



AGENDA MEMORANDUM

First Reading for City Council Meeting August 24, 2021
Second Reading for the City Council Meeting August 31, 2021

DATE: August 17, 2021

TO: Peter Zaroni, City Manager

THRU: Tracey Cantu, Interim Director of Neighborhood Services
Traceyc@cctexas.com
(361) 826-3021

FROM: Liza Lopez, Code Compliance Program Manager
Lizac@cctexas.com
(361) 826-3170

Emergency Demolitions

CAPTION:

Ordinance adding Section 13-27 to Corpus Christi Code to authorize emergency demolition of dangerous building due to sudden acts; and providing penalty.

SUMMARY:

This ordinance is being proposed to allow for the expediated demolition of structures that, due to a fire, accident, or other sudden act, have become a clear and imminent danger to the life, safety, or property of any person. In addition to protecting the lives and safety of the citizens of Corpus Christi, this ordinance will also reduce blight and deterioration caused by dangerous building whose structural integrity has been compromised by fire, accident, catastrophe, or other sudden acts.

When there is clear and imminent danger to any person's life, safety, or property unless the building is immediately demolished, the director of development services may order its immediate vacation and demolition.

BACKGROUND AND FINDINGS:

The proposed ordinance will allow Code Enforcement to move forward with the emergency demolition of structures damaged due to sudden acts such as fire, accident, water damage, vandalism or occurrence that threatens the structural integrity of the building.

This ordinance will bypass the current process of taking properties to the Building Standards Board due to the health and safety conditions of the structure for the surrounding properties and public.

This ordinance allows the property owner to submit a written request for hearing (within 72 hours) for reconsideration or a plan of action to stabilize the structure to the Director of Development Services.

ALTERNATIVES:

Rejecting the proposed ordinance and waiting up to 6 months to get the structure demolished when it is deemed a health and safety concern for the public.

FISCAL IMPACT:

The property owners will be issued an invoice for the demolition of the structure. No additional officers are being proposed to enforce this ordinance.

FUNDING DETAIL:

N/A

RECOMMENDATION:

Code Enforcement staff recommends approval of this ordinance.

LIST OF SUPPORTING DOCUMENTS:

Proposed Ordinance Sec. 13-27