



Code Enforcement Division Police Department



DATE: September 24, 2015

CERTIFIED LETTER # 7014 1200 0001 9125 4487

OWNER *Corpus Note Acquisitons LLC*
c/o Tim Dowling
ADDRESS *1001 Third Street*
CITY STATE ZIP *Corpus Christi, Texas 78404*

RE: 625 Gordon
ADD' N: Lindale Park 4
LOT: W 24.4' Lt 9 all Lts 10 thru 12 W 64.48 Lt 13
BLOCK: 40

The Building Standards Board met at 1:30 p.m., Thursday, September 24, 2015 in the Council Chambers, 1201 Leopard, to hear matters concerning the substandard building(s) located at the above referenced property. A final order of the Board's decision made on that date is enclosed. The period of time allowed you to comply with the decision of the Board commences from the date of the enclosed order.

The owner or occupant, or his/her duly authorized agent, may appeal the decision of this Board to the City Council. Such appeal must be perfected by filing a sworn notice of appeal with the City Secretary within thirty (30) days from the date of notice of the Board's written decision which is the date of this letter. This appeal must state specifically any error alleged to have been committed by the Board or that the decision of the Board would cause undue hardship and state the reasons for the hardship. Prior to the institution of any appeal in a court of law by an aggrieved person from a decision of the Board, appeal must first be perfected to the City Council. The decision of the City Council shall be final unless the aggrieved party appeals by instituting suit for that purpose in any court having jurisdiction within fifteen (15) days from the date on which the decision of the City Council was rendered.

It may be necessary for you to obtain the proper permits before initiating demolition or repairs as required by the Board. A permit can be obtained at Development Services located at 2406 Leopard Street, Corpus Christi Texas. Please contact Code Enforcement Division located at 1201 Leopard Street prior to obtaining the permit(s).

Please contact Diana T. Garza, Building Standards Board Liaison, if you have any questions regarding this matter. She can be reached at (361) 826-3009.

Sincerely,
Diana T. Garza
Building Standards Board Liaison
Code Enforcement Division

Attachment: Board Order
Case number 15-568



FINAL ORDER OF THE BUILDING STANDARDS BOARD Case No. 15-568



Property Owner(s)
OWNER : *Corpus Note Acquisitons LLC*
 c/o Tim Dowling
ADDRESS : *1001 Third Street*
CITY STATE ZIP: *Corpus Christi, Texas 78404*

RE: 625 Gordon
LOT: W 24.4' Lt 9 all Lts 10 thru 12 W 64.48 Lt 13
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This final order is issued pursuant to the authority granted to the Building Standards Board ("Board") of the City of Corpus Christi, ("City"), Nueces County, Texas in accordance with the Charter of the City, Chapter 13 of the City's Code of Ordinances ("Code") and the Texas Local Government Code.

On **September 24, 2015**, the City of Corpus Christi Building and Standards Board held a public hearing and made the following findings regarding the building located at the above referenced property:

1. Pursuant to the provisions of Chapter 13 of the Code, on **April 9, 2015** an inspection for substandard conditions was made of the building(s) or structure(s) located within the City at the above referenced property;
2. On **June 1, 2015** a notice of violation(s) and request to correct the violation(s) was sent to the owner and all known interested parties. Additionally, on **August 10, 2015** and **August 11, 2015** notice of violation(s) was posted in the Corpus Christi Caller Times;
3. Thirty days elapsed since the notice of violation(s) was provided and such violation(s) were not cured;
4. Code Official, Diana T. Garza, filed a complaint with the Chairman regarding the above listed property on **September 9, 2015**, and the public hearing was held not less than ten days and not more than 45 days after the complaint was filed;
5. Notice of the public hearing was sent to the owner and all known interested parties on **September 10, 2015**, which was at least ten day prior to the public hearing. Additionally, on **September 10, 2015** and **September 11, 2015** notice of the public hearing was posted in the Corpus Christi Caller Times;
6. After considering the testimony and reviewing the documentation and information submitted by City Staff and after affording the owner and/or other interested parties the opportunity to address the Board and present testimony, documentation and information the Board finds the building located at the above referenced property is substandard and/or constitutes a nuisance.
7. The City of Corpus Christi will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the action ordered below is not taken within the allotted time.

The Board further finds:

— The substandard building shall be ordered secured by the owner, lien holder or mortgagee from unauthorized entry within 30 days.

OR

— The substandard building or structure can reasonably be repaired by the owner, lien holder or mortgagee, so as to be in compliance with this code, therefore it shall be ordered repaired within thirty (30) days. Repairs must be in compliance with City Ordinance Section 13-22 (G).

- The substandard building or structure can reasonably be repaired by the owner, lien holder or mortgagee, so as to be in compliance with this code, therefore it shall be ordered repaired within ____ (31 days to 90 days) days. Repairs must be in compliance with City Ordinance Section 13-22 (G). Further, the owner, lien holder or mortgagee shall secure the property in a reasonable manner from unauthorized entry while the work is being performed and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:
- The substandard building or structure is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public, therefore it shall be ordered to be vacated within ____ days. The building or structure shall be placarded to prevent occupancy until the building or structure is brought up to all minimum standards of this code within thirty (30) days.
- The substandard building or structure is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public, therefore it shall be ordered to be vacated within ____ days. The building or structure shall be placarded to prevent occupancy until the building or structure is brought up to all minimum standards of this code within ____ days. Work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:
- ☒ The structure or premises cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard, therefore, it shall be ordered removed or demolished by the owner, lien holder or mortgagee, within thirty (30) days.
- The structure or premises cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard, therefore, it shall be ordered removed or demolished by the owner, lien holder or mortgagee, within ____ (31 days to 90 days) days.

OR

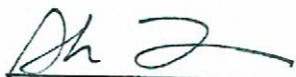
The Board finds that the owner, lien holder or mortgagee has submitted a detailed plan and time schedule for the work and the owner, lien holder or mortgagee has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore:

- The owner, lien holder or mortgagee is required to regularly submit progress reports to the Board to demonstrate compliance with the time schedules established for commencement and performance of the work, to wit:
- The owner, lien holder or mortgagee shall report monthly to the code enforcement office with progress reports.
- The above listed property, including structures or improvements on the property, exceeds \$100,000, in total value the owner, lien holder or mortgagee shall post a cash or surety bond in an amount adequate to cover the cost of repairing, removing or demolishing the building or structure not later than the 30th day from the date of this order.

Clarissa Beltran FOR
Lee R. Hassman FOR
Matthew Ezell FOR

Tim Honea FOR
Craig S. Loving FOR
Shane Torno FOR

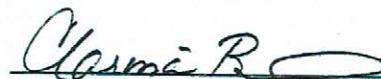
Ordered this 24th day of September, 2015.



Signed under authority of the Board:
Chairperson

Date Filed 9/28/15
11:52am


Rebecca Huerta
City Secretary



Signed under the authority of the Board:
Vice-Chairperson

Filed . City Secretary DATE TIME