS	505.1 WATER SYSTEM/GENERAL	COMPLIANT
07/12/2019	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
12/10/2012	JUNK VEHICLE	JUNKED VEHICLE	OWNER COMPLIANCE

Abatement history for 4328 Molina Dr.

Date

Cost/Admin Fee

Case Type

1.

Total: NO ABATEMENT HISTORY



4328 MOLINA DR - RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	4328 Molina Dr
Attempt To Contact	2
Disturbance	10
Missing Person	1
On View Investigation	1
Physical Attack/Attempted Bodily Injury	5
Quality Of Life	2
Telephone Reporting Unit	3
Wrecker Request	2
Unknown Nature	6
	32

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/08/2026	MIKE VASQUEZ	CALLED MIKE VASQUEZ (214)-316-2472. HE MANAGES THE PROPERTIES IN CORPUS CHRISTI. I LET HIM KNOW THE STATUS OF THE SUBSTANDARD CASE. AND THAT IT WILL BE GOING TO THE BSB BOARD ON 7/23/26. MIKE REPLIED THAT HE ADMITS THAT THE PROPERTY IS NO FIT FOR HUMAN OCCUPANCY AND IT SHOULD BE DEMOLISHED. I EXPLAINED THE CASE TO HIM AND STATED THAT IF THE BSB BOARD DOES ISSUE A DEMOLITION ORDER THEN THEY WOULD HAVE 30 DAYS TO COMPLY. MIKE UNDERSTOOD AND WILL CONTINUE TO SPEAK TO HIS DIRECTORS ABOUT THIS PROPERTY
05/29/2026	MIKE VASQUEZ	ON THIS DAY I ATTEMPTED CONTACT TO MIKE VASQUEZ (214) 316-2472 AND LEFT A DETAILED VOICEMAIL REQUESTING A CALL BACK AN UPDATE ON PLANS FOR THE PROPERTY



4328 MOLINA DR - RESIDENTIAL & ACCESSORY STRUCTURE

08/13/2025	IVAN/FINANCIAL SERVICES	RECEIVED A CALL FROM AN INDIVIDUAL IVAN WITH FINANCIAL SERVICES (956) 285-8385 INQUIRING FOR ALL THE NOTICES THAT THEY RECEIVED. I EXPLAINED THE PROCESS AND CASE TYPE. I ALSO MENTIONED TO HIM THAT I MET WITH MIKE VASQUEZ AND HE AGREED THE PROPERTY NEEDS TO BE DEMOLISHED BUT HAD TO RUN IT BY HIS BOSS. IVAN ADVISED THE PUT PTHE PROPERTY FOR SALE AND HAVE A VERY INTERESTED POTENTIAL BUYER. I ADVISED MY CASE STILL WILL MOVE FORWARD. HE UNDERSTOOD.
07/21/2025	MIKE VASQUEZ	ON 7/21/25 I RECEIVED A CALL FROM MIKE VASQUEZ (214)-316-2472. HE MANAGES PROPERTIES FOR THE COMPANY. I EXPLAINED TO HIM OUR PROCESS. HE AGREES THE PROPERTY NEEDS TO BE DEMOLISHED BUT SAID HE WILL NEED TO PRESENT IT TO HIS BOSS. I WILL MEET HIM TODAY ON SITE SICE HIS CREW WILL BOARD UP AND CLEAN THE PROPERTY TODAY TO LOOK AT THE CONDITION OF THE HOUSE. I WILL SEND HIM OUR DEMO CONTRCATORS INFORMATION.NO FURTHER INCIDENT

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V262263-071725

Property Owner: FGMS Holdings LLC

Address (☒Residential ☐Commercial): 4328 MOLINA DR

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 residential & accessory structure 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: 3/27/2025
5. Year Structure Built: 1975
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 4328 MOLINA DR (Residential & Accessory Structure) Case # V262263-071725

OWNER: FGMS HOLDINGS 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 **JULY 21, 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 4328 MOLINA DR

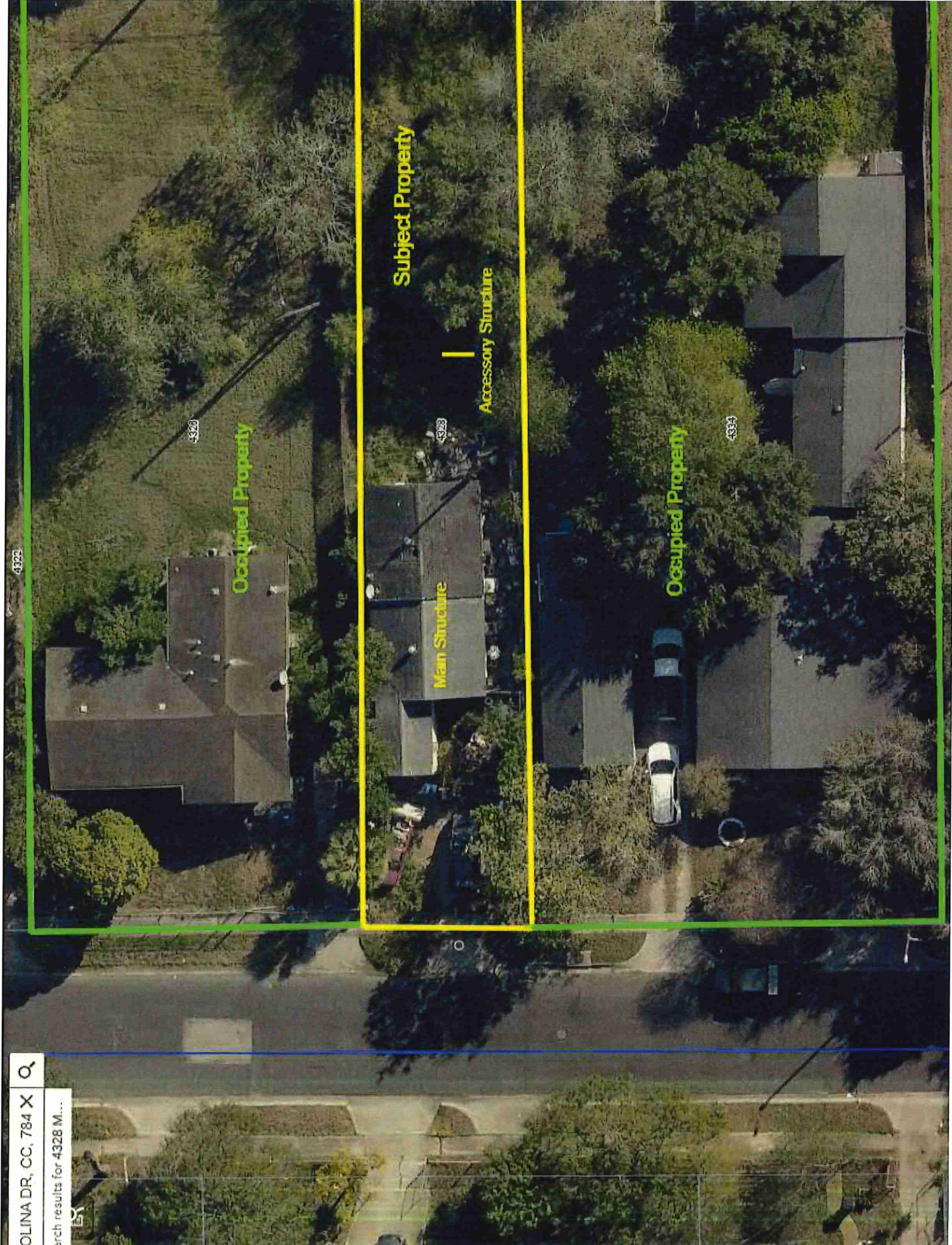
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/15/2025	n/a	n/a
Initial Inspection Completed	7/15/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/21/2025	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/28/2025	Return mail rec'vd 7/28/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	8/22/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



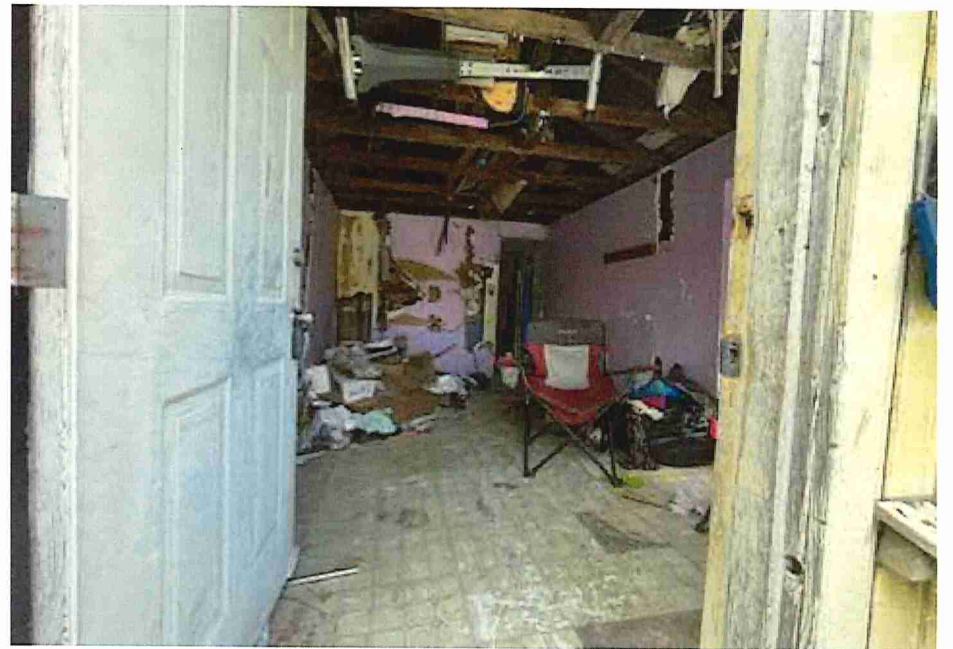
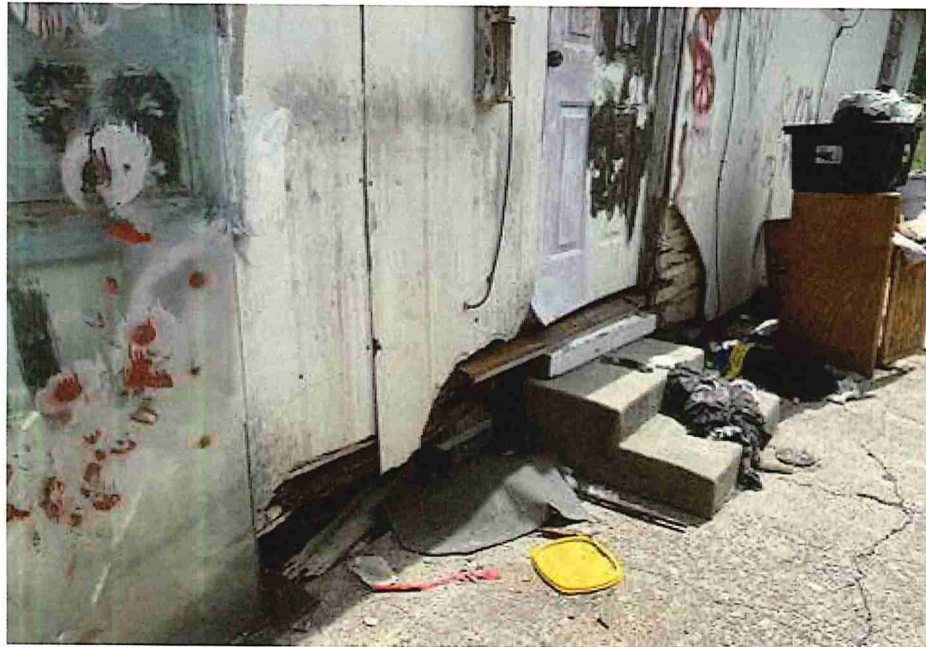
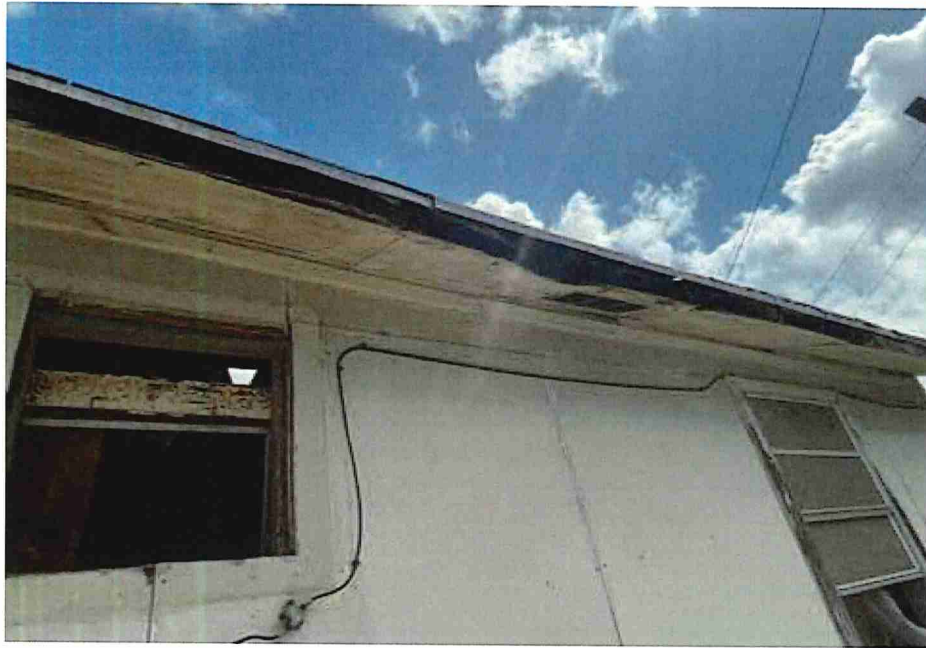
Aerial View

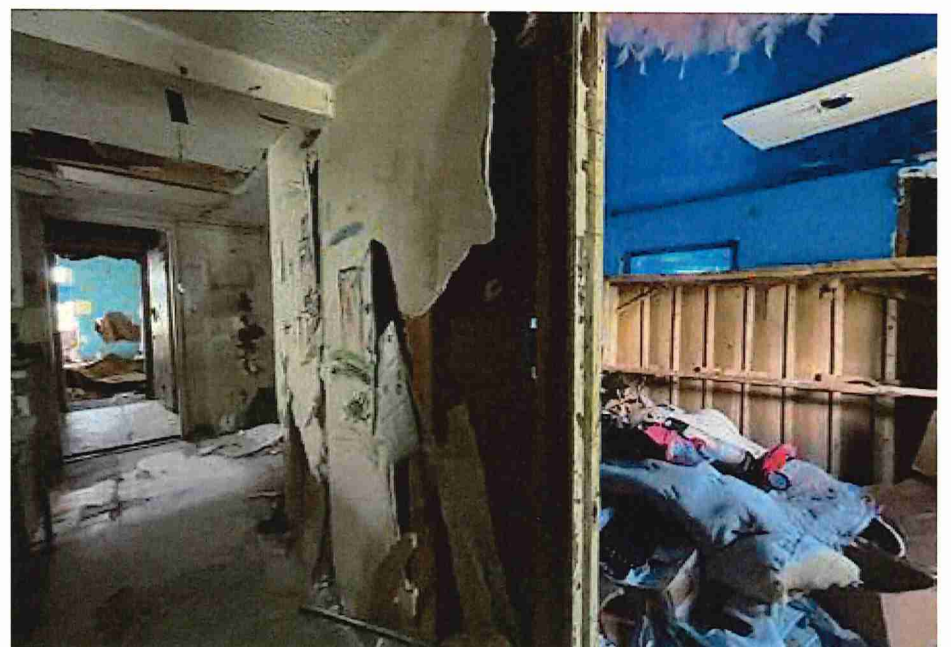
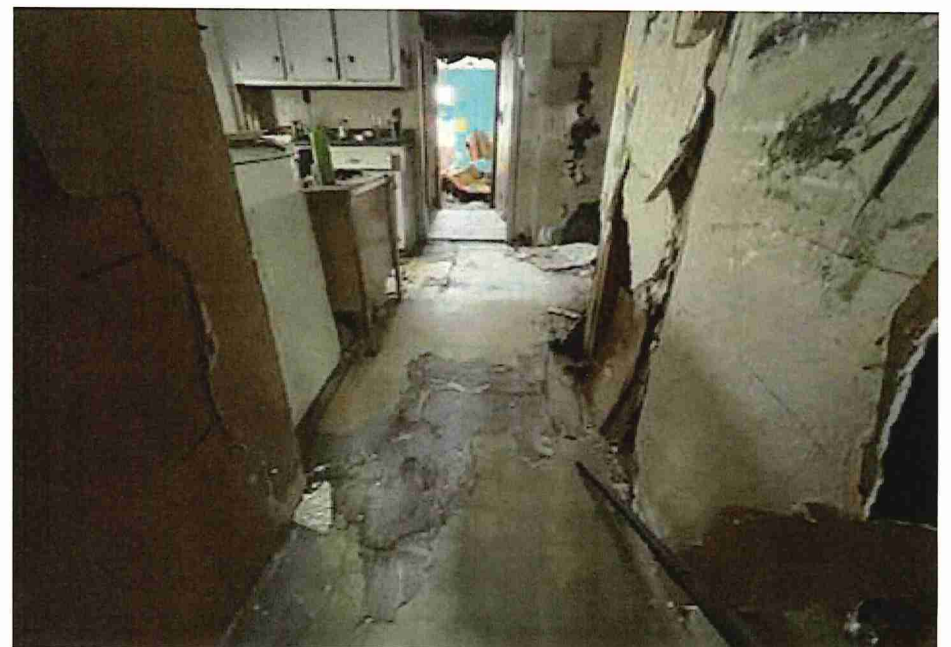
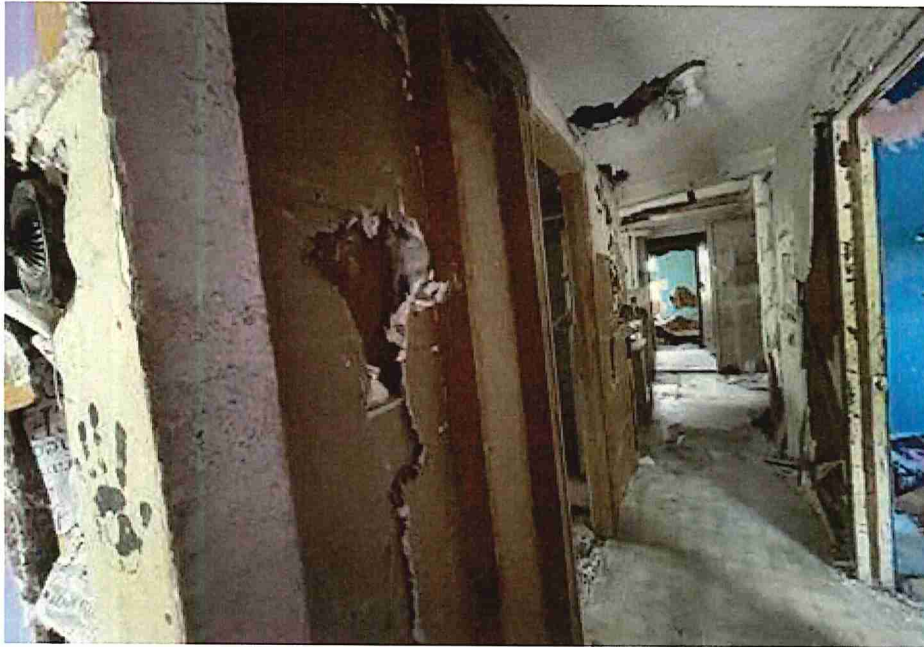
Subject
Property

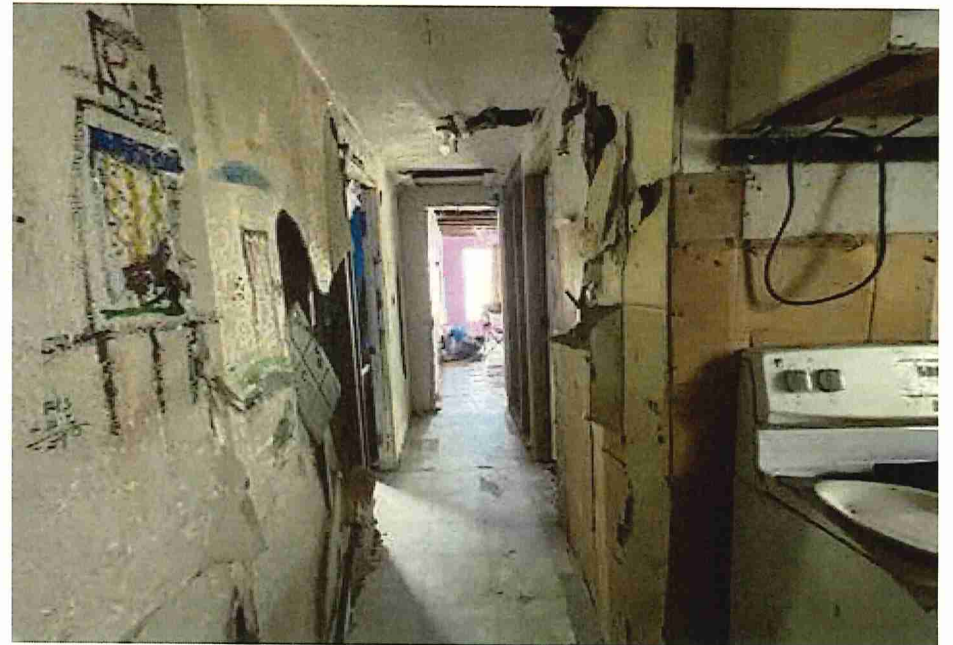
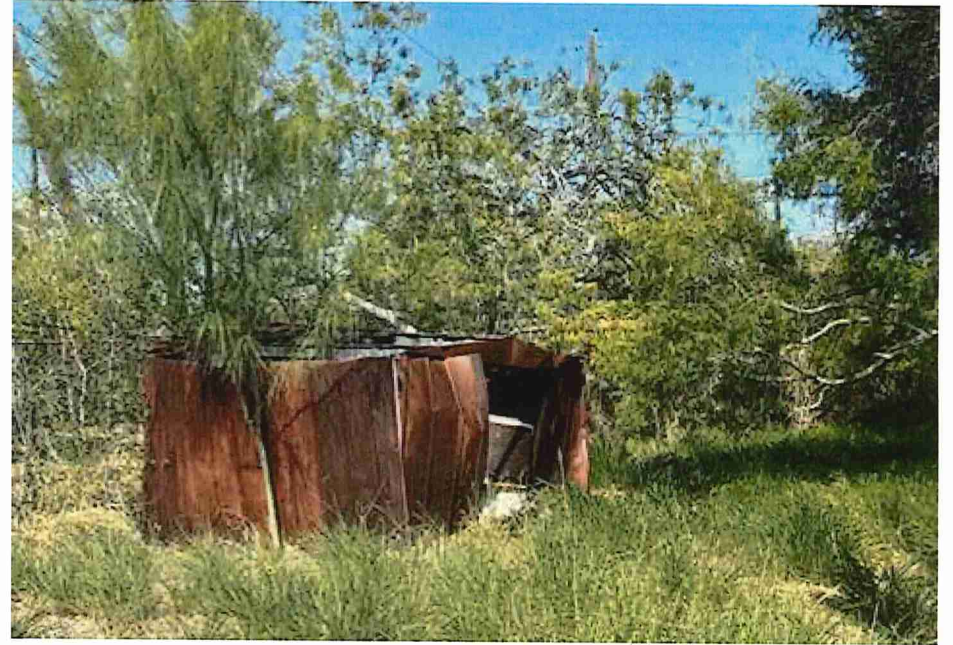
Esri, HERE, Garmin, INCREMENT D
LOCATION MAP











City of Corpus Christi – BUILDING SURVEY

Account Number: 528100070105

Inspection Date: 7/15/2025

Zoning Use: RS-6

Revised Date: 07/17/2025

Officer: Grace Elledge

Property Address: 4328 MOLINA DR

Legal Description: MOLINA 2 LT 10A BK 7

Owner: FGMS HOLDINGS LLC

Mail to: 12000 NETWORK BLVD STE 210

City, State, Zip: SAN ANTONIO , TX 78249-3353

☒ Dwelling ☐ Commercial ☒ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 7/15/2025

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:

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): 4328 MOLINA (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

108.1.3 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.

304.13 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.

305.6 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, V262263-071725

ADDRESS: 4328 MOLINA DR

Tax Account No: 5281-0007-0105

LAST UPDATED ON: Thursday, April 16, 2026

Owner(s): FGMS HOLDINGS LLC

LETTERS MAILED from 7/21/2025-4/7/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
FGMS HOLDINGS LLC 12000 NETWORK BLVD STE 210 SAN ANTONIO TX 78249-3353	Owner	B1 Letter Mailed on 7/21/2025 RETURN MAIL REC'VD 7/30/2025 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
FGMS HOLDINGS LLC 4328 MOLINA DR CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 7/21/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FMGS HOLDINGS LLC 7200 N MOPAC EXPWY #100 AUSTIN, TX 78731	Owner	B1 Letter Mailed on 7/21/2025 SIGNED CERTIFIED GREEN CARD REC'VD 7/28/2025
CORPORATION SERVICE COMPANY D/B/A /CSC- LAWYERS INCORPORATING SERVICE COMPANY 211 E 7TH ST STE 620 AUSTIN, TX 78701	Lien Holder	B1 Letter Mailed on 7/21/2025 SIGNED CERTIFIED GREEN CARD REC'VD 7/28/2025
CORPORATION SERVICE COMPANY D/B/A /CSC- LAWYERS INCORPORATING SERVICE COMPANY 4328 MOLINA DR CORPUS CHRISTI, TX 78416	Lien Holder	B1 Letter Mailed on 7/21/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FGMS HOLDINGS LLC A DELAWARE COMPANY C/O CREEL LAW GROUP PLLC 1114 LOST CREEK BLVD STE 100 AUSTIN TX 78746	Lien Holder	B1 Letter Mailed on 4/7/2026

FGMS HOLDINGS LLC A DELAWARE COMPANY C/O CREEL LAW GROUP PLLC 4328 MOLINA DR CORPUS CHRISTI, TX 78416	Lien Holder	B1 Letter Mailed on 4/7/2026 RETURN MAIL REC'VD 4/16/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
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1018 NATIONAL DR- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 7/18/2025.

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 the 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. (West Point RD)

According to NCAD, the owner Leal Antonio and Hilaria Leal took possession of property 12/15/1992.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 4

Owner Compliance: 0

City Abatements: 0

Citations issued: 2



1018 NATIONAL DR- RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
07/18/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
07/16/2025	Vacant Building	Tall weeds, litter and solid waste	In progress
11/12/2019	Junk Vehicle	Junked Vehicle	Compliant
11/12/2019	Unsecured Vacant Building	Unsecured openings	Closed

Abatement history for 1018 National Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1.		

Total: NO ABATEMENT HISTORY

CCPD calls to property:

Nature of Call	1018 National Dr.
Building Fire	2
Disturbance	2
Missing Person	1
Noise Ordinance Violation	1
On View Investigation	4
Parking Violation	1
Suspicious Or Unusual	1
	12



1018 NATIONAL DR- RESIDENTIAL & ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/17/2025	ANNA MILLWOOD	ON 7/17/25 ANNA MILLWOOD (361) 687-4724 DAUGHTER OF THE DECEASED OWNERS CALLED ME INQUIRING ABOUT THE PLACARD. I EXPLAINED TO HER OUR PROCESS. SHE ADVISED SHE WILL NEED TO TALK TO HER SIBLINGS ABOUT WHAT THEY ARE GOING TO DO WITH THE PROPERTY. SHE UNDERSTOOD OUR CONCERNS. NO FURTHER INCIDENT. A FEW DAYS LATER WE MET WITH SON OF THE DECEASED PROPERTY OWNER HILARIO LEAL (361) 533-7499. WE WALKED THE PROPERTY WITH HIM AND MR. LEAL STATED THAT THE DAMAGE WAS ONLY TO THE GARAGE AND THE BUILDING WAS STRUCTURLY SOUND. WE STATED TO MR. LEAL THAT HE COULD SPEAK TO OUR DEPUTY BUILDING INSPECTOR ABOUT THE STRUCTURE AND TALK ABOUT THE STRUCTURE INTEGRITY OF IT.
6/30/26	HILARIO LEAL	6/30/2026 ATTEMPTED CONTACT: CALLED SON OF DECEASED OWNER HILARIO LEAL (361) 533-7499 NO ANSWER
7/8/26	HILARIO LEAL	7/8/26 DIRECT CONTACT WAS MADE WITH HILARIO LEAL, SON OF THE DECEASED PROPERTY OWNER, AT (361) 533-7499. I ADVISED MR. LEAL OF THE UPCOMING BSB HEARING IN JULY. MR. LEAL STATED THAT HE HAS RECENTLY EXPERIENCED SIGNIFICANT HEALTH ISSUES, INCLUDING THE AMPUTATION OF PART OF HIS LEG. HE ALSO ADVISED THAT HE HAS BEEN WAITING FOR A BUILDING INSPECTOR TO INSPECT THE PROPERTY AND DETERMINE THE EXTENT OF THE DAMAGE. I INFORMED MR. LEAL THAT I HAD PREVIOUSLY SPOKEN WITH THE FORMER DEPUTY BUILDING INSPECTOR REGARDING HIS REQUEST FOR AN



1018 NATIONAL DR- RESIDENTIAL & ACCESSORY STRUCTURE

		INSPECTION; HOWEVER, WHETHER THE INSPECTOR CHOSE TO INSPECT THE PROPERTY WAS BEYOND MY CONTROL, AND THE FORMER DEPUTY BUILDING INSPECTOR IS NO LONGER EMPLOYED BY THE CITY. MR. LEAL ASKED WHETHER THERE WERE ANY ACTIVE CASES INVOLVING HIS PARENTS' PROPERTY. I ADVISED HIM THAT THERE IS AN ACTIVE CASE. MR. LEAL STATED THAT HE AND HIS SISTER PLAN TO ATTEND THE UPCOMING HEARING AND EXPLAIN THEIR CIRCUMSTANCES TO THE BOARD IN HOPES OF OBTAINING AN EXTENSION TO COMPLETE THE NECESSARY REPAIRS TO THEIR PARENTS' PROPERTY. I PROVIDED HIM WITH THE DATE AND TIME OF THE HEARING. NO FURTHER INCIDENT.
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7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V262427-071825

Property Owner: Leal Antonio and Hilaria Leal

Address (☒Residential ☐Commercial): 1018 National Dr

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 residential & accessory structure 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: \$20,813.61
4. Utilities: ☐Active ☒Inactive-Last active date: 1/19/2015
5. Year Structure Built: 1957
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 1018 NATIONAL DR (Residential & Accessory Structure) Case # V262427-071825

OWNER: LEAL ANTONIO AND HILARIA LEAL

**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 **July 22, 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**.

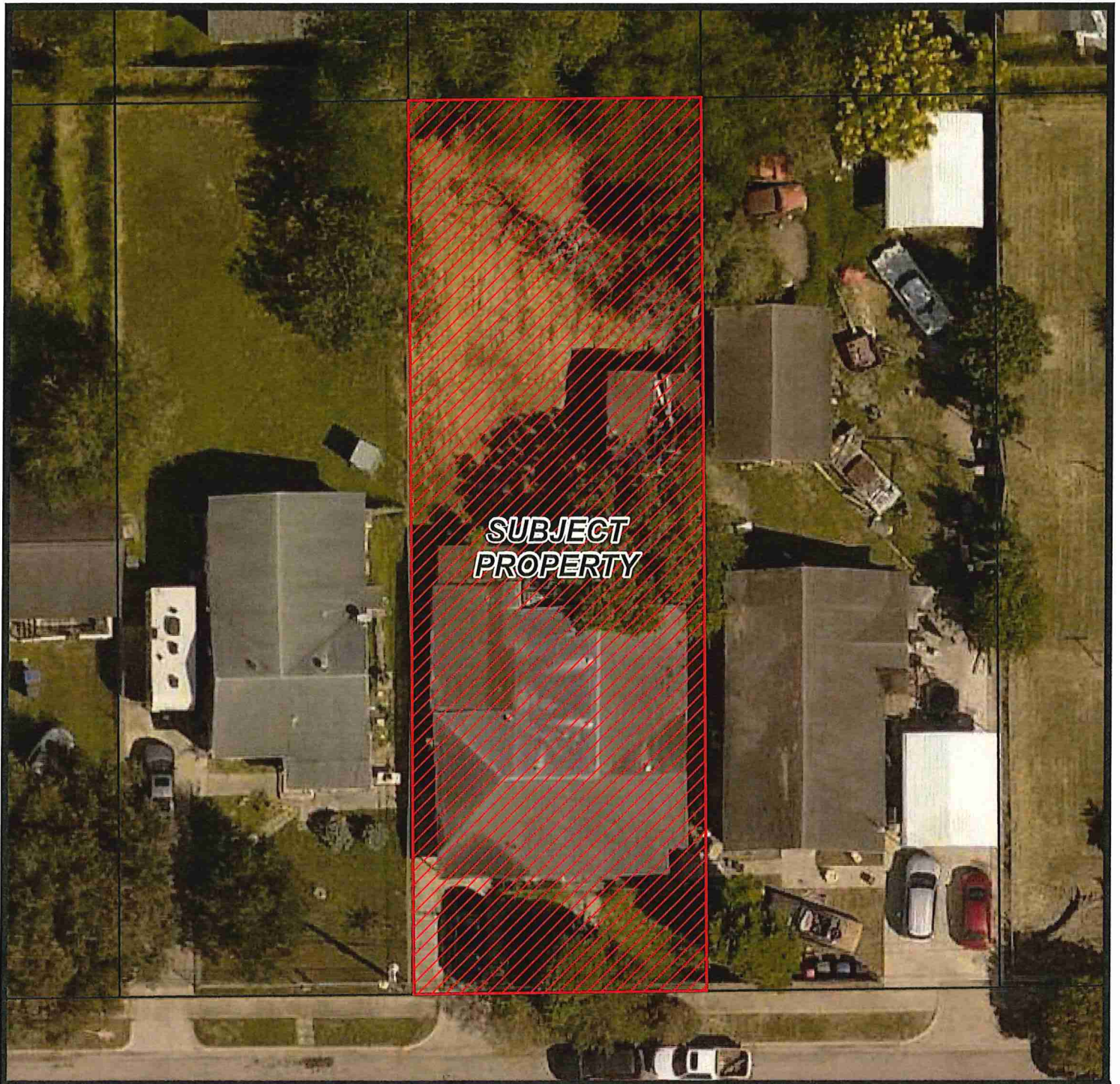
If you have any questions concerning the above, please call (361) 826-3046.

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 1018 NATIONAL DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/15/2025	n/a	n/a
Initial Inspection Completed	7/15/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/22/2025	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/28/2025	Return mail rec'vd 7/28/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	8/23/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



1018 NATIONAL DR

Aerial View





Subject Property

Accessory Structure

Occupied Property

Main Structure

Occupied Property

1009

1005

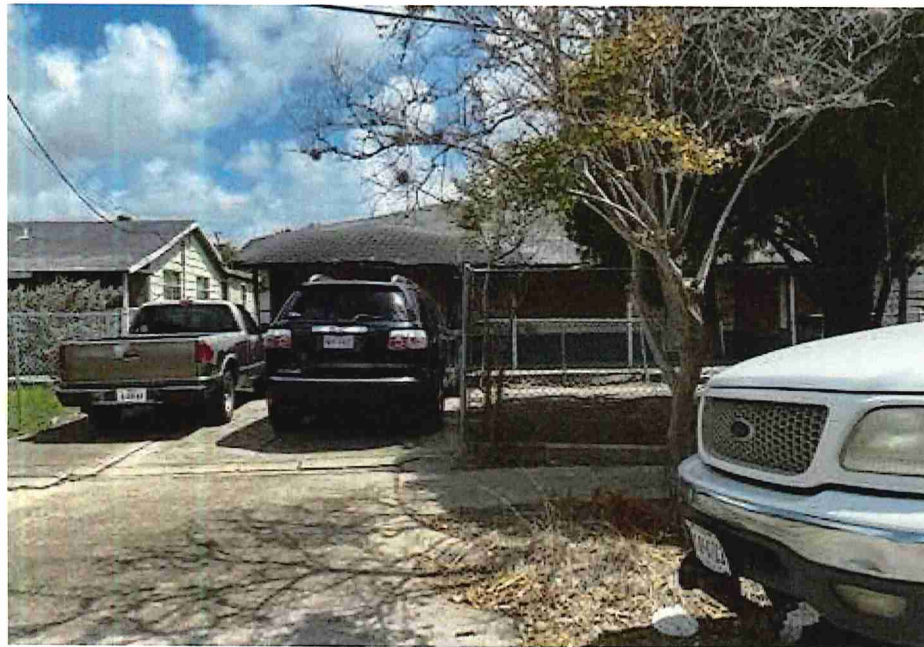
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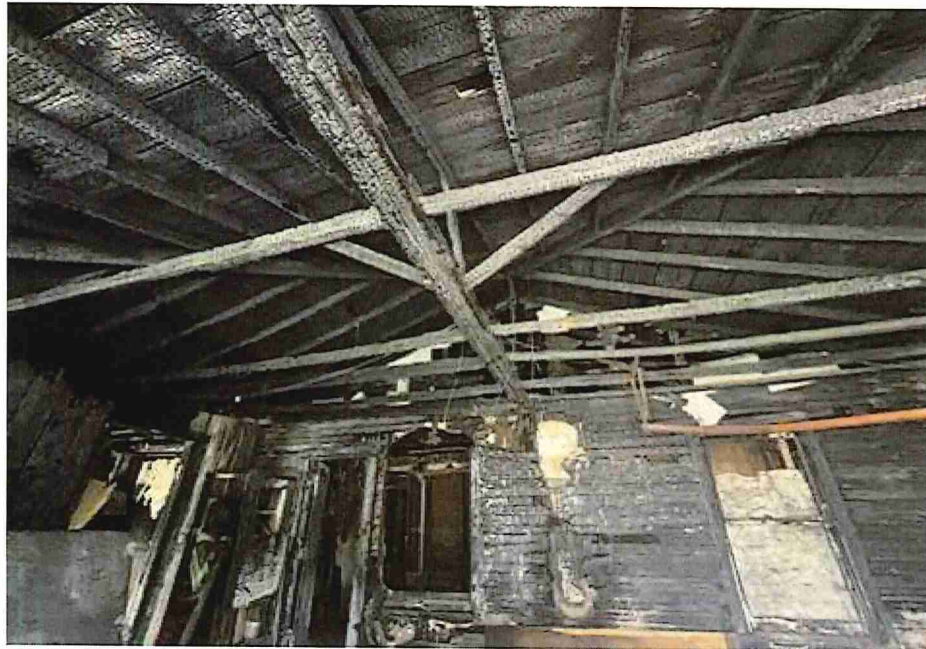
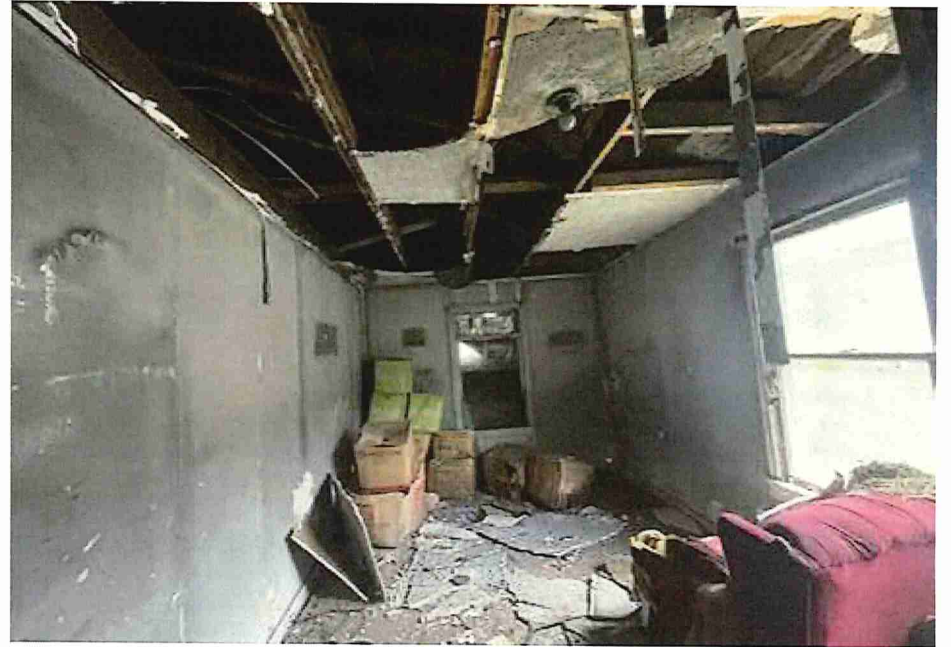
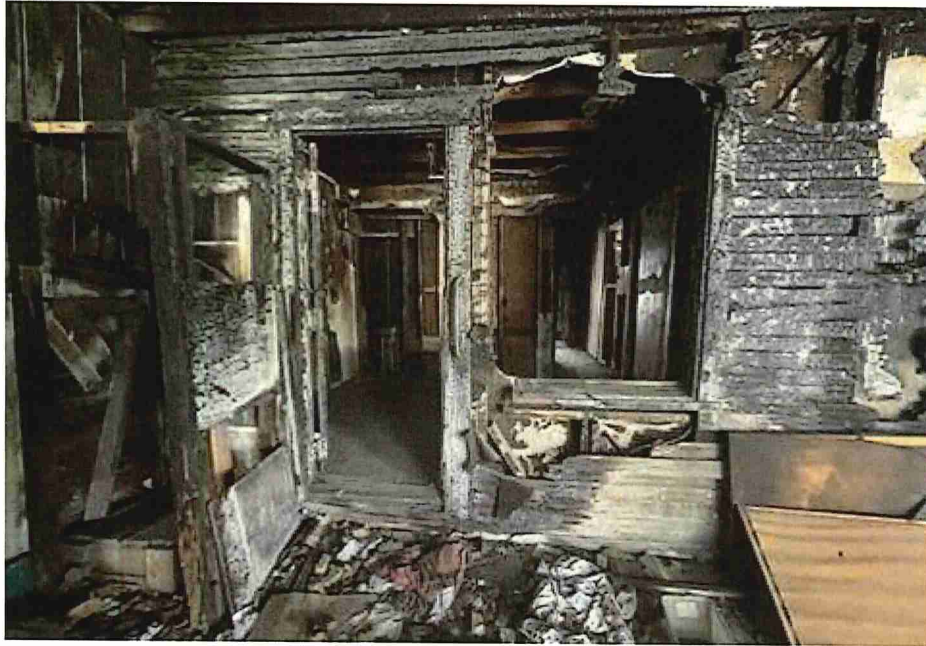
1013

1018

1022









City of Corpus Christi – BUILDING SURVEY

Account Number: 925300020330

Inspection Date: 7/15/2025

Zoning Use: RS-6

Revised Date: 07/18/2025

Officer: Grace Elledge

Property Address: 1018 NATIONAL DR

Legal Description: WASHINGTON BLK 2 LOT 33

Owner: LEAL ANTONIO AND HILARIA LEAL

Mail to: 1018 NATIONAL

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: 7/15/2025

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
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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:

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 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): 1018 NATIONAL DR (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

108.1.3 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.

304.13.1 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.

305.6 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, V262427-071825

ADDRESS: 1018 NATIONAL DR

Tax Account No: 9253-0002-0330

LAST UPDATED ON: Monday, July 28, 2025

Owner(s): LEAL ANTONIO AND HILARIA LEAL

LETTERS MAILED from 7/22/2025-7/22/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
LEAL ANTONIO AND HILARIA LEAL 1018 NATIONAL CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
LEAL ANTONIO 1018 NATIONAL CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
HILARIA LEAL 1018 NATIONAL CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
JOSE CARLOS LEAL 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
JOSE CARLOS LEAL 1014 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
NORMA SALAZAR 1018 NATIONAL DR	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025

CORPUS CHRISTI, TX 78416		RETURN TO SENDER VACANT UNABLE TO FORWARD
NORMA SALAZAR 1234 LOLITA ST CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 SIGNED GREEN CARD BY SENECA R REC'VD 7/28/2025
ANNA MILLWOOD 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
LYDIA MARQUEZ 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ANNA MILLWOOD 1022 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 SIGNED GREEN CARD BY ANNA MILLWOOD REC'VD 7/25/2025
HILARIO LEAL 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
HILARIO LEAL 4709 S SHEA PKWY CORPUS CHRISTI, TX 78413	Heir	B1 Letter Mailed on 7/22/2025
ESMERALDA GUTIERREZ 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
ESMERALDA GUTIERREZ 4609 JOSE DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF LEAL ANTONIO AND HILARIA LEAL 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT

		UNABLE TO FORWARD
UNKNOWN HEIRS OF LEAL ANTONIO 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF HILARIA LEAL 1018 NATIONAL DR CORPUS CHRISTI, TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 7/22/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD



1507 6th St - RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 9/18/2025.

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 the 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. (Elizabeth St)

According to NCAD, the owner Gold Real Estate Investments LLC took possession of property 12/27/2024.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 9

Owner Compliance: 8

City Abatements: 1

Citations issued: 4



1507 6th St - RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
9/11/18	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	Owner Compliance
1/29/20	Vacant Building	Section 23-70 TALL WEEDS, Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN, Section 23-56 DANGEROUS WELLS, FENCES	Compliant
1/29/20	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Owner Compliance
1/29/20	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Owner Compliance
5/31/23	Vacant Building	Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Owner Compliance
5/31/23	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Owner Compliance
9/04/25	Vacant Building	Section 22-6 LITTER, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Owner Compliance
9/04/25	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Owner Compliance
9/18/25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress



1507 6th St - RESIDENTIAL & ACCESSORY STRUCTURE

Abatement history for 1507 6th St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 12-17-20	\$160.37/\$125.00	Vacant Building

Total: **\$285.37**

CCPD calls to property:

Nature of Call	1507 6 th St.
Burglary	2
Disturbance	3
Forensic Services Request	1
On View Investigation	4
Parking Violation	2
Physical Altercation	1
Property Or Item Found	1
Suspicious Or Unusual	6
Traffic Or Public Hazard	1
Trespassing Violation	1
Unknown Nature	3
	25



1507 6th St - RESIDENTIAL & ACCESSORY STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
9/4/25	ROBERT SALAZAR	TEXT SENT TO HIGHER MANAGERIAL AGENT ROBERT SALAZAR (361)695-0693 AS WE HAVE PREVIOUSLY TEXTED. INFORMED HIM OF THE VIOLATIONS AND THAT WE WOULD BE SENDING NOTICE.
9/19/25	OWNER	CALLED OWNER AND INFORMED HIM AGAIN OF THE VIOLATIONS. HE STATED HE WOULD GET IT TAKEN CARE OF, I INFORMED HIM I COULD ONLY GRANT A ONE WEEK EXTENSION AT A TIME HE THAN GOT FRUSTRATED STATING HE NEEDS TWO WEEKS AS HE IS OUT OF TOWN, HE THAN STATED "DO WHAT YOU GOT TO DO" WILL GRANT EXTENSION AND FOLLOW UP.
7/7/26	ROBERT SALAZAR	SENT EMAIL TO ROBERT SALAZAR REGARDING THE UPCOMING HEARING. THERE WAS NO RESPONSE RECEIVED.

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V266590-091825

Property Owner: Gold Real Estate Investments LLC

Address (☒Residential ☐Commercial): 1507 6TH 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 residential & accessory structure 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:
5. Year Structure Built: 1955
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 1507 6TH ST (Residential & Accessory Structure) Case # V266590-091825

**OWNER: GOLD REAL ESTATE
INVESTMENTS 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 **September 19, 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 1507 6TH ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	9/18/2025	n/a	n/a
Initial Inspection Completed	9/18/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	9/19/2025	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	5/28/2026 & 5/29/2026	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	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	9/29/2025	Return mail rec'vd 9/29/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	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	10/20/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	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	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	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	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



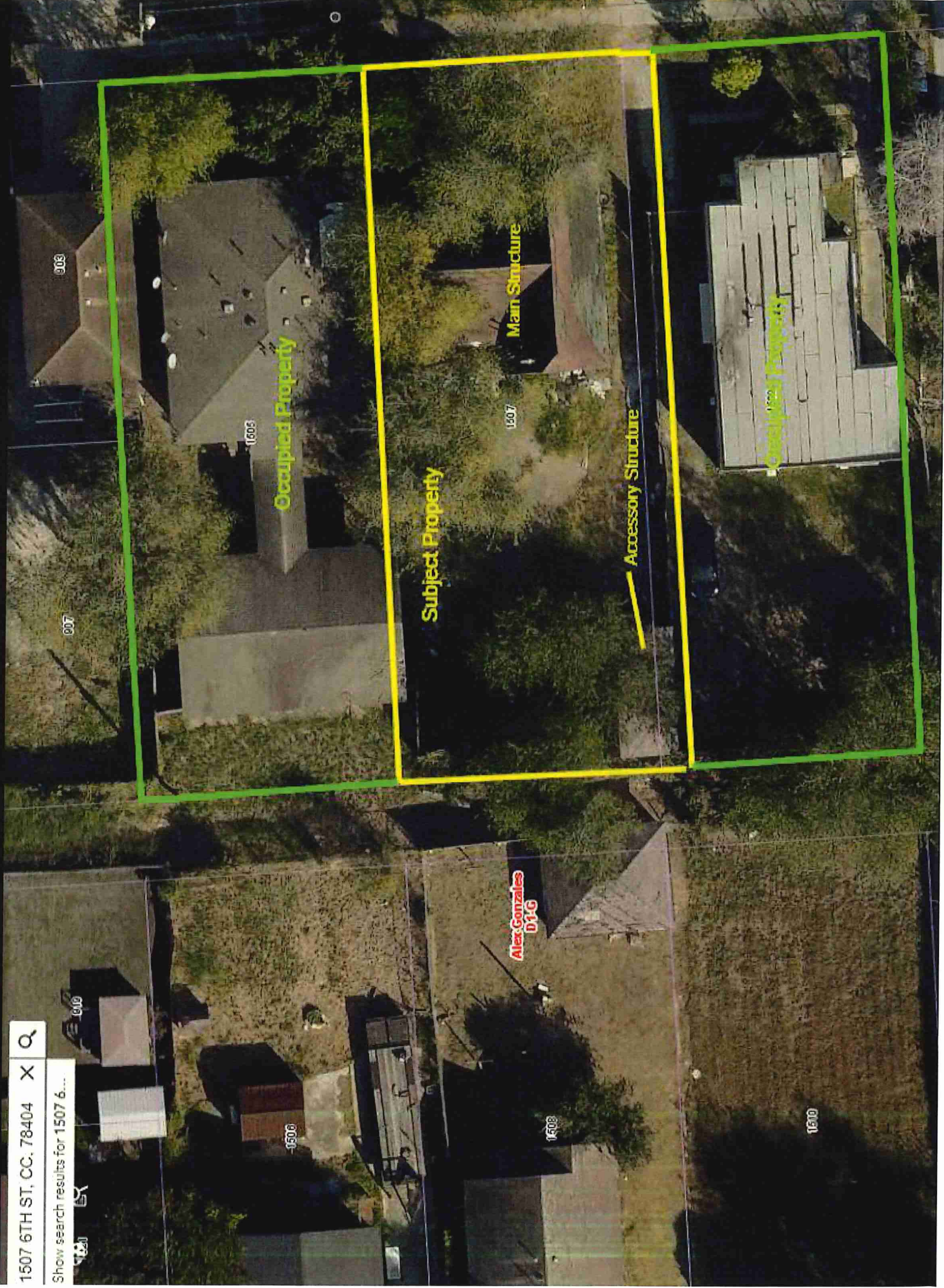
1507 6TH ST

Aerial View

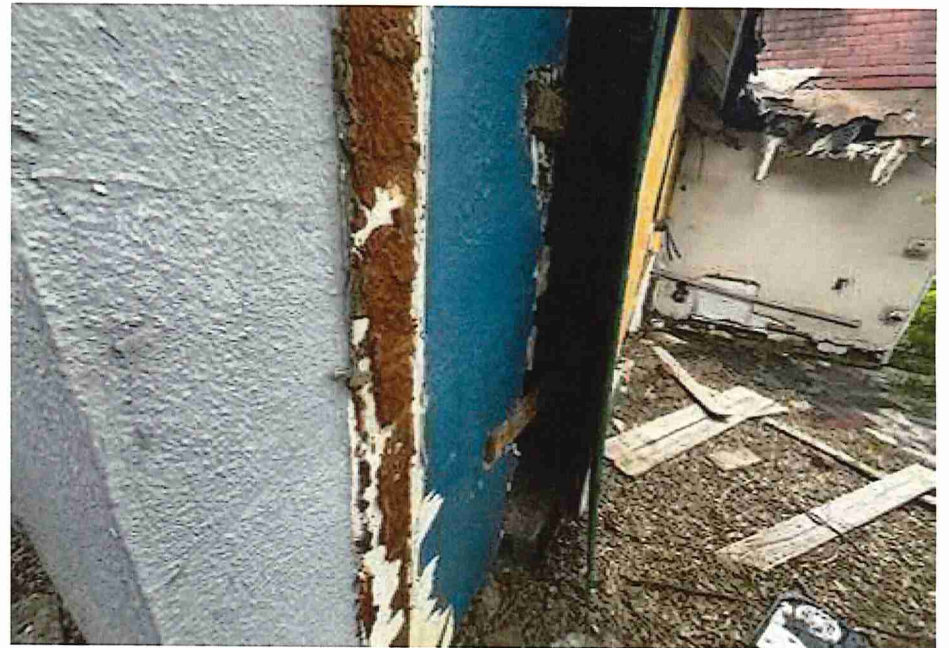


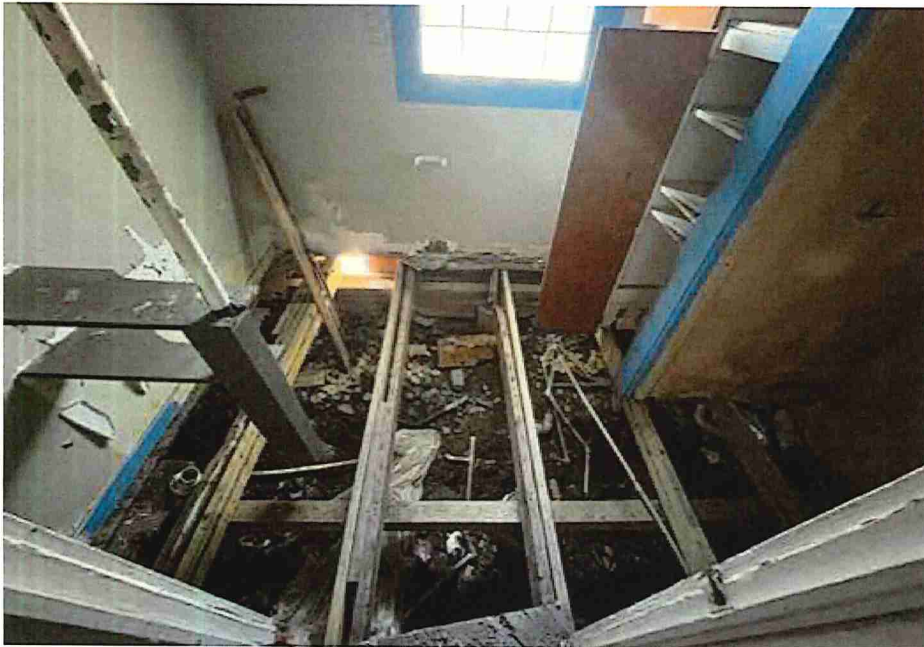
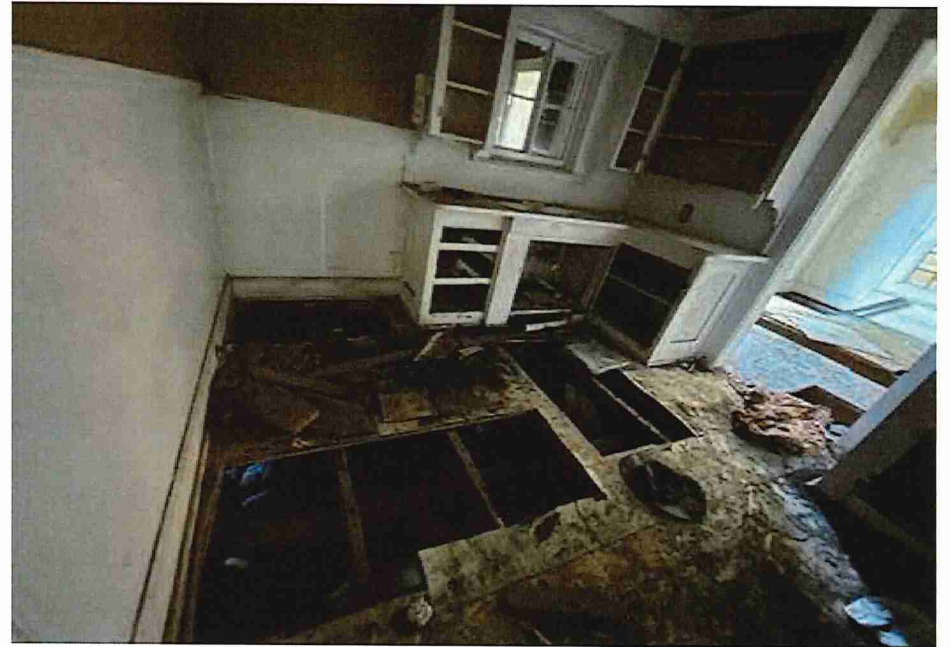
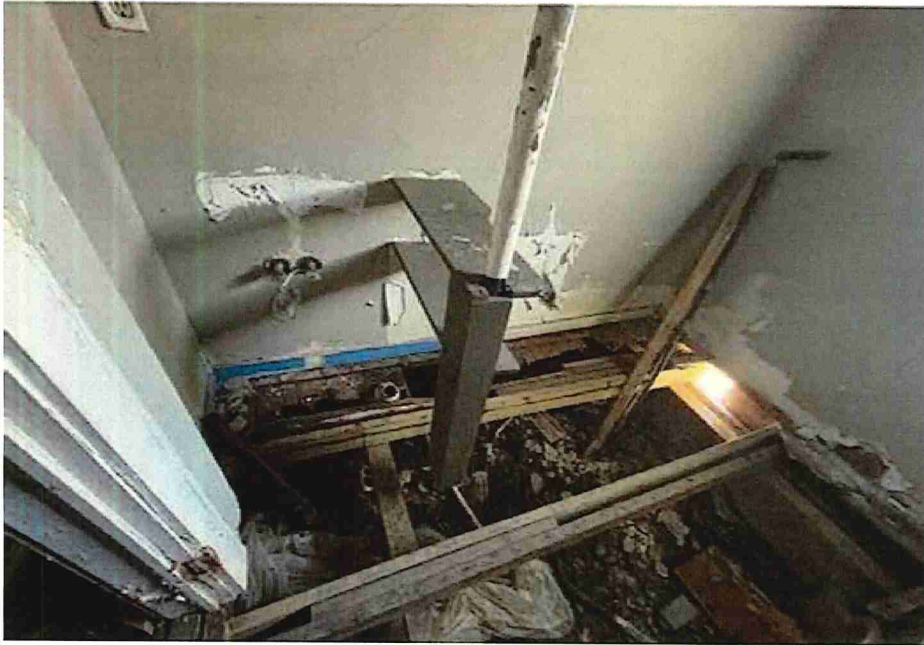
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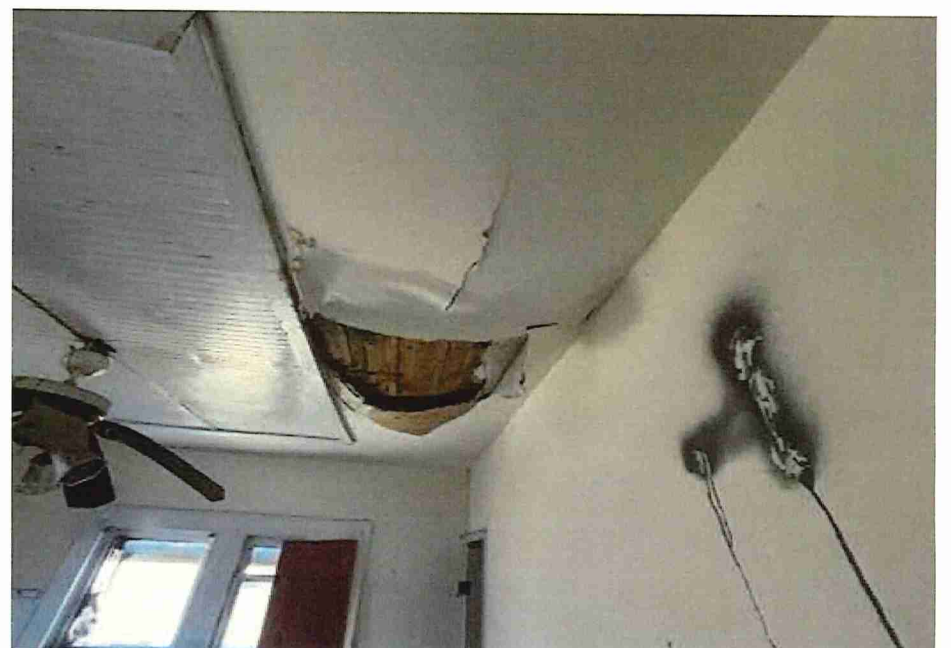
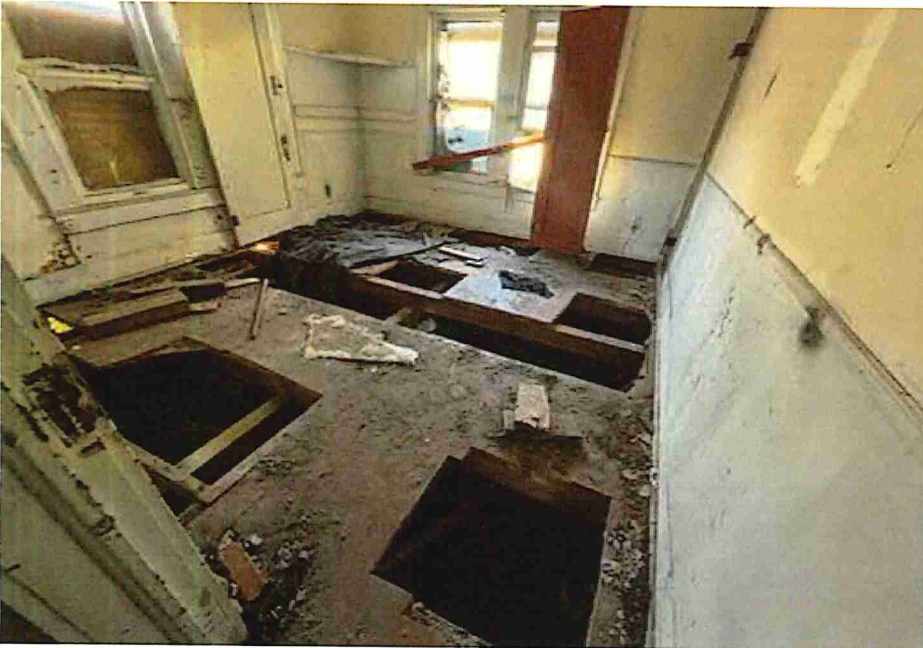
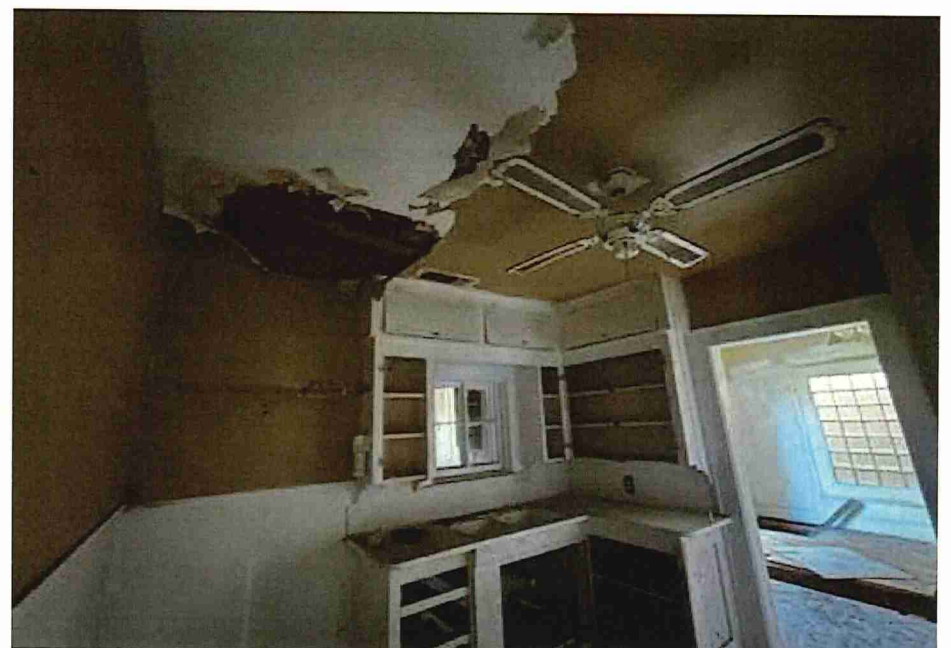
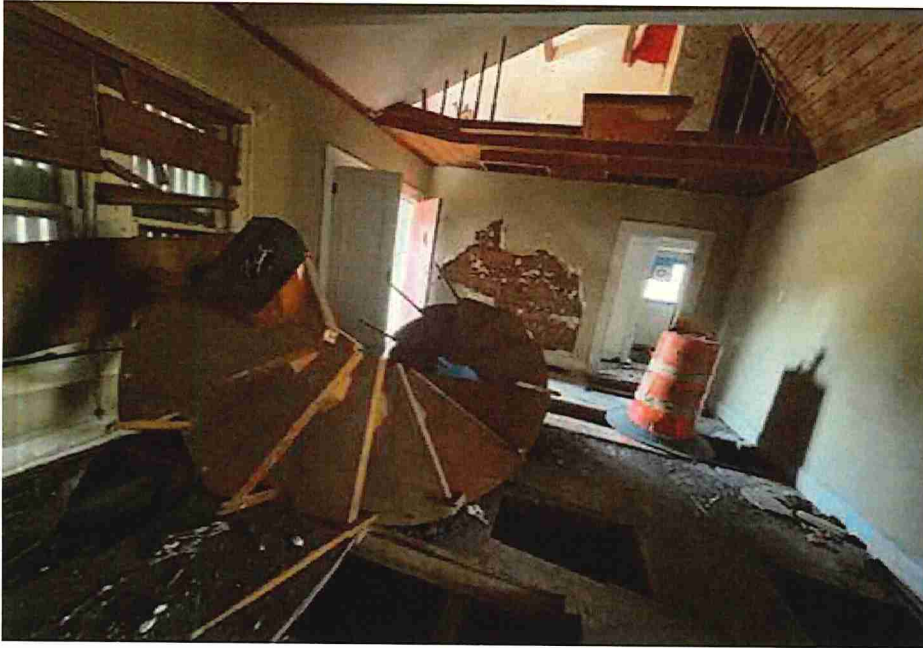
Show search results for 1507 6...













City of Corpus Christi – BUILDING SURVEY

Account Number: 598300060040

Inspection Date: 9/18/2025

Zoning Use: ON

Revised Date: 09/18/2025

Officer: MICHAEL GUTIERREZ

Property Address: 1507 SIXTH ST

Legal Description: OCEAN VIEW LT 4 BK 6 VI

Owner: CARDENAS LUIS A & ESMERALDA P ARRELLANO

Mail to: 187 Cedar Dr

City, State, Zip: Reserve, LA 70084-5501

☒ Dwelling	☐ Commercial	☒ Accessory	6,835 Sq. Ft.	2 Story
☒ Wood Frame	☐ Masonry	☐ Fire Damage	2 # of Units	☒ Inside Inspection
☒ Vacant	☐ Occupied	☒ Open	☒ 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:

☒ Building	☒ Plumbing	☒ Electrical	☐ Mechanical
☐ Fire	☐ Health	☐ Other:	

Smoke Alarms:

☒ Missing	☐ Inoperative	☐ Improperly Located	☐ 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:

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 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: GARAGE
☒ Roof Type: WOOD
☒ Rotten
☐ Loose
☒ Torn
☒ Holes
☐ Missing
☐ Walls Type: WOOD
☒ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:
☐ Foundation Type: CONCRETE
☐ Sunken
☐ Rotten Sills
☒ Other: CRACKED

VIOLATION(S): 1507 6TH ST (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

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.

304.13 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.

304.4 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.

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.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

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.

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.

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.

505.1.2 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.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

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.

605.2 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, V266590-091825

ADDRESS: 1507 6TH ST

Tax Account No: 5983-0006-0040

LAST UPDATED ON: Thursday, May 07, 2026

Owner(s): GOLD REAL ESTATE INVESTMENTS LLC

LETTERS MAILED from 9/19/2025-4/7/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
GOLD REAL ESTATE INVESTMENTS LLC 4917 CAPE VISTA CT CORPUS CHRISTI, TX 78414	Owner	B1 Letter Mailed on 9/19/2025
GOLD REAL ESTATE INVESTMENTS LLC 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Owner	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/25/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
HMA: ROBERT SALAZAR 4917 CAPE VISTA CT CORPUS CHRISTI, TX 78414	Registered Agent	B1 Letter Mailed on 9/19/2025 SIGNED (UNREADABLE) GREEN CARD DATE OF DELIVERY 9/22/25 RCGC REC'VD 9/24/2025
HMA: ROBERT SALAZAR 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Registered Agent	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
RA: ROBERT S SALAZAR II 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Registered Agent	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
RA: ROBERT S SALAZAR II 4917 CAPE VISTA CT CORPUS CHRISTI, TX 78414	Registered Agent	B1 Letter Mailed on 9/19/2025 SIGNED (UNREADABLE) DATE OF DELIVERY 9/22/25 RCGC REC'VD 9/24/2025
REALFIN FUND LLC	Lien Holder	B1 Letter Mailed on 4/7/2026

1707 1/2 POST OAK BLVD SUITE 270 HOUSTON TX 77056		
REALFIN FUND LLC 7941 KAY FREEWAY HOUSTON TX 77024-1924	Lien Holder	B1 Letter Mailed on 4/7/2026 SIGNED (UNREADABLE) GREEN CARD REC'VD 4/21/2026
REALFIN FUND LLC 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Lien Holder	B1 Letter Mailed on 4/7/2026
REALFIN CAPITAL LLC 5100 WESTHEIMER HOUSTON TX 77056	Lien Holder	B1 Letter Mailed on 4/7/2026
REALFIN CAPITAL LLC 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Lien Holder	B1 Letter Mailed on 4/7/2026 RETURN MAIL REC'VD 4/14/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
SUSSER BANK ATTN: ED LOWE 3030 MATLOCK RD STE 205 ARLINGTON TX 76015	Lien Holder	B1 Letter Mailed on 4/7/2026 SIGNED (UNREADABLE) GREEN CARD DATE OF DELIVERY 4-14-2026 REC'VD 4/21/2026
SUSSER BANK ATTN: ED LOWE 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Lien Holder	B1 Letter Mailed on 4/7/2026
SCOTT R VALBY 1700 W LOOP SOUTH STE 270 HOUSTON TX 77056	Lien Holder	B1 Letter Mailed on 4/7/2026
SCOTT R VALBY 1507 SIXTH ST CORPUS CHRISTI, TX 78404	Lien Holder	B1 Letter Mailed on 4/7/2026 RETURN MAIL REC'VD 4/14/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD