

## **City of Corpus Christi**

1201 Leopard Street Corpus Christi, TX 78401 cctexas.com

## **Meeting Agenda - Final**

## **Building Standards Board**

Thursday, November 21, 2024

1:30 PM

City Hall, Council Chambers.

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.
- III. Approval of Absences: August 23, 2024: Chairman Giffin, Members Pareso and Martinez.
- IV. Approval of Minutes: August 23, 2024, BSB Meeting Minutes-DRAFT
- 1. 24-1903 BSB Meeting Minutes August 23, 2024 DRAFT

**Attachments:** DRAFT MINUTES BSB HEARING 8.23.2024

- V. BSB Property Status: No action required.
- 2. <u>24-1900</u> BSB Property Spreadsheet

Attachments: BSB PROPERTY SPREADSHEET 11-21-24

- VI. Emergency Demolition Status: No action required.
- 3. <u>24-1901</u> Emergency Demolition Spreadsheet

**Attachments: EMERGENCY DEMOLITION SPREADSHEET 11-21-24** 

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)

### A. Returning for Board Action

**4.** 24-1888 Case Number: v223506-012824

Property Address: 2542 Montgomery St

Staff Recommendation: Demolish Residential Structure

Attachments: 2542 MONTGOMERY DR

#### B. New Business for Discussion and Possible Action

**5.** 24-1889 Case Number: v220687-120823

Property Address: 412 Coke St aka 1821 Lipan Staff Recommendation: Repair Residential Structure

Attachments: 412 COKE ST AKA 1821 LIPAN

**6.** <u>24-1890</u> Case Number: V223995-020524

Property Address: 4113 Dinn St.

Staff Recommendation: Repair Residential Structure

Attachments: 4113 DINN ST

7. <u>24-1891</u> Case Number: V224417-020924

Property Address: 1219 Elgin St.

Staff Recommendation: Demolish Residential Structure

Attachments: 1219 ELGIN ST.

8. 24-1892 Case Number: V224436-020924

Property Address: 804 14th St.

Staff Recommendation: Demolish Accessory Structure(s)

Attachments: 804 14TH ST

**9.** 24-1893 Case Number: V224432-020924

Property Address: 806 14th St.

Staff Recommendation: Demolish Residential and Accessory Structure(s)

Attachments: 806 14TH ST

**10.** <u>24-1894</u> Case Number: V224151-020624

Property Address: 1258 Golla Dr.

Staff Recommendation: Demolish Residential and Accessory Structure

Attachments: 1258 GOLLA DR

**11.** 24-1895 Case Number: V222340-010824

Property Address: 2418 John St.

		Staff Recommendation: Demolish Residential Structure <u>Attachments:</u> 2418 JOHN ST.
12.	<u>24-1896</u>	Case Number: V229763-041524 Property Address: 938 Mendoza St. Staff Recommendation: Demolish Residential and Accessory Structure <u>Attachments:</u> 938 MENDOZA ST.
13.	<u>24-1897</u>	Case Number: V223582-012924 Property Address: 4917 Moravian Dr. Staff Recommendation: Demolish Accessory Structure  Attachments: 4917 MORAVIAN DR
14.	<u>24-1899</u>	Case Number: V224818-021524 Property Address: 10350 Up River Rd. Staff Recommendation: Demolish Residential and Accessory Structure(s)

Attachments: 10350 UP RIVER RD.

- VIII. Staff Report
- IX. Future Agenda Items
- X. Adjournment



## **City of Corpus Christi**

1201 Leopard Street Corpus Christi, TX 78401 cctexas.com

## **Meeting Minutes - Draft**

## **Building Standards Board**

Friday, August 23, 2024

10:00 AM

2406 Leopard Street Training Room

### I. Call To Order, Roll Call

Board Member Solberg called the meeting to order at 10:02 am and a quorum was established to conduct the meeting.

**Present:** 4 - John Solberg, Merced Pena, William Ewing, and Chic Henderson

Absent: 3 - Monica Pareso, Carlos Martinez, and Catherine Giffin

II. Public Comment: None.

### III. Approval of Absences: Chairman Catherine Giffin May 23, 2024

A motion was made by Board Member Pena to approve the absence from the May 23, 2024, hearing, seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

### IV. Approval of Minutes

A motion was made by Board Member Henderson to approve the minutes and seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

1. <u>24-1193</u> Approval of Minutes

Regular Building Standards Board Minutes 5-23-2024.

Attachments: DRAFT MINUTES BSB HEARING 5.23.2024

- V. BSB Property Status
- 2. <u>24-1207</u> BSB Property Spreadsheet

Attachments: BSB PROPERTY SPREADSHEET 8-23-24

No action needed.

### VI. Emergency Demolition Status

3. <u>24-1194</u> Emergency Demolition Spreadsheet

Attachments: EMERGENCY DEMOLITION SPREADSHEET

No action needed.

- 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)
- A. Returning for Board Action: Case Number: V222702-011224

**Property Address: 5314 Burton Lane** 

Staff Recommendation: Demolish Residential Structure

Building demolished. No action needed.

- B. New Business for Discussion and Possible Action
- **4.** 24-1118 Case Number: V224520-021294

Property Address: 921 Duncan aka 923 Duncan St.

Staff Recommendation: Demolish Residential & Accessory Structure.

<u>Attachments:</u> 921 DUNCAN AKA 923 DUNCAN ST

A motion was made by Board Member Pena requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

**5.** <u>24-1119</u> Case Number: V223866-020224

Property Address: 5030 Kosarek Dr.

Staff Recommendation: Demolish Residential Structure

Attachments: 5030 KOSAREK DR

A motion was made by Board Member Pena requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

**6.** 24-1120 Case Number: V223506-012824

Property Address: 2542 Montgomery

Staff Recommendation: Demolish Residential Structure

Attachments: 2542 MONTGOMERY ST

A motion was made by Board Member Pena to table the item to the November 21, 2024, meeting, requiring the owner to provide a plan of action and/or show progress; seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

7. <u>24-1121</u> Case Number: V224401-020924

Property Address: 119 Parr St.

Staff Recommendation: Demolish Residential Structure.

Attachments: 119 PARR ST

A motion was made by Board Member Pena requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

8. <u>24-1122</u> Case Number: V220961-121323 Property Address: 761 Post Ave

Staff Recommendation: Demolish Residential Structure

<u>Attachments:</u> 761 POST AVE

A motion was made by Board Member Pena requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

9. 24-1123 Case Number: V224701-021324 Property Address: 2958 Sabinas

Staff Recommendation: Demolish Residential Structure

<u>Attachments:</u> 2958 SABINAS ST

A motion was made by Board Member Pena requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

**10.** 24-1124 Case Number: V225317-022224 Property Address: 702 Southern St.

Staff Recommendation: Demolish Residential & Accessory Structure.

Attachments: 702 SOUTHERN ST

A motion was made by Board Member Pena requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Ewing. The Vote: All Aye. The motion passed.

11. <u>24-1125</u> Case Number: V221003-121323

Property Address: 4442 Valdez Dr.

Staff Recommendation: Demolish Residential Accessory

Attachments: 4442 VALDEZ ST

A motion was made by Board Member Ewing requiring the owner to demolish the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish; seconded by Board Member Henderson. The Vote: All Aye. The motion passed.

- VIII. Staff Report: FY25 Budget
- IX. Future Agenda Items: None.
- X. Adjournment

Seeing no further business, the meeting was adjourned at 11:59 am.

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
199796-022423	1009 12th St.	11/18/2023					
210197-071723	313 Brooks Dr	11/18/2023					
203421-041323	4402 Laura Pl.	11/18/2023					
204339-042523	403 S. Port Ave	11/18/2023					
	November 2023 BSB Canceled						
	Canceled						
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
199796-022423	1009 12th St.	1/25/2024	3/7/2024	3/14/2024	D206219	Demo by City	4/26/2024
210197-071723	313 Brooks Dr	1/25/2024	3/7/2024	3/27/2024	D206445	Demo by City	4/26/2024
203421-041323	4402 Laura Pl.	1/25/2024	3/7/2024	10/1/2024	D222760	Demo by City	10/3/2024
203887-041923	1714 Kennedy Ave.	1/25/2024	3/7/2024	3/14/2024	D206218	Demo by City	4/22/2024
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V218551-110823	701 14th St.	3/28/2024	5/6/2024	7/29/2024	D217827	Demo by City	8/15/2024
V220250-120423	210 Mexico aka 1523 Howard	3/28/2024	5/6/2024	5/30/2024	D212718	Demo by City	9/18/2024
V220982-121323	801 Post Ave.	3/28/2024	5/6/2024	7/11/2024	D216346	Demo by City	8/10/2024
V217081-102123	1225 Morris St	3/28/2024				New owner	
V219309-112023	4613 Prescott St. (Accessory)	3/28/2024				Owner demo	
V217756-103123	4317 Shaw St.	3/28/2024				Tabled	
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V217756-103123	4317 Shaw St.	5/23/2024				New owner	
V222702-011224	5314 Burton Ln.	5/23/2024				Tabled	
V196591-010523	1211 11th St. (Accessory)	5/23/2024	7/1/2024			On appeal	
V216994-101923	1110 11th St.	5/23/2024				Owner demo	
V221511-122123	419 Port Ave. aka 425 Port Ave.	5/23/2024	7/1/2024			Owner demo	
V223205-012224	1001 Sam Rankin Ave.	5/23/2024	7/1/2024			Owner demo	
V220115-120223	1203 Van Loan Ave. (Accessory)	5/23/2024	7/1/2024	7/11/2024	D216345	Demo by City	7/20/2024
V222088-010324	422 Vera Cruz St.	5/23/2024	7/1/2024	10/1/2024	D222759	Demo by City	10/14/2024
V220939-121323	753 Post Ave.	5/23/2024	7/1/2024	8/20/2024	D217097	Demo by City	9/12/2024
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V222702-011224	5314 Burton Ln.	7/25/2024		7/10/2024	D216143	Owner demo	7/16/2024
V224520-021224	921 Duncan aka 923 Duncan St	7/25/2024					
V223866-020224	5030 Kosarek Dr	7/25/2024					
V223506-012824	2542 Montgomery St.	7/25/2024					
V224401-020924	119 Parr St.	7/25/2024					
V220961-121323	761 Post Ave.	7/25/2024					
V224701-021324	2958 Sabinas St.	7/25/2024					
V225317-022224	702 Southern St.	7/25/2024					
V221003-121323	4442 Valdez Dr.	7/25/2024					
	July 2024 BSB Canceled						
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V222702-011224	5314 Burton Ln.	8/23/2024		7/10/2024	D216143	Owner demo	7/16/2024
V225317-022224	702 Southern St.	8/23/2024	10/4/2024	9/11/2024	D221438	Owner demo	10/1/2024
V223506-012824	2542 Montgomery St.	8/23/2024				Tabled till Nov. 2024	
V220961-121323	761 Post Ave.	8/23/2024	10/4/2024	9/16/2024	D221657	Owner demo in progress	
V224520-021224	921 Duncan aka 923 Duncan St	8/23/2024	10/4/2024				
V224401-020924	119 Parr St.	8/23/2024	10/4/2024	10/15/2024	D223755	In Progress	
V223866-020224	5030 Kosarek Dr	8/23/2024	10/4/2024	D223672	10/14/2024	Demo by City	
V224701-021324	2958 Sabinas St.	8/23/2024	10/4/2024	10/14/2024	D223675	Demo by City	11/6/2024
V221003-121323	4442 Valdez Dr.	8/23/2024	10/4/2024	10/14/2024	D223673	Demo by City	10/31/2024
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

Case No	Address	BSB Hearing	30 Day to Reinspect - Final Order	Permit Obtained	Permit Number	Current Status	Date of Result
V223506-012824	2542 Montgomery St.	11/21/2024					
V220687-120823	412 Coke St. aka 1821 Lipan	11/21/2024					
V223995-020524	4113 Dinn St	11/21/2024					
V22447-020924	1219 Elgin St.	11/21/2024					
V224436-020924	804 14th St. (accessory)	11/21/2024					
V224432-020924	806 14th St.	11/21/2024					
V224151-020624	1258 Golla Dr.	11/21/2024					
V222340-010824	2418 John St.	11/21/2024					
V229763-041524	938 Mendoza St.	11/21/2024					
V223582-012924	4917 Moravian (accessory)	11/21/2024					
V224526-122123	3938 Naples St	11/21/2024					
V224818-021524	10350 Up River Rd.	11/21/2024					
	Appeal						
	Demolished by City						
	Demolished by Owner						
	Repaired by Owner						
	Case Close						
	Tabled						

### **EMERGENCY DEMOLITIONS**

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
5402 LEOPARD #18	Residential	1/11/2023	Emergency Demolition Declared	1/11/2023	OWNER DEMOLISHED-COMPLETE	1/18/2023
4630 STONEGATE #23	Residential	1/11/2023	Emergency Demolition Declared	1/13/2023	OWNER DEMOLISHED-COMPLETE	3/28/2023
3633 EASTERN	Residential	1/15/2023	Emergency Demolition Declared	1/18/2023	OWNER DEMOLISHED-COMPLETE	3/8/2023
638 CHEYENNE	Residential	1/15/2023	Emergency Demolition Declared	1/18/2023	OWNER DEMOLISHED-COMPLETE	3/8/2023
640 CHEYENNE	Residential	1/15/2023	Emergency Demolition Declared	1/18/2023	DEMOLISHED BY EMER. DEMO DECLARATION	3/13/2023
746 TEXAS AVE	Residential	2/13/2023	Emergency Demolition Declared and reversed 5/5/23	2/14/2023	RECONSIDERATION EMAIL REC'D FROM LUKE FRY-PROPERTY TO BE CONSIDERED REPAIRABLE	5/5/2023
2212 MARGUERITE	Commercial	2/5/2023	Emergency Demolition Declared	2/6/2023	OWNER DEMOLISHED-COMPLETE	4/14/2023
2210 MARGUERITE	Commercial	2/5/2023	Emergency Demolition Declared	2/6/2023	OWNER DEMOLISHED-COMPLETE	4/14/2023
2211 AGNES	Commercial	2/5/2023	Emergency Demolition Declared	2/6/2023	OWNER SUBMITTED DOCUMENTATION FOR RECONSIDERATION TO DEMOLISH	2/22/2023
2213 AGNES	Commercial	2/5/2023	Emergency Demolition Declared	2/6/2023	OWNER SUBMITTED DOCUMENTATION FOR RECONSIDERATION TO DEMOLISH	2/22/2023
2217 AGNES	Commercial	2/5/2023	Emergency Demolition Declared	2/6/2023	OWNER DEMOLISHED-COMPLETE	4/14/2023
2223 AGNES	Commercial	2/5/2023	Emergency Demolition Declared	2/6/2023	OWNER DEMOLISHED-COMPLETE	4/14/2023
702 S. CLARKWOOD	Residential	2/20/2023	Emergency Demolition Declared	2/22/2023	OWNER DEMOLISHED-COMPLETE	4/14/2023
609 VILLA	Residential	4/20/2023	Emergency Demolition Declared	5/3/2023	OWNER DEMOLISHED-COMPLETE	7/28/2023
5014 WOOLDRIDGE	Residential	4/30/2023	Emergency Demolition Declared	5/3/2023	OWNER DEMOLISHED-COMPLETE	7/27/2023
838 LANTANA	Residential	9/25/2022	Emergency Demolition Declared	6/9/2023	OWNER DEMOLISHED-COMPLETE	8/4/2023
4934 LAVACA	Residential	6/10/2023	Emergency Demolition Declared and reversed 6/28/23		DEMOLITION ORDER REVERSED BASED ON APPEAL HEARING. STRUCTURE IS REPAIRABLE PER LUKE FRY	6/28/2023
4910 KASPER	Residential	6/18/2023	Emergency Demolition Declared-detached garage		OWNER DEMOLISHED-COMPLETE	7/20/2023

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
1520 LAZY LANE	Residential	6/29/2023	Emergnecy Demolition declard-detached accessory	7/12/2023	OWNER DEMOLISHED -COMPLETED	8/4/2023
932 LEXINGTON	Residential	7/11/2023	Emergency Demolition declared	7/12/2023	Property owned by Port Authority. In process of completing asbestos testing for several Port owned properties set to be demolished. Will monitor for completion.	11/9/2023
1309 CALLE SAN CARLOS	Residential	7/14/2023	emergency Demoltion declared	7/17/2023	DEMOLISHED BY EMER. DEMO DECLARATION	11/27/2023
1010 NAS	Residential	7/18/2023	Emergency Demolition declared	7/19/2023	Owner Demolished - Completed	8/26/2023
1020 NAS	Residential	7/18/2023	Emergency Demolition declared	7/19/2023	Demolition reversed after further assessment - owner repairing structure.	8/26/2023
620 GRANT PL	Residential	7/22/2023	Emergency Demolition declared	7/24/2023	OWNER DEMOLISHED-COMPLETE	11/1/2023
629 DELAINE	Residential	7/23/2023	Emergency Demolition declared	7/24/2023	OWNER DEMOLISHED-COMPLETE	12/7/2023
2012, 2006, 2002 MARTIN LUTHER KING	Commercial	7/26/2023	Emergnecy Demolition declard	7/26/2023	DEMOLISHED BY EMER. DEMO DECLARATION	8/10/2023
4335 LEONARD	Residential	8/14/2023	Emergency demolition declared	8/15/2023	OWNER DEMOLISHED-COMPLETE	10/23/2023
2625 NIMITZ	Residential	8/18/2023	Emergency demolition declared	8/21/2023	OWNER DEMOLISHED-COMPLETE	1/18/2024
2905 RUTH	Residential	8/29/2023	Emergency demolition declared	8/30/2023	OWNER DEMOLISHED-COMPLETE	12/7/2023
3139 LANIER	Residential	9/24/2023	Emergency demolition declared	10/9/2023	OWNER DEMOLISHED-COMPLETE	6/10/2024
2422 SARITA	Residential	10/16/2023	Emergency demolition declared	10/17/2023	DEMO DECLARATION REVERSED 10/30/23. NOTICE MAILED OUT TO OWNER. EMER. DEMO CASE CLOSED	10/31/2023
2509 HULBIRT	Residential	11/3/2023	Emergency demolition declared	11/21/2023	DEMOLISHED BY EMER. DEMO DECLARATION	12/23/2023
5326 BETTY JEAN	Residential	11/9/2023	Emergency demolition declared	11/9/2023	DEMOLISHED BY EMER. DEMO DECLARATION	12/13/2023
11710 HAVEN	Residential	11/18/2023	Emergency demolition declared	11/20/2023	DEMOLISHED BY EMER. DEMO DECLARATION	2/15/2024
4300 LEOPARD	Commercial	12/8/2023	Emergency demolition declared	12/8/2023	DEMOLISHED BY EMER. DEMO DECLARATION	1/5/2024
3017 CARVER	Residential	2/1/2024	Emergency demolitioin declared	2/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	2/22/2024

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Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
1101 N. NAVIGATION	Commercial	2/29/2024	Emergency demolition declared	2/22/2024	OWNER DEMOLISHED-COMPLETE	2/27/2024
1555 14TH	Residential	3/10/2024	Emergency demolition declared	3/14/2024	DEMOLISHED BY EMER. DEMO DECLARATION	4/12/2024
633 BELMA	Residential	4/2/2024	Emergency demolition declared	4/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	5/17/2024
5529 CANDACE	Residential	4/5/2024	Emergency demolition declared	4/15/2024	OWNER DEMOLISHED-COMPLETE	5/14/2024
1204 MAIN	Residential	4/22/2024	Emergency demolition declared	4/22/2024	DEMOLISHED BY EMER. DEMO DECLARATION	6/20/2024
3115 MCARDLE	Commercial	4/23/2024	Emergency demolition declared	4/29/2024	DEMOLISHED BY EMER. DEMO DECLARATION	6/13/2024
9117 SCAPULAR	Residential	6/7/2024	Emergency demolition declared	6/10/2024	DEMOLISHED BY EMER. DEMO DECLARATION	8/20/2024
301 PARR ST	Residential	6/14/2024	Emergency demolition declared	6/14/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/10/2024
1210 S. 19TH ST.	Residential	6/26/2024	Emergency demolition declared	6/26/2024	DEMOLISHED BY EMER. DEMO DECLARATION	8/24/2024
1634 SYCAMORE	Residential	6/28/2024	Emergency demolition declared	7/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	8/6/2024
801 S. TANCAHUA	Residential	7/3/2024	Emergency demolition declared	7/3/2024	DEMOLISHED BY EMER. DEMO DECLARATION	7/27/2024
1210 ROCKLAWN	Residential	8/1/2024	Emergency demolition declared	8/9/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/9/2024
1111 BUFORD	Residential		Emergency demolition declared	8/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	9/27/2024
3025 DAVID	Residential	8/30/2024	Emergency demoliiton declared	9/12/2024	OWNER DEMOLISHED-COMPLETE	9/16/2024
403 S. PORT	Commercial	8/26/2024	Emegency demolition declared	8/26/2024	CASE CLOSED DUE TO STRUCTURE COLLAPSING AND NO LONGER BEING LISTED AS AN EMERGENCY DEMO CASE	9/13/2024
3938 SURFSIDE BLVD	Commercial		Emergency demolition declared	8/23/2024	DEMOLISHED BY EMER. DEMO DECLARATION	11/7/2024
801 TANCAHUA (BLDG #2)	Commercial	9/16/2024	Emergency demolition declared	9/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/8/2024
845 OAK PARK AVE	Residential	9/17/2024	Emergency demolition declared	9/17/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/12/2024
8229 ARGONNE	Residential	9/23/2024	Emergency demolition declared	9/23/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/18/2024
1306 SANDSTONE	Residential	10/5/2024	Emergency demolition declared	10/7/2024	DEMOLISHED BY EMER. DEMO DECLARATION	10/23/2024
4321 TRIPOLI	Residential	10/8/2024	Emergency demolition declared	10/14/2024	EXTENSION GRANTED FOR INSURANCE PURPOSES UNTIL 11/26/2024	

Page 3 Emergency Demolition Tracker

#### **Emergency Demolitions FY2022**

Fire Location	Structure Category	Date of Fire or other sudden act	Building Official Action	Date of Action	Progress Action / Final Action	Date of Final Action
3038 GREENWOOD	Residential	10/16/2024	Emergency demolition declared	10/16/2024	DEMOLISHED BY EMER. DEMO DECLARATION	11/9/2024
3322 IH 69 LOT#9	Residential	10/15/2024	Emergency demolition declared	10/17/2024	EXTENSION GRANTED FOR INSURANCE PURPOSES UNTIL 11/22/2024	
2726 NIAGARA	Residential	10/25/2024	Emergency demolition declared	10/25/2024	OWNER REQUESTED A HEARING. SCHEDULED FOR 11/15/2024, 1PM	

#### Sec. 13-27. - Emergency demolitions.

- (a) Emergency arising from sudden acts or occurrences.
  - (1) Where it appears to the building official or designee, that due to structural defects or conditions arising from, but not limited to, fire, accident, water damage, vandalism, or other sudden act or occurrence thereby threatening the structural integrity of a building, there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, the director may order its immediate vacation and demolition. Such declaration shall be in writing and shall include a determination that under the circumstances, no other abatement procedure is reasonably available except demolition.

    (2) Notice that the structure has been determined to be a clear and imminent danger to life and safety may be issued:
    - a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission of the director and no unauthorized person shall enter the building for any purpose;
    - b. Via hand-delivery to the owner(s) of record per Nueces County Appraisal District records only if the owner resides within the Nueces County jurisdictional limits and available for personal delivery; or c. Via mail to the owner(s) as determined by searches of:
      - 1. Nueces County real property records;
      - 2. Nueces County Appraisal District records;
      - 3. Records of the Secretary of State;
      - 4. Assumed name records of the county in which the building is located;
      - 5. Tax records of the municipality; and
      - 6. Utility records of the municipality.
  - (3) The code enforcement division and/or the development service department will attempt to provide notice by placard, hand delivery, and registered mail as stated in the previous subsection.
  - (4) Within three (3) business day of notice, the owner of the structure may submit a written request for hearing for reconsideration or submit a plan of action to stabilize the structure to the director of development services. Said plan of action shall be developed by a licensed structural engineer registered in the State of Texas.
    - a. If the plan is approved by the director of development services, said plan must be implemented within one (1) business day of approval.
    - b. If the plan is determined infeasible by the director of development services, the required affidavits shall be executed for commencement of the emergency demolition.
    - c. If stabilization of the structure is begun within one (1) business day of approval, the structure shall be scheduled for the next available hearing before the board charged with declaring public nuisances for presentation of a scope of work with dates certain for completion of rehabilitation.
    - d. If a hearing for reconsideration is requested, the director of development services or designee shall promptly, within three (3) business days of receipt of written request for hearing, hear such appeal and shall either sustain or revoke the building official's order.
- (b) The emergency demolition may be executed no earlier than four (4) business days after notice.
- (c) After execution of the emergency demolition, the officials responsible shall:
  - (1) File copies of the affidavits among the official records of the code enforcement case file;
  - (2) Provide notice to the owner and lienholders/mortgagees of record; and
  - (3) Advise the board at its next regularly scheduled hearing.
- (d) The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to V.T.C.A., Local Government Code Ch. 214, and § 214.002, and the powers of self-rule granted by the voters under the city Charter as authorized by the Constitution of the state.
- (e) An emergency demolition may not be conducted within thirty (30) days of damage caused by a hurricane.
- (Ord. No. 032533, § 1, 8-31-2021)



• Substandard case started 1/28/2024.

Structure deemed substandard based on the following findings:

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

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

Property is in a residential area.

According to NCAD, the owner took possession of property 7/8/1987.

### Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 15

Owner Compliance: 4

City Abatements: 5

Citations issued: 0



Date	Case Type	Violation(s)	Status
10/16/2015	Care of Premises	Tall weeds/litter & solid waste/sidewalks, curbs & gutters	Compliant
09/19/2016	Care of Premises	Tall weeds/litter & solid waste	Complaint
10/21/2016	Junked Vehicle	Possible inoperable vehicle	Compliant
10/21/2016	Green Tag	Possible inoperable vehicle	Compliant
06/22/2018	Junked Vehicle	Possible inoperable vehicle	closed
06/25/2018	PMC	Exterior maintenance/weeds/insect screens/accumulation of rubbish/appliances exterior/water system general	Closed
07/13/2018	Care of Premises	Tall weeds/litter & solid waste/sidewalks, curbs & gutters/sidewalk obstruction	closed
09/16/2020	Care of Premises	Tall weeds/litter & solid waste	closed
09/16/2020	PMC	Water system general	closed
11/16/2021	Care of Premises	Tall weeds/litter &solid waste	closed
11/16/2021	Vacant Building	Tall weeds/ litter &solid waste	In Progress
11/16/2023	Unsecured Vacant Building	Unsecured openings	In Progress
1/28/2024	Substandard Structure	Substandard Structure	In Progress
10/30/2024	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	In Progress
10/30/2024	Unsecured Vacant Building	Unsecured Vacant Building	In Progress



## Abatement history for 2542 Montgomery St.

<u>Date</u>	Cost/Admin Fee	Abatement Type
1.01/24/2022	\$110.15/\$125.00	Mowed/ Removed litter
2. 11/21/2023	\$535.03/\$125.00	Mowed/ Removed litter
3. 04/04/2024	\$110.05/\$125.00	Secured Structure
4. 05/30/2024	\$110.00/125.00	Mowed/Removed litter
5. 04/04/2024	\$370.00/174.00	Moved/Removed litter

Total: \$1,909.33

## CCPD calls to property:

Nature of Call	2542 Montgomery Dr.
Disturbance In Progress	5
EMS Request/Medical Trauma Injury Specify LE Needed	1
Missing Person Runaway	1
Noise Ordinance Violation Music or Party	10
Wanted Person or Property Missing/Wanted Person	1
Attempt to Contact Welfare Concern	4
Missing Person 10 Years or Younger	1
EMS Request/Medical Emergency Choking Victim	1
LE Assist Explain Type	1
Assault In Progress	1
Law Enforcement Investigation Field Event	1
LE Assist Assist CPS	1
Trespassing Violation In Progress	1
Residential Burglary In Progress	1
Grand Total	30



Attempted contact with Property Owner(s): **Owner is deceased.** Previous contacts are listed below:

DATE	NAME	CONTACT DETAILS
12/28/2015	Katherine Espinosa	Spoke about cleaning up
09/06/2016	Monica Calvillo	Spoke about violations
12/27/2017	Ms. Espinosa	Spoke about junk vehicles on property
11/16/2017		Attempted to contact with door knock no
		answer
02/21/2019		Spoke to daughter about violations she stated
		would get it cleaned up
12/07/2020	Monica Calvillo	Stated property was vacant and would be
		cleaning up
8/23/2024	Fermina Ramos & Albert	Appeared at the August BSB hearing stating
	Ramos	they wanted to fix property in order to move
		back into.

10/28/2024				
Code Compliance Supervisor: Roland Maldonado				
Case# V223506-012824				
Property Owner: Est. of Elvira M. Trevino				
Address (⊠ Residential ☐ Commercial): 2542 Montgomery St.				
Staff Recommendation(s): Demolition				
□ Residential Structure only     □ Residential and Accessory Structure				
Commercial Structure only				
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 <b>demolish</b> the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.				
<u>Notices</u>				
<ol> <li>Letters of substandard conditions sent by certified mail.</li> <li>Final notice sent by certified mail.</li> <li>Certified letter of hearing sent by certified mail</li> <li>Notice of hearing published in newspaper.</li> </ol>				
Additional				
<ol> <li>Owner Deceased: □ No ☒ Yes If deceased verification by: ☒Obituary □ Death Certificate</li> <li>Structure Entered by: □ Search Warrant □ Consent Given by: ☒Unsecure</li> <li>Taxes due: ☒ Current ☒ Past due -Amount owed: \$16,084.13</li> <li>Utilities: □ Active ☒ Inactive-Last active date: 7/30/2018</li> <li>Year Structure Built: 1988</li> <li>Lawsuits: ☒ Yes □ No</li> </ol>				
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 <b>demolish</b> the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.  Notices  1. Letters of substandard conditions sent by certified mail. 2. Final notice sent by certified mail. 3. Certified letter of hearing sent by certified mail 4. Notice of hearing published in newspaper.  Additional  1. Owner Deceased: □ No ☑ Yes If deceased verification by: ☑Obituary □Death Certificate 2. Structure Entered by: □Search Warrant □Consent Given by: ☑Unsecure 3. Taxes due: ☑ Current ☑ Past due -Amount owed: \$16,084.13 4. Utilities: □Active ☑Inactive-Last active date: 7/30/2018 5. Year Structure Built: 1988				

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 2542 Montgomery St.

Case # V223506-012824

OWNER: Est. of Elvira M. Trevino

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 **January 26**, **2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

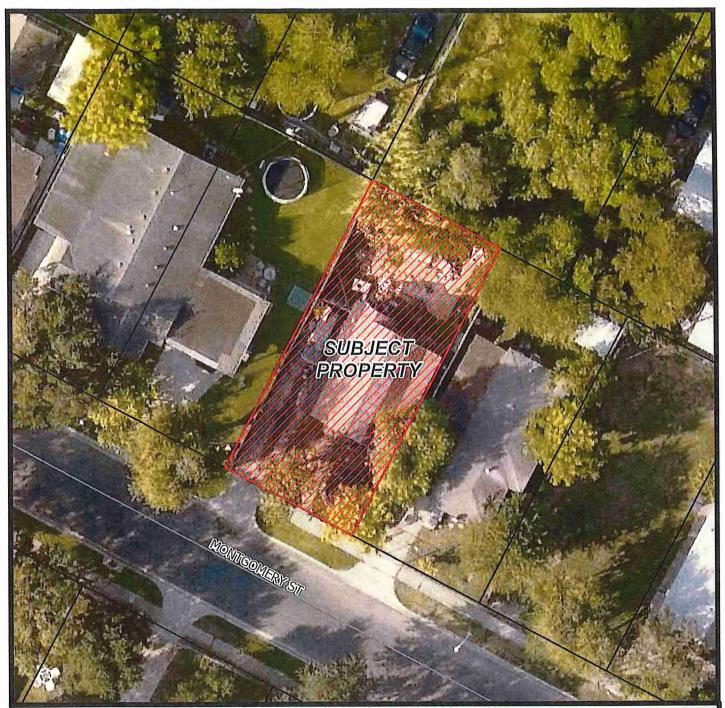
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

CASE TIMELINE FOR 2542 MONTGOMERY ST.					
Activity	Date	Legal Requirement	Legal Reference		
Code Enforcement Notified of	1/26/2024	n/a	n/a		
Potential Violation Initial Inspection Completed		When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2		
Notice of Violation Mailed to Last Known Addresses	3/22/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)		
Notice of Violation Posted in Newspaper	5/20/2024 & 5/21/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(A) & (D)(3)		
Deadline to comply with Newspaper Notice of Violation	6/22/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)		
Notice Received	2/29/2024	Returned cert mail rec'd-Return to sender, unclaimed, unable to forward	n/a		
Returned Notice of Violation Posted at Front Door of Property	5/28/24-5/31/24 & 6/3/24-6/7/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)		
Deadline to comply with Mailed Notice of Violation	4/23/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)		
Re-inspection	5/16/2024	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	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)		
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)		
Notice of Hearing Filed with County Clerk	10/30/2024	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	11/11/24-11/15/24 &	1	City Ordinance		
Front Door of Property BSB Agenda Posted	11/18/24-11/20/24	unclaimed or not delivered 72 hours (3 days) before scheduled time of hearing	Sec. 13-22(C) & (D)(4) Texas Govt. Code 551.043(a)		
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)		



# 2542 MONTGOMERY ST

Aerial View



























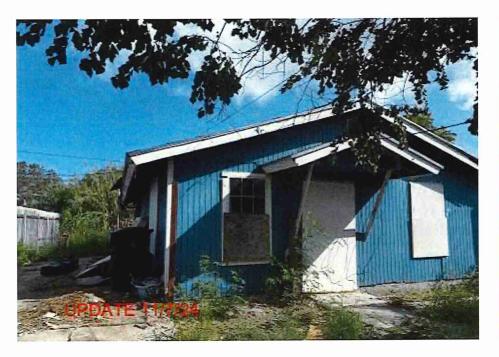










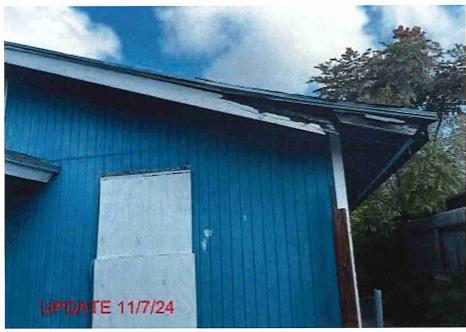














# City of Corpus Christi – BUILDING SURVEY

Account Number: 4032	00000 0440				
	2-0006-0110				
Inspection Date: 1/26/2	2024				
Zoning Use: RS-6					
Revised Date: 03/21/2	024				
Officer: Diana T. Garz	a				
Property Address: 254	2 MONTGOMERY ST				
Legal Description: LA	ARBOLEDA BLK 6 LO	T 11			
Owner: TREVINO EL\	/IRA M EST OF				
Mail to: 2542 MONTG					
City, State, Zip: CORF		<b>15</b>			
Oity, State, Zip. CON	00 01111011, 17 7040	55			
XDwelling XWood Frame XVacant Placard Posted on: <u>3/2</u>	CommercialMasonryOccupied 0/2024	Accessory Fire Damage XOpen		Sq. Ft. _# of Units _Placard	1Story XInside Inspection
					sti Property Maintenance
Code and/or ordinan Plumbing, Electrical, Permits Required:Building	ces of the City of Co. Mechanical, Fire, HePlumbing	rpus Christi. The followi ealth and Zoning. Electrical	ng city ord		
Code and/or ordinan Plumbing, Electrical, Permits Required:BuildingFire	ces of the City of Co Mechanical, Fire, He	rpus Christi. The followi ealth and Zoning.	ng city ord	dinances are	
Code and/or ordinan Plumbing, Electrical, Permits Required:Building	ces of the City of Co. Mechanical, Fire, HePlumbing	rpus Christi. The followi ealth and Zoning. Electrical	ng city ord	dinances are	
Code and/or ordinant Plumbing, Electrical, Permits Required:BuildingFire Smoke Alarms:	ces of the City of Co. Mechanical, Fire, He Plumbing Health Inoperative  LL: 304.4 & 304.6)  Boards s of Paint	rpus Christi. The followi ealth and Zoning. Electrical Other:	ng city ord	AddirAddirAddirAddir	tional Alarms Required  NDATION: .1, 304.4 & 304.5)

	<b>WINDOWS:</b> (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 &	PORCHES: (304.1, 304.2, 304.12, 305.4, 305.5 & 307.1)	304.14, 304.15, 304.16, 304.18,
	304.17)		305.6 & 702.1)
	Charred Wood	Charred Wood	Charred Wood
<u>X</u>	Broken Glass	Missing / Broken Boards	Missing
	Missing Screens	Loose	Damaged
	Torn Screens	Rotten Wood	XPoor Fit
<u>X</u>		Inadequate Support	XDamaged / Missing Screen(s)
-	Do Not Open	Support Post Missing	Off Hinges
<u>X</u>	Rotten Sills	Support Post Loose	Blocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty Weather Protection	XRotten
	Other:	Other:	Other:
	STEPS: (304.1, 304.2		BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)	(403.2, 502.7 & 505.3)	1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood	Missing	
	Rotten Wood		se / Broken / Missing
	Missing Boards	No Anti-Siph	on Faucets
X	Inadequate Support	Missing Ove	rflow Plate
	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Sho	wer Head
	Other:	Not Vented	
		XDisconnecte	ed .
		Stopped Up	
		Damaged S	hower Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HE	
	(404.4.3, 502.1, 502.2, 502.3, 502.4 504.1, 504.2, 504.3, 505.1.1, 506.1		1, 603.2, 603.3, 603.4 603.5 & 603.6)
	Missing	Gas	
-	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
-	Poorly Anchored	XDisconnecte	ed
	Seeps Around Bowl	Temperatur	e Pressure Release Valve Missing
	Water Supply Line Leaks	Temperatur	e Pressure Release Valve Broken
	Flush Ell Leaks	Drain Line N	<i>f</i> lissing
	Runs Constantly	Not Approve	ed Pipe
	Tank Broken / Cracked	Not Extende	ed Outside
	Bowl Broken / Cracked	Elbowed Do	own
X	Disconnected	Vent Missin	~
	Missing Flush Handle	-	Wall Pipe / Attic
	Missing Flapper	Nonconform	
	Urinal; No Back-Flow Preventive		Combustion Air
	No Elongated Bowl / Open-end Sea		Missing / Damaged
	Other:	No Gas Cut	
		Missing Fire	
			Line Not Approved Pipe
			Located in Bathroom
		•	- Located in Bedroom
		Fire Damag	ea
		Other:	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,	603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
X	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
-	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
X	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	Paint Deteriorated
	Service Appears Below Code	Cracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
X	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	XSheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Water Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
×	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:		INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)		(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches		Charred Wood
	Burned Fixtures	X	Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	Χ	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Χ	Holes
<del></del>	No Small Appliance Circuits Over Kitchen		Cracks
	Counter Space with GFCI		Not Level
	Only One Small Appliance Circuit Over Kitchen		Buckled
	Counter Space with NO GFCI	•	Torn
-	Kitchen Appliance Circuits – No GFCI	X	Damaged
X	Plugs Missing / Loose / Broken	^	Other:
<u>X</u>	Switches Missing / Loose / Broken		
<u>X</u>			
<u>^</u>	Fixtures Missing / Loose / Broken		
	Missing Switch Cover / Plug CoversExtension Cords in Place of Permanent Wiring		
-			
	Bathroom Circuit NO GFCI		
-	Conduit Broken / Loose / Missing		
	No Separate Circuit For		
	No Disconnect for Air Conditioner		
<u>X</u>	Exterior Lights Missing; Front / Back / Side		
<u>X</u>	Porch Lights Broken / Missing / Loose		
	Other:		
	MECHANICAL:		ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)		(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing		TYPE:
	Floor Furnace Damaged / Missing		Roof Type:
	Nonconforming Gas Line to Space Heater	•	Rotten
	Wall Heater with No Vent in Bathroom		Loose
	Thermostat Damaged / Missing	•	Torn
	Gas-Fired Heating Appliance within 2' of	•	Holes
	Tub / Shower / Water Closet	3	Nissing
-	Condensing Unit Damaged / Missing	8	
	No Vent Fan or Window in Bathroom		Walls Type:
-	No Vent Fan or Window in Bathloom Vent Fan Missing / Not Operable	2	Rotten
-	Vent Fan Missing / Not Operable Heat with No Vent in Commercial Building	-	Rotteri
-	<del></del>		Buckled
-	Fire Damage	-	Missing
-	Other:	-	
	LING ANITA DV CONDITIONS	-	Other:
	UNSANITARY CONDITIONS:		Coundation Types
	(308.3, 309.1, 504.1 & 505.1.2)	-	Foundation Type:
	No Hot and Cold Water Supply	-	Sunken
	Insect, Roach, Rodent Infestation		Rotten Sills
	Lacks Adequate Garbage Containers		Other:
	Other:		

#### VIOLATION(S): 2542 MONTGOMERY ST.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

304.10 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.

304.6 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.

305.6 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.

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, V223506-012824 ADDRESS: 2542 MONTGOMERY ST.

Tax Account No: 4032-0006-0110

Owner(s): ELVIRA TREVINO

LAST UPDATED ON: Thursday, June 27, 2024

#### LETTERS MAILED from 3/22/2024 TO 3/22/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
TREVINO ELVIRA M EST OF	DECEASED OWNER	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
,		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ELVIRA M TREVINO AKA ELVIRA	DECEASED OWNER'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024
MATA TREVINO		RETURNED MAIL REC'D 4/1/24-
2542 MONTGOMERY		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		VACANT
,		UNABLE TO FORWARD
HERLINDA ELIZONDO AKA LINDA ELIZONDO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY	5 50000	RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
HERLINDA ELIZONDO AKA LINDA ELIZONDO	HEIR	B1 Letter Mailed on 3/22/2024
1010 AZALEA DR.	The state of the s	RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78408		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
FERMIN RAMOS AKA NORMA RAMOS	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY	\$500a 31	RETURNED MAIL REC'D 4/8/24-
CORPUS CHRISTI, TX. 78405		VACANT
FERMIN RAMOS AKA NORMA RAMOS	HEIR	B1 Letter Mailed on 3/22/2024
3250 MAC ARTHUR ST.		RETURNED MAIL REC'D 4/30/24-
CORPUS CHRISTI, TX 78416		UNCLAIMED
MARIA HERRERA	HEIR	B1 Letter Mailed on 3/22/2024

2542 MONTGOMERY		RETURNED MAIL REC'D 4/29/24-
CORPUS CHRISTI, TX. 78405	-	RETURN TO SENDER
,		NOT DELIVERABLE AS ADDDRESSED
	,	UNABLE TO FORWARD
MARIA HERRERA	HEIR	B1 Letter Mailed on 3/22/2024
4625 KOSTORYZ RD APT 4		RETURNED MAIL REC'D 4/8/24-
CORPUS CHRISTI, TX. 78415		VACANT
ROSE GONZALEZ AKA ROSIE GONZALES	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/29/24-
CORPUS CHRISTI, TX. 78405	*	RETURN TO SENDER
,		NOT DELIVERABLE AS ADDDRESSED
		UNABLE TO FORWARD
ROSE GONZALEZ AKA ROSIE GONZALES	HEIR	B1 Letter Mailed on 3/22/2024
15433 FM 1325 APT. 911		RETURNED MAIL REC'D 5/20/24-
AUSTIN, TX. 78728		RETURN TO SENDER
,		UNABLE TO FORWARD
MARY LOU PEREZ	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/29/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		NOT DELIVERABLE AS ADDDRESSED
		UNABLE TO FORWARD
MARY LOU PEREZ	HEIR	B1 Letter Mailed on 3/22/2024
1737 SHERMAN ST.		RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
KATHERINE ESPINOSA AKA KATHY ESPINOSA AKA	HEIR	B1 Letter Mailed on 3/22/2024
KATHERINE T. ESPINOSA		RETURNED MAIL REC'D 4/12/24-
2542 MONTGOMERY		UNCLAIMED
CORPUS CHRISTI, TX. 78405		
UNKNOWN HEIRS OF KATHERINE ESPINOSA AKA	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024
KATHY ESPINOSA AKA KATHERINE T. ESPINOSA		RETURNED MAIL REC'D 4/1/24-
2542 MONTGOMERY		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		VACANT
		UNABLE TO FORWARD
SYLVIA GARZA	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
SYLVIA GARZA	HEIR	B1 Letter Mailed on 3/22/2024

1538 E. ALBA DR.		
CASA GRANDE, AZ. 85122		•
TELEFORO TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/4/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
Com os crims n, 174 70 105		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
TELEFORO TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
3629 BRANIFF ST.		RETURNED GREEN CARD REC'D 3/29/24-
CORPUS CHRISTI, TX. 78405-2803		SIGNED AND REC'D BY L. CASTANEDA
CONFOS CHRISTI, TX. 78405-2805		DATE OF DELIVERY 3/25/24
HERBERTO TREVINO AKA HERBERTO RENE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY	THE IT	RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
CORFOS CIRISTI, TX. 78405		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF HERBERTO TREVINO AKA	Choose one from list	B1 Letter Mailed on 3/22/2024
HERBERTO RENE TREVINO	Choose one nom list	RETURNED MAIL REC'D 4/1/24-
		RETURN TO SENDER
2542 MONTGOMERY CORPUS CHRISTI, TX. 78405		VACANT
CORPOS CHRISTI, 1X. 78405	*	UNABLE TO FORWARD
RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY	The state of the s	RETURNED MAIL REC'D 4/30/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
CON 03 CHRISTI, 17. 75403		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF RAMIRO TREVINO AKA RAMIRO	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024
ENRIQUE TREVINO	A STATE OF THE STA	RETURNED MAIL REC'D 4/1/24-
2542 MONTGOMERY		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		VACANT
Com os cimistry that to los		UNABLE TO FORWARD
PRISCILLA ESPINOZA	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
Some of this hy that is to		VACANT
		UNABLE TO FORWARD
PRISCILLA ESPINOZA	HEIR	B1 Letter Mailed on 3/22/2024
2618 HALSEY ST.		RETURNED GREEN CARD REC'D 3/28/24-
CORPUS CHRISTI, TX. 78405		SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
VALERIE ESPINOZA	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/4/24-

CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
, , , , , , , , , , , , , , , , , , , ,		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
VALERIE ESPINOZA	HEIR	B1 Letter Mailed on 3/22/2024
3536 OLSEN		RETURNED MAIL REC'D 4/30/24-
CORPUS CHRISTI,TX. 78411		UNCLAIMED
LORENZO ESPINOZA	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/12/24-
CORPUS CHRISTI, TX. 78405		UNCLAIMED
GILBERT RICALDAY	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		VACANT
e e		UNABLE TO FORWARD
GILBERT RICALDAY	HEIR	B1 Letter Mailed on 3/22/2024
1305 TYLER AVE.		RETURNED GREEN CARD REC'D 3/29/24-
CORPUS CHRISTI, TX. 78415	,	SIGNED AND REC'D BY C. TREVINO
		DATE OF DELIVERY 3/29/24
MANUEL A. RICALDAY	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
MANUEL A. RICALDAY	HEIR	B1 Letter Mailed on 3/22/2024
1305 TYLER AVE.		RETURNED GREEN CARD REC'D 3/29/24-
CORPUS CHRISTI, TX. 78415		SIGNED AND REC'D BY C. TREVINO
		DATE OF DELIVERY 3/29/24
RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
345 SHAWNEE ST		RETURNED MAIL REC'D 4/15/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
, , , , , , , , , , , , , , , , , , , ,		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF RAMIRO TREVINO AKA RAMIRO	HEIR	B1 Letter Mailed on 3/22/2024
ENRIQUE TREVINO		RETURNED MAIL REC'D 4/16/24-
345 SHAWNEE ST		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		UNCLAIMED
		UNABLE TO FORWARD
RAMIRO ENRIQUE TREVINO JR	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		VACANT

		UNABLE TO FORWARD
RAMIRO ENRIQUE TREVINO JR	HEIR	B1 Letter Mailed on 3/22/2024
345 SHAWNEE ST		RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
RAMIRO ENRIQUE TREVINO JR	HEIR	B1 Letter Mailed on 3/22/2024
3535 NAPLES ST.		RETURNED MAIL REC'D 4/26/24-
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
6.1		UNCLAIMED
		UNABLE TO FORWARD
MIGUEL ANGEL TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/4/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
9		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
MIGUEL ANGEL TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
345 SHAWNEE ST		RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		UNCLAIMED
,		UNABLE TO FORWARD
STEPHANIE MARIE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
:		VACANT
		UNABLE TO FORWARD
STEPHANIE MARIE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
345 SHAWNEE ST		RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
STACEY MARIE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
2542 MONTGOMERY		RETURNED MAIL REC'D 4/1/24-
CORPUS CHRISTI, TX. 78405	, , , , , , , , , , , , , , , , , , ,	RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
STACEY MARIE TREVINO	HEIR	B1 Letter Mailed on 3/22/2024
345 SHAWNEE ST		RETURNED MAIL REC'D 4/16/24-
CORPUS CHRISTI, TX. 78405		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD



Substandard case started 12/8/2023

Structure deemed substandard based on the following findings:

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

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

Property located in a residential area.

According to NCAD, the owner took possession of property 1/7/2016.

#### Case, Abatement, and Citation History

Total number of Code complaints: 6

Total number of cases: 10

Owner Compliance: 6

City Abatements: 0

Citations issued: 3

Date	Case Type	Violation(s)	Status
9/30/2013	Minimum	Section 13-22 (304.2)	Compliant
	Standards	EXTERIOR WALLS, Section	



		13-22 (304.7) WINDOWS	
		AND DOORS, Section 13-22	
		(304.12) DOOR FRAMES,	
		Section 13-22 (304.13)	
		SCREENS, Section 13-22	
		(304.3) ROOFS	
8/22/2014	Minimum	Section 14-207 (a)(1)	Compliant
	Standards	PERMIT REQUÌRED	-
9/10/2014	Minimum	Section 13-22 (304.1)	Compliant
	Standards	FOUNDATION	<u> </u>
11/26/2018	PMC Standards	302.1 Exterior Maintenance,	Closed
		308.1 Accumulation of	
		Rubbish or Garbage,	
12/20/2022	Care of Premises	Section 23-70 TALL WEEDS,	Compliant
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS	
		Section 22-6 LITTER AND	
		SOLID WASTE	
		Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
7/12/2023	Vacant Building	Section 22-6 LITTER AND	Closed
1/12/2023	vacant bunding	SOLID WASTE	Closed
7/12/2022	TImes arms d	Section 13-3008 DUTY TO	Closed
7/12/2023	Unsecured	AA A A A A	Closed
	Vacant Building	SECURE VACANT	
0.100.100.00	G CD '	BUILDING	0 1' 1
9/23/2023	Care of Premises	Section 23-70 TALL WEEDS,	Compliant
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS	
		Section 22-6 LITTER AND	
		SOLID WASTE	
		Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
9/23/2023	Junked Vehicle	Section 13-38 JUNKED	Removed by City
		VEHICLES	
	*	VEHICLES	



## Abatement history for 412 COKE ST. AKA 1821 LIPAN.

<u>Date</u>

# Cost/Admin Fee

Case Type

No abatements have been done to property address

## CCPD calls to property:

Nature of Call	412 Coke St. aka 1821 Lipan
Attempt to Contact Welfare Concern	1
Assault in Progress	1
Disturbance in Progress	4
Disturbance Not in Progress	1
EMS Request/Medical Emergency Unconscious Specify	1
Law Enforcement Investigation Explain Type	1
Law Enforcement Investigation Field Event	5
Quality of Life Code Enforcement Assist	1
Quality of Life Field Event	1
Search Warrant Field Event	2
Trespassing Violation in Progress	1
Unauthorized Use of Motor Vehicle not Progress	1
Building Fire Residential Fire	1
Burglary in Progress	1
Burglary Not in Progress	2
Disturbance with Weapons Involved	1
Dumping illegal Dumping	1
Incomplete or Dropped 911 Call	1
LE Assist Explain Type	1
Shots Fired/Deadly Conduct shots Area	2
Suspicious Vehicle in Progress	1
Theft of Property or Services not Progress	1
Trespassing Violation in Progress	1
Grand Total	33



Attempted contact with Property Owner(s):

11/12/2024 – Carlene Hernandez at Marksman Bros. – She stated that they are planning an demo of all vacant buildings but does not have a timeline. She also stated that Attorney Jeff Cain should be present at BSB Hearing.

10/28/2	2024			
Code Co	ompliance Supervisor: Roland Maldonado			
Case# \	/220687-120823			
Propert	cy Owner: Markman Brothers Investments Corpus Christi LLC			
Address	s (⊠Residential □Commercial): 412 Coke St aka 1821 Lipan			
Staff Re	ecommendation(s): Repair			
⊠Resid	dential Structure only Residential and Accessory Structure			
	mercial Structure only   Commercial and Accessory Structure			
Сош	mercial structure only			
due to welfare	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 <b>repair</b> the structure(s) within thirty (30) days. If repair is not started and completed as required, then the City be authorized to demolish.			
Notices				
1.				
2.				
3.	Certified letter of hearing sent by certified mail			
4.	4. Notice of hearing published in newspaper.			
Additio				
1.	Owner Deceased: ⊠ No ☐ Yes If deceased verification by: ☐ Obituary ☐ Death Certificate			
2.	Structure Entered by: ☐ Search Warrant ☐ Consent Given by: ☐ Unsecure			
3.	Taxes due: ☐ Current ☐ Past due -Amount owed: \$1,625.24			
4.				
5.				
6.				
7.	Code Enforcement Maintaining Property: □Yes ⊠No			

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 412 Coke St. aka 1821 Lipan

Case # V220687-120823

**OWNER: Markman Brothers** 

**Investments Corpus Christi 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 **December 7**, 20243, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

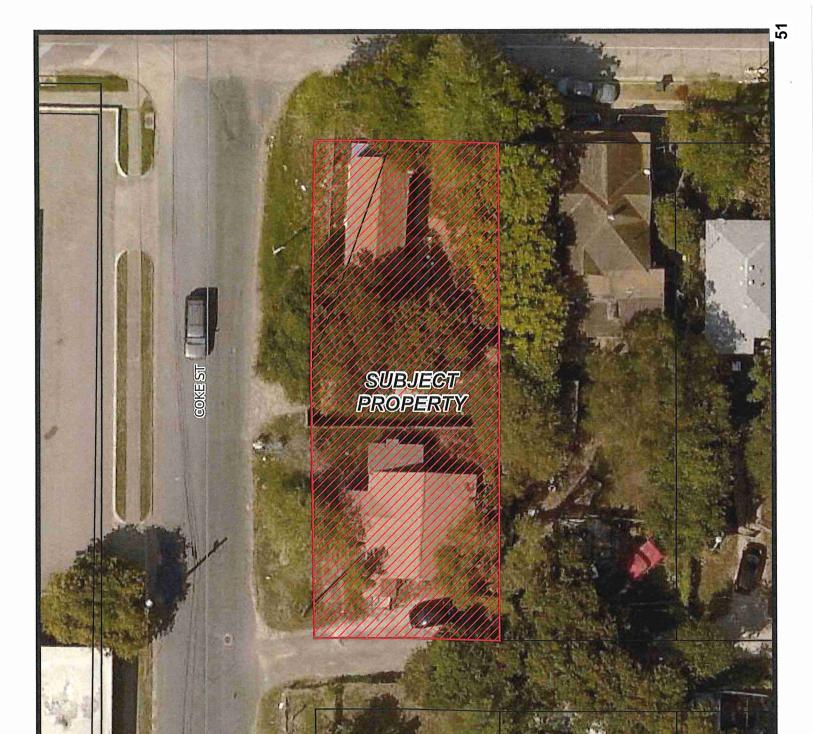
Roland Maldonado

Supervisor

Development Services Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena

CASE TIMELINE FOR 412 COKE ST. AKA 1821 LIPAN			
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	12/7/2023	n/a	n/a
Initial Inspection Completed	12/7/2023	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	12/11/2023	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	7/19/2024 & 7/22/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	8/19/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	12/18/2023	Returned certified mail receipt rec'd- Signed, rec'd by and date of delivery left blank	n/a
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	1/12/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	1/23/2024	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	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/30/2024	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	11/11/24-11/15/24 &	When notice is returned showing	City Ordinance
Front Door of Property	11/18/24-11/20/24	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

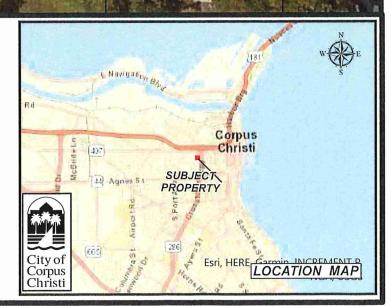


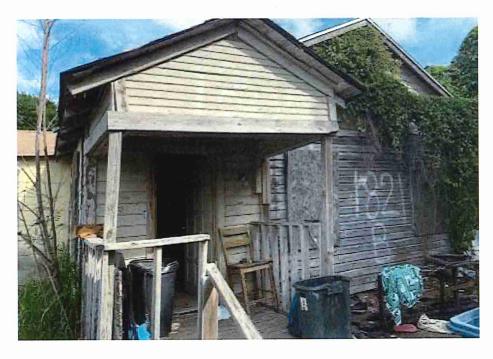
# 412 COKE AKA 1821 LIPAN

Aerial View



Subject Property







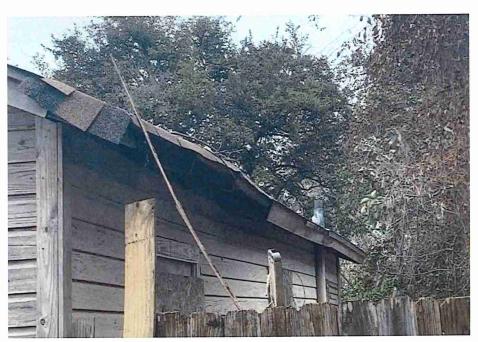
































# City of Corpus Christi – BUILDING SURVEY

Account Number: 6463-0016-0085		
nspection Date: 12/7/2023		
Zoning Use: RM-3		
Revised Date: 12/08/2023		
Officer: Mike Shelton		
	IDAN	
Property Address: 412 COKE ST AKA 1821 L		
Legal Description: PAUL CT E5O' OF LT 8 AL	L FRCL PTS OF BK 1 BRENNA A	
Owner: MARKMAN BROTHERS INVESTMEN	ITS CORPUS CHRISTI LLC	
Mail to: 1925 SOUTHWEST FWY		
City, State, Zip: HOUSTON, TX 77098-4800		
XDwellingCommercial XWood FrameMasonry XVacantOccupied Placard Posted on: 12/7/2023	AccessoryFire Damage XOpen X	_Sq. FtStory _# of Units XInside Inspection _Placard
Plumbing, Electrical, Mechanical, Fire, Heal  Permits Required:  X Building XPlumbing  X Fire XHealth	XElectrical X Other:	_Mechanical
Smoke Alarms:MissingInoperative	Improperly Located	Additional Alarms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type:Charred Wood	ROOF: (304.1 & 304.7) Type:Charred Wood Rotten Eaves	FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate Support Rotten Wood
X Rotten Wood X X Rotten Corner Boards X X	Rotten Rafter Tails	Piers Lean
Missing Boards	Rotten Decking	Piers Missing
X Badly in Need of Paint	Missing Shingles	Cracks/Perimeter Wall Cracks/Slab
X Siding Broken / Missing	Deteriorated Shingles Leaks	Pads Missing/Cracked
X HolesX	Leaks Sags	Missing Skirting
Ordono	•	
Buckled	RUCKIEG	
X Leans Missing Brick	Buckled Collapsed	Missing Access Cover
	Collapsed	
	Collapsed Worn	Missing Access Cover Exposed Sills
Loose Brick	Collapsed Worn Torn	Missing Access CoverExposed SillsRotten Sills
	Collapsed Worn	Missing Access CoverExposed SillsRotten SillsDamaged Floor Joist

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,	603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
•	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
	Disconnected	
<u>X</u>	Other:	
	Otiler.	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
-	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
X	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	XTorn Wallpaper
	Defective	Damaged Paneling
Χ	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	XSheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Water Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

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 Walls Type: 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) X No Hot and Cold Water Supply X Insect, Roach, Rodent Infestation  Rotten Rotten Heat with No Vent in Commercial Building Foundation Type: Sunken Rotten Sills	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	INTERIOR FLOORS: (305.1, 305.2, 305.3 & 305.4)  Charred Wood  X Rotten Wood  Missing Boards  X Holes  X Cracks  Not Level  Buckled  Torn  X Damaged  Other:
(308.3, 309.1, 504.1 & 505.1.2)Foundation Type:  XNo Hot and Cold Water SupplySunken  XInsect, Roach, Rodent InfestationRotten Sills	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	(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
	(308.3, 309.1, 504.1 & 505.1.2) No Hot and Cold Water Supply	Foundation Type: Sunken

\_Other:

#### VIOLATION(S): 412 COKE AKA 1821 LIPAN

- 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.

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.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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.
- 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.
- 605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.
- 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V220687-120823
ADDRESS: 412 COKE AKA 1821 LIPAN

Tax Account No: 6463-0016-0085 LAST UPDATED ON: Wednesday, November 06, 2024

Owner(s): MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC

#### LETTERS MAILED from 12/11/2023-12/11/2023

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MARKMAN BROTHERS INVESTMENTS CORPUS	OWNER	B1 Letter Mailed on 12/11/2023
CHRISTI LLC		RETURNED GREEN CARD REC'D 12/18/23
1925 SOUTHWEST FWY		SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
HOUSTON, TX. 77098-4800		,
MARKMAN BROTHERS INVESTMENTS CORPUS	OWNER	B1 Letter Mailed on 12/11/2023
CHRISTI LLC		RETURNED MAIL REC'D 12/18/23-
412 COKE AKA 1821 LIPAN ST		RETURN TO SENDER
CORPUS CHRISTI, TX. 78408		VACANT
		UNABLE TO FORWARD
MARKMAN BROTHERS INVESTMENTS CORPUS	OWNER	B1 Letter Mailed on 12/11/2023
CHRISTI LLC		RETURNED GREEN CARD REC'D 12/15/23-
1901 MORGAN AVE.		SIGNED AND REC'D BY RENNE CAUDILLO
CORPUS CHRISTI, TX. 78408		DATE OF DELIVERY 12/12
JACK MARKMAN-REGISTERED AGENT	REGISTERED AGENT	B1 Letter Mailed on 12/11/2023
1925 SOUTHWEST FWY		RETURNED GREEN CARD REC'D 1/2/24-
HOUSTON, TX. 77098-4800		SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
JACK MARKMAN-REGISTERED AGENT	REGISTER AGENT	B1 Letter Mailed on 12/11/2023
412 COKE AKA 1821 LIPAN ST		RETURNED MAIL REC'D 12/18/23-
CORPUS CHRISTI, TX. 78408		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
FRED HOBBS	TRUSTEE	B1 Letter Mailed on 12/11/2023
311 HOWARD ST.		RETURNED GREEN CARD REC'D 12/18/23-
CORPUS CHRISTI, TX. 78212		SIGNED BY UNREADABLE
FRED HOBBS	TRUSTEE	B1 Letter Mailed on 12/11/2023
412 COKE AKA 1821 LIPAN ST		RETURNED MAIL REC'D 12/18/23-
CORPUS CHRISTI, TX. 78408		RETURN TO SENDER

VACANT
UNABLE TO FORWARD



#### 4113 DINN ST. - RESIDENTIAL STRUCTURE

Substandard case started 2/5/2024.

Structure deemed substandard based on the following findings:

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

City Recommendation: Repair of residential structure (Building Survey attached)

Property located in a residential area.

According to NCAD, property owner Dunkin Gaye D and Joy D Collins took possession of the property on 08/30/2010.

#### Case, Abatement, and Citation History

Total number of Code complaints: 10

Total number of cases: 15

Owner Compliance: 6

City Abatements: 7

Citations issued: 11



### 4113 DINN ST. - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
03/26/24	Unsecured Vacant Building	Unsecured Vacant Building	Closed-Compliant
03/26/24	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	In Progress
02/21/23	Unsecured Vacant Building	Unsecured Vacant Building	Closed-Expired
02/21/23	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired
02/09/22	Junked Vehicle	Junked Vehicle	Closed-Compliant
02/09/22	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired
09/16/20	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant
01/09/20	Junked Vehicle	Junked Vehicle	Closed-Compliant
01/09/20	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired
08/16/18	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired
06/09/17	Care of Premises	Tall weeds, Stagnant water	Closed-Expired
11/02/16	Care of Premises	Litter and solid waste	Closed-Compliant
07/28/15	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired
08/14/12	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Expired
08/16/11	Care of Premises	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	Closed-Compliant



#### 4113 DINN ST. - RESIDENTIAL STRUCTURE

## Abatement history for 4113 DINN ST.

	<u>Date</u>	Cost/Admin Fee	Case Type
<ol> <li>2.</li> <li>3.</li> <li>4.</li> <li>6.</li> </ol>	04/18/2024 04/18/2024 08/08/2024 10/11/2024 02/13/2024 02/13/2024 11/17/2022	\$100/\$174 \$285.87/\$125 \$190.51/\$125 \$190.51/\$125 \$550/\$174 \$5,890/\$125 \$780/125	Abatement of 1 unsecured opening Abatement of tall weeds Abatement of tall weeds Abatement of tall weeds Abatement of 6 unsecured openings Abatement of tall weeds & litter Abatement of tall grass & litter
			9

Total: \$8,959.89

# CCPD calls to property:

Nature of Call	4113 Dinn St.
Animal Control Animal Cruelty	1
Law Enforcement Investigation Field Event	5
Parking Violation Field Event	1
Attempt to Contact Welfare Concern	2
Quality of Life Field Event	9
Cardiac or Respiratory Arrest/Death Bravo Response	1
Welfare Check Non-Urgent Request for Officer Assistance	1
Suspicious or Unusual Suspicious Activity Specify	1
Suspicious Person In Progress	2
Suspicious or Unusual Suspicious Person or Persons	1
Grand Total	24

Attempted contact with Property Owner(s) **Property owner recorded deceased.** 

10/28,	/2024			
Code (	Compliance Supervisor: Roland Maldonado			
Case#	V223995-020524			
Proper	rty Owner: Gaye D. Dunkin & Joy D. Collins			
<u>Addres</u>	ss (⊠Residential □Commercial): 4113 Dinn St.			
Staff R	ecommendation(s): Repair			
⊠Resi	dential Structure only			
Com	nmercial Structure only   Commercial and Accessory Structure			
due to	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and e of the public is henceforth declared.			
Therefore, the owner be required to <b>repair</b> the structure(s) within thirty (30) days. If repair is not started and completed as required, then the City be authorized to demolish.				
Notice	<u>s</u>			
1. 2. 3. 4.	<ul> <li>Letters of substandard conditions sent by certified mail.</li> <li>Final notice sent by certified mail.</li> <li>Certified letter of hearing sent by certified mail</li> </ul>			
Additio	onal			
1. 2. 3. 4. 5. 6.	Owner Deceased:  No  Yes If deceased verification by:  Obituary  Structure Entered by:  Search Warrant  Consent Given by:  Taxes due:  Current  Past due -Amount owed: \$35,238.09  Utilities:  Active  Active  Structure Built: 1948  Lawsuits:  Yes  No  Code Enforcement Maintaining Property:  Yes  No			

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 4113 Dinn St.

Case # V223995-020524

OWNER: Gaye D. Dunkin & Joy D. Collins

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 3, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

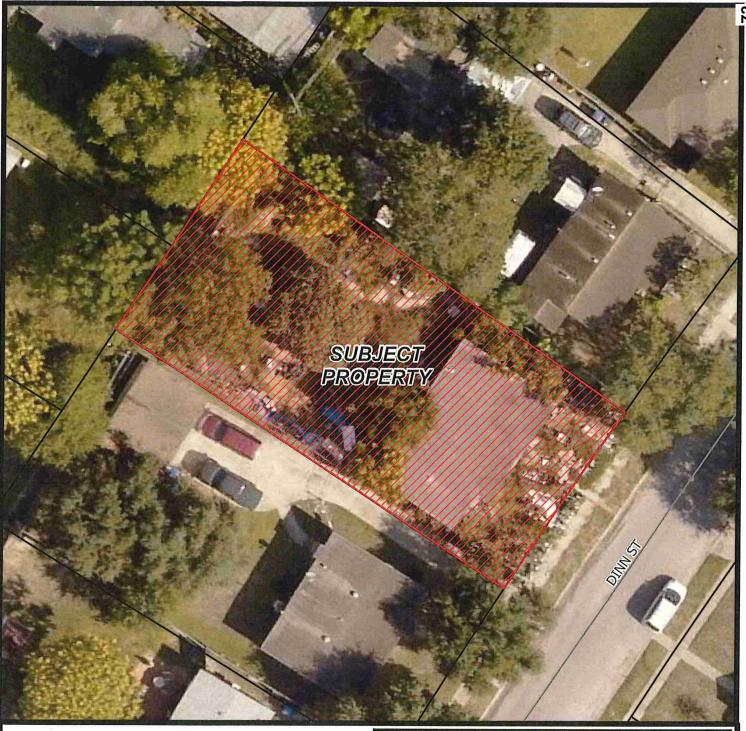
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

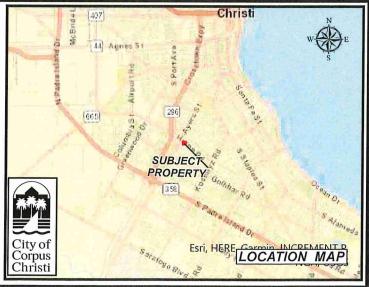
CASE TIMELINE FOR 4113 DINN ST.				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of Potential Violation	2/5/2024	n/a	n/a	
Initial Inspection Completed	2/5/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2	
Notice of Violation Mailed to Last Known Addresses	2/5/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)	
Notice of Violation Posted in Newspaper	7/19/2024 & 7/22/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(A) & (D)(3)	
Deadline to comply with Newspaper Notice of Violation	8/19/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)	
Notice Received	2/29/2024	Returned mail rec'd-Returned to sender, unclaimed, unable to forward	n/a	
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)	
Deadline to comply with Mailed Notice of Violation	3/6/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)	
Re-inspection	7/8/2024	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	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)	
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)	
Notice of Hearing Filed with County Clerk	10/30/2024	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			City Ordinance	
Front Door of Property	11/18/24-11/20/24		Sec. 13-22(C) & (D)(4)	
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)	
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)	

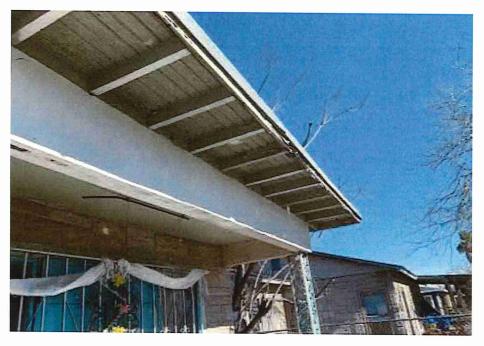


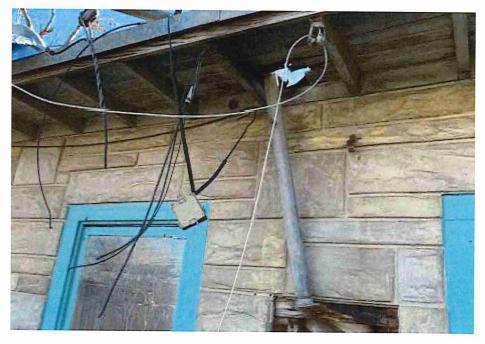
# 4113 DINN ST

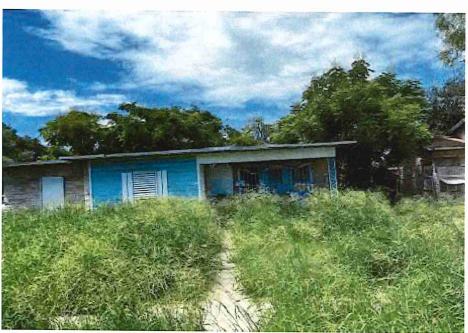
Aerial View

















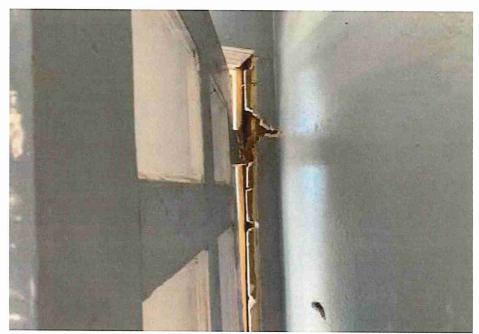










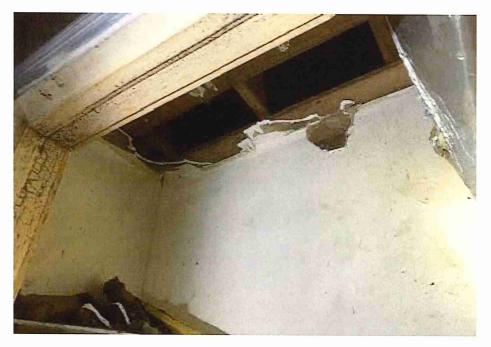




















# City of Corpus Christi – BUILDING SURVEY

Inspec	nt Number: 198900	140200				
	ction Date: 2/5/2024					
Zoning	g Use: RS-6					
Revise	ed Date: 02/05/2024	ļ				
Officer	r: Diana T. Garza					
Proper	rty Address: 4113 D	INN ST				
	Description: CUIPEI					
	,		No			
Owner	": DUNKIN GAYE D	AND JOY D COLLI	NS			
Mail to	: 4113 DINN ST					
City, S	tate, Zip: CORPUS	CHRISTI, TX 78415	5-5220			
X X X Placard	Dwelling Wood Frame X <sub>_</sub> Vacant d Posted on: <u>2/5/202</u>	Occupied	Accessory Fire Damage XOpen		Sq. Ft. # of Units Placard	1Story XInside Inspection
Piumb	oing, Electrical, Me	cnanicai, rire, mea				
Permit	ts Required: _Building Fire	Plumbing	Electrical		Mechanical	
	_Building _Fire		-		Mechanical	
	Building	Plumbing	Electrical			ional Alarms Required
	Building	Plumbing Health Inoperative	Electrical Other: Improperly Loc ROOF: (304.1 & 304.7) Type:		Addit FOUI (304. Type	NDATION: 1, 304.4 & 304.5) :
	Building	Plumbing Health Inoperative	ElectricalOther:Improperly Loc ROOF: (304.1 & 304.7) Type:Charred WoodRotten Eaves		Addit FOUI (304. Type Inade Rotte	NDATION: 1, 304.4 & 304.5) : equate Support
	Building	Plumbing Health Inoperative	ElectricalOther:Improperly Loc ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter Tails		Addit FOUI (304. Type Rotte Piers	NDATION: 1, 304.4 & 304.5) cquate Support on Wood Lean
	Building Fire	Plumbing Health Inoperative  4 & 304.6)	ElectricalOther: Improperly Loc  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten Decking		Addit FOUI (304. TypeInadeRottePiersPiers	NDATION: 1, 304.4 & 304.5) : equate Support in Wood Lean Missing
	Building	Plumbing Health Inoperative  4 & 304.6)  rds aint	ElectricalOther:Improperly Loc ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter Tails		Addit FOUI (304. Type Inade Rotte Piers Piers Cracl	NDATION: 1, 304.4 & 304.5) cquate Support on Wood Lean
	Building Fire	Plumbing Health Inoperative  4 & 304.6)  rds aint	ElectricalOther: Improperly Loc  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing Shingles		Addit FOUI (304. Type Inade Rotte Piers Piers Cracl	NDATION: 1, 304.4 & 304.5) Equate Support on Wood Lean Missing KS/Perimeter Wall
	BuildingFire  # Alarms: _Missing  OUTSIDE WALL: (304.1, 304.2 304.4 Type: _Charred Wood _Rotten Wood _Rotten Wood _Rotten Corner Boar _Missing Boards _Badly in Need of Pa _Siding Broken / Mis	Plumbing Health Inoperative  4 & 304.6)  rds aint	ElectricalOther: Improperly Loc  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated Shingles		Addit FOUI (304. Type Inade Rotte Piers Piers Cracl Cracl	NDATION: 1, 304.4 & 304.5) Equate Support on Wood Lean Missing ks/Perimeter Wall ks/Slab
	Building	Plumbing Health Inoperative  4 & 304.6)  rds aint	ElectricalOther: Improperly Loc  ROOF: (304.1 & 304.7) Type: _Charred Wood _Rotten Eaves _Rotten Rafter Tails _Rotten Decking _Missing Shingles _Deteriorated Shingles _Leaks _Sags _Buckled		Addit FOUI (304. Type Inade Rotte Piers Piers Cracl Cracl Pads Missi	NDATION: 1, 304.4 & 304.5) Equate Support on Wood Lean Missing Ks/Perimeter Wall Ks/Slab Missing/Cracked ng Skirting ng Access Cover
	BuildingFire  Alarms: _Missing OUTSIDE WALL: (304.1, 304.2 304.4 Type: _Charred Wood _Rotten Wood _Rotten Corner Boar _Missing Boards _Badly in Need of Pa _Siding Broken / Mis _Holes _Cracks _Buckled _Leans	Plumbing Health Inoperative  4 & 304.6)  rds aint	ElectricalOther: Improperly Loc  ROOF: (304.1 & 304.7) Type: _Charred Wood _Rotten Eaves _Rotten Rafter Tails _Rotten Decking _Missing Shingles _Deteriorated Shingles _Leaks _Sags _Buckled _Collapsed		Addit FOUI (304. Type Inade Rotte Piers Cracl Cracl Pads Missi Missi	NDATION: 1, 304.4 & 304.5) : equate Support en Wood Lean Missing cs/Perimeter Wall cs/Slab Missing/Cracked ng Skirting ng Access Cover sed Sills
	Building Fire  Alarms: Missing  OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood Rotten Wood Rotten Corner Boar Missing Boards Badly in Need of Pa Siding Broken / Mis Holes Cracks Buckled Leans Missing Brick	Plumbing Health Inoperative  4 & 304.6)  rds aint	ElectricalOther:Improperly Loc  ROOF: (304.1 & 304.7) Type: _Charred Wood _Rotten Eaves _Rotten Rafter Tails _Rotten Decking _Missing Shingles _Deteriorated Shingles _Leaks _Sags _Buckled _Collapsed _Worn		Addit FOUI (304. Type Inade Rotte Piers Cracl Cracl Pads Missi Expo Rotte	NDATION: 1, 304.4 & 304.5) Equate Support on Wood Lean Missing (s/Perimeter Wall (s/Slab Missing/Cracked ng Skirting ng Access Cover sed Sills n Sills
	BuildingFire  # Alarms: _Missing  OUTSIDE WALL: (304.1, 304.2 304.4 Type: _Charred Wood _Rotten Wood _Rotten Corner Boar _Missing Boards _Badly in Need of Pa _Siding Broken / Mis _Holes _Cracks _Buckled _Leans _Missing Brick _Loose Brick	Plumbing Health  Inoperative  4 & 304.6)  rds  aint ssing  X	ElectricalOther:Improperly Loc  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSagsBuckledCollapsedWornTorn		Addit FOUI (304. Type Inade Rotte Piers Cracl Cracl Pads Missi Expo Rotte	NDATION: 1, 304.4 & 304.5) Equate Support on Wood Lean Missing ks/Perimeter Wall ks/Slab Missing/Cracked ng Skirting ng Access Cover sed Sills n Sills aged Floor Joist
	Building Fire  Alarms: Missing  OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood Rotten Wood Rotten Corner Boar Missing Boards Badly in Need of Pa Siding Broken / Mis Holes Cracks Buckled Leans Missing Brick	Plumbing Health  Inoperative  4 & 304.6)  rds  aint ssing  X	ElectricalOther:Improperly Loc  ROOF: (304.1 & 304.7) Type: _Charred Wood _Rotten Eaves _Rotten Rafter Tails _Rotten Decking _Missing Shingles _Deteriorated Shingles _Leaks _Sags _Buckled _Collapsed _Worn	ated _	Addit FOUI (304. Type Inade Rotte Piers Cracl Cracl Pads Missi Expo Rotte	NDATION: 1, 304.4 & 304.5) Equate Support on Wood Lean Missing ks/Perimeter Wall ks/Slab Missing/Cracked ong Skirting ong Access Cover sed Sills on Sills aged Floor Joist ing Floor Joist

X X X X	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	PORCHES: (304.1, 304.2, 304.2, 304.1, 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	10, DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18 305.6 & 702.1) Charred WoodMissing XDamaged XPoor FitDamaged / Missing Screen(s)Off HingesBlocked Exit XRotten
	Other:	Other:	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:	(403.2, 502.1, 5 & 505.3) Missing	ow Plate
X	PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4, 5 504.1, 504.2, 504.3, 505.1.1, 506.1 & 9 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:	Other:  WATER HEAT  03.1, 503.4, (505.4, 603.1, 6)  Gas Electric Missing X Disconnected Temperature Presentation of the propertion of the properties of the	ER: 603.2, 603.3, 603.4 603.5 & 603.6)  ressure Release Valve Missing ressure Release Valve Broken sing Pipe Outside  Loose I Pipe / Attic Vent mbustion Air sing / Damaged

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Gas LeakLine Appears to Enter Building Below Grade Level
	P' Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
-	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
Χ	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
Χ	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	Paint Deteriorated
	Service Appears Below Code	Cracks
	Two-Wire Service	Holes
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
Χ	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	XSheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
_	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood
	Burned Fixtures	XRotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Holes
	No Small Appliance Circuits Over Kitchen	Tracks
	Counter Space with GFCI	Not Level
	Only One Small Appliance Circuit Over Kitchen	Buckled
	Counter Space with NO GFCI	Buckled Torn
	Kitchen Appliance Circuits – No GFCI	XDamaged
X	Nicher Appliance circuits = No Gr Cr Plugs Missing / Loose / Broken	Other:
<u>X</u>	Switches Missing / Loose / Broken	Other.
<u>X</u>	Switches Missing / Loose / Broken Fixtures Missing / Loose / Broken	
<u>^</u>	<u> </u>	
	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:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing	TYPE:
	Floor Furnace Damaged / Missing	Roof Type:
	Nonconforming Gas Line to Space Heater	Rotten
	Wall Heater with No Vent in Bathroom	Loose
	Thermostat Damaged / Missing	
	Gas-Fired Heating Appliance within 2' of	Holes
	Tub / Shower / Water Closet	Missing
	Condensing Unit Damaged / Missing	Missing
	No Vent Fan or Window in Bathroom	Walls Type:
	Volvent Fan Or Window in BathloomVent Fan Missing / Not Operable	Rotten
	Heat with No Vent in Commercial Building	
	rreat with No Vent in Commercial Building Fire Damage	Leaning Buckled
	Other:	Missing
	LINCANITA DV CONDITIONS	Other:
	UNSANITARY CONDITIONS:	Carredation Trans.
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
	No Hot and Cold Water Supply	Sunken
	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	Other:	

#### VIOLATION(S): 4113 DINN ST.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

304.13 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.

304.7 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.

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.

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, V223995-020524

**ADDRESS: 4113 DINN ST.** 

Tax Account No: 1989-0014-02801

Owner(s): GAYE D. DUNKIN & JOY D. COLLINS

LAST UPDATED ON: Wednesday, November 06, 2024

### LETTERS MAILED from 2/5/2024 TO 2/6/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
DUNKIN GAYE D. AND JOY D. COLLINS	OWNERS	B1 Letter Mailed on 2/5/2024
4113 DINN ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78415-5220		RETURNED TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
GAYE D. DUNKIN AKA DARLENE DUNKIN	DECEASED OWNER	B1 Letter Mailed on 2/5/2024
4113 DINN ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78415-5220		RETURNED TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HIER OF GAYE D. DUNKIN AKA DARLENE	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/5/2024
DUNKIN		RETURNED MAIL REC'D 2/21/24-
4113 DINN ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78415-5220		VACANT
IOVE COLLING		UNABLE TO FORWARD
JOY D. COLLINS	OWNER	B1 Letter Mailed on 2/5/2024
9350 S. PADRE ISLAND DR. #93		RETURNED MAIL REC'D 2/29/2024-
CORPUS CHRISTI, TX. 78418-5514		RETURN TO SENDER
		UNCLAIMED
JOY D. COLLINS	011115	UNABLE TO FORWARD
2640 WALDRON RD #607	OWNER	B1 Letter Mailed on 2/5/2024
CORPUS CHRISTI, TX. 78418-4762		RETURNED GREEN CARD REC'D 2/9/24-
COM 03 CHM3H, 1A. 70410-4702		SIGNED AND REC'D BY JOY D. COLLINS
JOY D. COLLINS	OWNER	B1 Letter Mailed on 2/5/2024
4113 DINN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX. 78415-5220		RETURN TO SENDER

		VACANT
		UNABLE TO FORWARD
JOY D. COLLINS AKA JOY DUNKIN COLIINS	OWNER	B1 Letter Mailed on 2/5/2024
2725 WALDRON RD #31		RETURNED MAIL REC'D 3/8/24-
CORPUS CHRISTI, TX. 78418		FORWARDING ADDRESS PROVIDED
JOY D. COLLINS AKA JOY DUNKIN COLIINS	OWNER	B1 letter Mailed on 2/5/2024
4239 COLUMBIA		
CORPUS CHRISTI, TX. 78416		



• Substandard case started 2/9/2024.

Structure deemed substandard based on the following findings:

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

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

Property located in a residential area and along a main thoroughfare road (Morgan Ave.).

According to NCAD, no recorded deed on file.

## Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 12

Owner Compliance:1

City Abatements: 12

Citations issued: 0 (OWNER DECEASED)

Date	Case Type	Violation(s)	Status
03/13/2015	Vacant Building	Section 22-6 LITTER AND SOLID WASTE & Section	CLOSED



		40 10 VEED SIDEWALVS	
		49-10 KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
		CLEAN	
04/09/2015	Unsecured	Section 13-3008 DUTY TO	Complaint
	Vacant Building	SECURE VACANT	
		BUILDING	
04/07/2016	Vacant Building	Section 23-70 TALL WEEDS,	Owner Compliance
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS & Section 22-6	
		LITTER AND SOLID	
		WASTE & Section 49-10	
		KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
		CLEAN	
11/20/2017	Vacant Building	Section 23-70 TALL WEEDS,	CLOSED
21,20,201		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS & Section 22-6	
		LITTER AND SOLID	
		WASTE & Section 49-10	
		KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
		CLEAN	
12/06/2019	Dangerous	Section 342.008 ABATE	CLOSED
12/00/2019	Weeds	DANGEROUS WEEDS	
12/12/2019	Unsecured	Section 13-3008 DUTY TO	Complaint
12/12/2019	Vacant Building	SECURE VACANT	1
	vacant Bananig	BUILDING	
12/12/2019	Vacant Building	Section 23-70 TALL WEEDS,	Complaint
12/12/2017	vacant Banang	BRUSH, AND DISEASED	0 0111p1111111
		TREES PROHIBITED ON	
		LOTS & Section 22-6	
		LITTER AND SOLID	
		WASTE & Section 49-10	
		KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
		CLEAN	
07/09/2021	Vacant Building	Section 23-70 TALL WEEDS,	Closed abated by city
07/09/2021	vacant building	BRUSH, AND DISEASED	Closed dodled by city
		TREES PROHIBITED ON	
		LOTS & Section 22-6	
		LITTER AND SOLID	



		WASTE & Section 49-10	
		KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
		CLEAN	
12/22/2021	Unsecured	Section 13-3008 DUTY TO	<b>BOARDED BY</b>
	Vacant Building	SECURE VACANT	CITY
	_	BUILDING	
05/31/2023	Vacant Building	Section 23-70 TALL WEEDS,	Complaint
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS & Section 22-6	
		LITTER AND SOLID	
		WASTE & Section 49-10	
		KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
		CLEAN	
01/12/2024	Unsecured	Section 13-3008 DUTY TO	Complaint
	Vacant Building	SECURE VACANT	
		BUILDING	
02/09/2024	Substandard	108.1.3 Structure Unfit for	IN PROGRESS
	Structure	Human Occupancy	

# Abatement history for 1219 ELGIN ST.

<u>Date</u>	Cost/Admin Fee	Abatement Type
1. 08/05/2015	\$157.00/\$125.00	Mowed/ Removed litter
2. 08/05/2015	\$100.00/\$174.00	Board Up
3. 09/09/2015	\$60.00/\$125.00	Mowed/ Removed litter
4. 12/10/2019	\$75.00/\$125.00	Mowed/ Removed litter
5. 12/15/2020	\$75.00/\$125.00	Mowed/ Removed litter
6. 12/17/2020	\$65.00/\$174.00	Board Up
7. 09/23/2021	\$183.95/\$125.00	Mowed/ Removed litter
8. 12/22/2021	\$75.00/\$125.00	Mowed/ Removed litter
9. 02/15/2022	\$370.00/\$174.00	Board Up
10. 01/12/2024	\$86.28/\$125.00	Mowed/Removed litter
11. 04/15/2024	\$100.00/\$174.00	Board Up
12. 05/30/2024	\$75.00/\$125.00	Mowed/Removed litter

Total: \$3,118.23



# CCPD calls to property:

Nature of Call	1219 Elgin St.
Bee Hazard to Public Bee Swarm Hazard to Public	1
Drug Enforcement Possession or Use	1
Suspicious or Unusual Field vent	1
Law Enforcement Investigation Field Event	4
Physical Attack/Attempted Bodily Injury In Progress	1
Wanted Person or Property Field Event	1
Disturbance in Progress	1
Dumping illegal Dumping	1
Grand Total	11

Attempted contact with Property Owner(s)

Owner(s) is deceased and heirs of property have not made contact with Code.

DATE	NAME	CONTACT DETAILS

10/28/20	24	
Code Con	mpliance Supervisor: Roland Ma	Ildonado
Case# V2	24417-020924	
Property	Owner: Est. of Santos Galvan C	/O Eric Galvan
	(⊠Residential □Commercial)	
	ommendation(s): Demolition	
⊠Reside	ential Structure only	Residential and Accessory Structure
Comm	ercial Structure only	☐ Commercial and Accessory Structure
due to su	ne provisions of Section 13-22 (Full of the public is henceforth declarations of the public is henceforth declarations.	d)(1)(c) of the Corpus Christi Property Maintenance Code and dition of the structure(s), a hazard to the health, safety, and ared.
		molish the structure(s) within thirty (30) days. If demolition is then the City be authorized to demolish.
<u>Notices</u>		
1. I 2. I 3. (	Letters of substandard conditio Final notice sent by certified ma Certified letter of hearing sent l Notice of hearing published in r	ail. by certified mail
Addition	nal	
<ol> <li>2. 3</li> <li>3. 4</li> <li>5. 7</li> </ol>	Structure Entered by: □Search Taxes due: □ Current ⊠ Utilities: □Active ⊠ Year Structure Built: 1950	s If deceased verification by: ⊠Obituary □Death Certificat Warrant □Consent Given by: ⊠Unsecur Past due -Amount owed: \$1,011.59 Inactive-Last active date: 1/23/2018
6	Lawcuite DVac NO	

⊠No

7. Code Enforcement Maintaining Property:  $\square Yes$ 

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 1219 Elgin St.

Case # V224417-020924

**OWNER: Est. of Santos Galvan** 

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 3, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

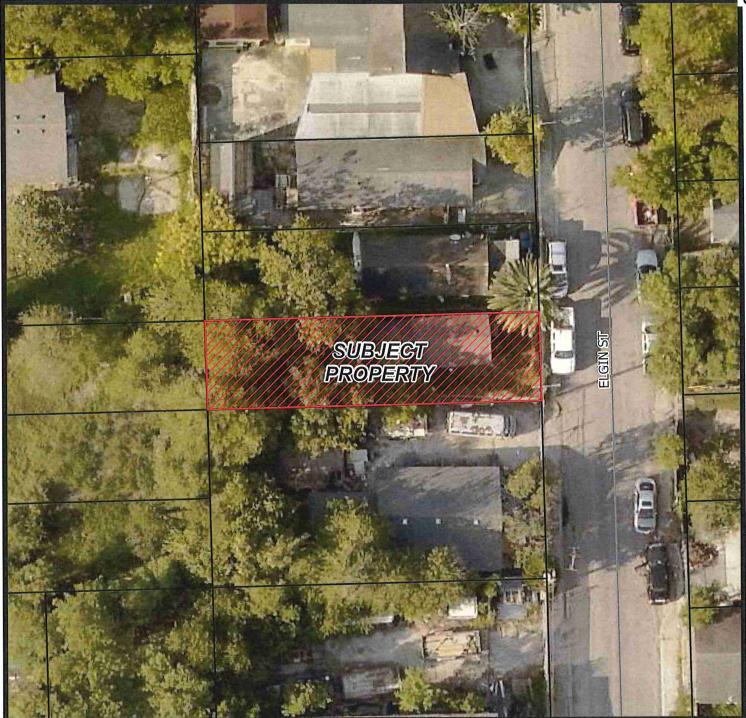
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

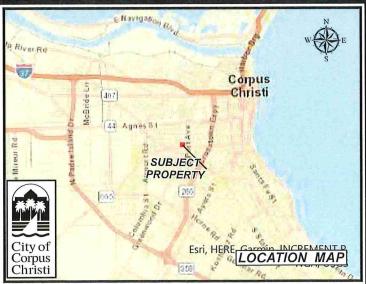
CASE TIMELINE FOR 1219 ELGIN ST.				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of	2/2/2024			
Potential Violation	2/3/2024	n/a	n/a	
Initial Inspection Completed		When building, structure or premise	Corpus Christi Property	
	2/3/2024	thought to be substandard	Maintenance Code 104.2	
Notice of Violation Mailed to Last		When there are reasonable grounds to	City Ordinance	
Known Addresses	2/14/2024	believe there is a violation	Sec. 13-22(A) & (D)(2)	
Notice of Violation Posted in	:	When owner is unknown, whereabouts	City Ordinance Sec.13-	
Newspaper	7/19/2024 &	unknown, or where service of notice has	22(A) & (D)(3)	
	7/22/2024	failed (Published twice w/in a 10 day period)		
Deadline to comply with Newspaper		When 30 days have elapsed from the date	City Ordinance	
Notice of Violation	8/19/2024	of first publication	Sec. 13-22(B)	
Notice Received		Returned mail rec'd 2/21/2024-Return to	n/a	
	2/21/2024	sender, vacant, unable to forward		
Returned Notice of Violation Posted at	9/23/24-9/27/24 &	When notice is returned showing	City Ordinance	
Front Door of Property	9/30/24-10/4/24	unclaimed or not delivered	Sec. 13-22(A) & (D)(4)	
Deadline to comply with Mailed Notice	0/45/0004	30 days from receipt of the notice	City Ordinance	
of Violation	3/15/2024		Sec. 13-22(A)(5)	
Re-inspection		Not less thans 30 days from receipt of the	City Ordinance	
	3/19/2024	notice or when 30 days have elapsed from	Sec. 13-22(B)	
		date of first publication		
Complaint filed with BSB		When owner refused to comply; when	City Ordinance	
	40/20/2024	not cured within 30 days from receipt of notice or any further agreed time; or	Sec. 13-22(B)(2)	
	10/28/2024	when 30 days have elapsed from date of		
		first publication		
Notice of Hearing Mailed to Last		At least 10 days prior to hearing	City Ordinance	
Known Address	10/29/2024		Sec. 13-22(C) & (D)(2)	
	10,23,2021			
Notice of Hearing Posted in Newspaper		At least 10 days prior to hearing when	City Ordinance Sec.13	
	10/28/2024 &	owner is unknown, whereabouts	22(C) & (D)(3)	
	10/29/2024	unknown, or where service of notice has		
	10,23,2021	failed (Published twice w/in a 10 day period)		
Notice of Hearing Filed with County		At least 10 days prior to hearing	City Ordinance Sec. 13-	
Clerk	10/30/2024		22(C) & Tx Local Gov't	
			Code 214.001€	
Returned Notice of Hearing Posted at	11/11/24-11/15/24 &	When notice is returned showing	City Ordinance	
Front Door of Property	11/18/24-11/20/24	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)	
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)	
	11/13/2027			
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45	City Ordinance	
	,,	days after Complaint filed	Sec. 13-22 (C)	

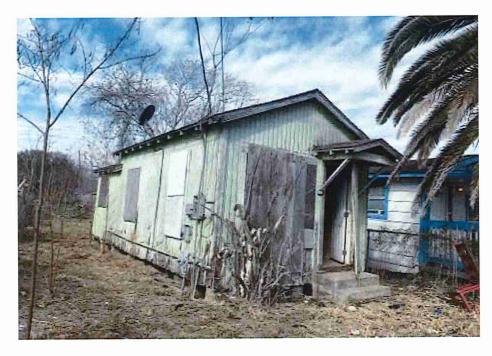


# 1219 ELGIN ST

Aerial View

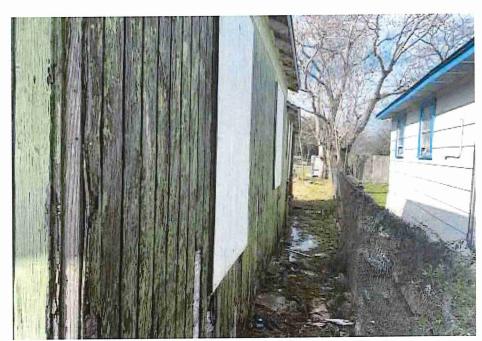




































# City of Corpus Christi – BUILDING SURVEY

Account Number: 406	2-0002-0070				
nspection Date: 2/3/2	024				
Zoning Use: RS-6					
Revised Date: 02/13/2	2024				
Officer: Mike Shelton					
Property Address: 12	19 ELGIN ST				
Legal Description: LA	PALOMA LT 7 BLK 2				
Owner: GALVAN SAN	NTOS EST OF C/O ERIO	C GALVAN			
Mail to: 4434 ELVIRA	DR				
City, State, Zip: Corp	us Christi, TX 78416-244	46			
X Dwelling X Wood Frame X Vacant	Occupied	AccessoryFire Damage XOpen	Sq. Ft # of U XPlacar	nits XInside Inspec	tion
Placard Posted on: 2/3  Corrections must be Code and/or ordinal	e made to the item(s) on the City of Cor	pus Christi. The followir	with the Corpung city ordinand	us Christi Property Maintenar ces are applicable: Building,	ıce
Placard Posted on: 2/3 Corrections must be Code and/or ordinal Plumbing, Electrica	e made to the item(s) o	pus Christi. The followir	with the Corpung city ordinand	ces are applicable: Building,	ice
Placard Posted on: 2/3  Corrections must be Code and/or ordinal Plumbing, Electrical Permits Required:  X Building Fire  Smoke Alarms:	e made to the item(s) onces of the City of Cor I, Mechanical, Fire, He XPlumbing Health	pus Christi. The following alth and Zoning.  XElectricalOther:	ng city ordinand	ces are applicable: Building,	ice
Placard Posted on: 2/3  Corrections must be Code and/or ordinal Plumbing, Electrical Permits Required:  X Building Fire  Smoke Alarms: X Missing	e made to the item(s) onces of the City of Cor I, Mechanical, Fire, He XPlumbing Health XInoperative	pus Christi. The followir alth and Zoning.  XElectrical	ng city ordinand	ces are applicable: Building,	ice
Placard Posted on: 2/3  Corrections must be Code and/or ordinal Plumbing, Electrical Permits Required:  X Building Fire  Smoke Alarms:  X Missing  OUTSIDE W.	e made to the item(s) of noces of the City of Cor.  I, Mechanical, Fire, He.  XPlumbingHealth  XInoperative  ALL: 304.4 & 304.6)  od	rpus Christi. The following alth and Zoning.  XElectricalOther:Improperly Loc	ng city ordinand	ces are applicable: Building, anicalAdditional Alarms Required	nce

	<b>WINDOWS:</b> (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 &	<b>PORCHES:</b> (304.1, 304.2, 304.1 304.12, 305.4, 305.5 & 307.1)	0, <b>DOORS:</b> (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)
	304.17)	Ob awad Mood	Charred Wood
	Charred Wood	Charred Wood Missing / Broken Boards	XMissing
<u>X</u>	Broken Glass	Loose	X Damaged
<u>X</u>	Missing Screens	Loose Rotten Wood	X Poor Fit
	Torn Screens Missing / Broken Sash X	Rotten wood nadequate Support	Damaged / Missing Screen(s)
	IVIIOSITIES / ELONOTT GUOT.	Support Post Missing	Off Hinges
	Do Not Open	Support Post Missing Support Post Loose	X Blocked Exit
<u>X</u>	Rotten Sills	Faulty Weather Protection	Rotten
<u>X</u>	Rotten / Broken Frames	Other:	Other:
	Other:	Other.	
	STEPS: (304.1, 304.2		ATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)	(403.2, 502.1,	502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	,	& 505.3)	
	Charred Wood	Missing	
	Rotten Wood		e / Broken / Missing
	Missing Boards	No Anti-Siphor	
	Inadequate Support	Missing Overfl	ow Plate
X	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Showe	er Head
	Other:	Not Vented	
		XDisconnected	
		Stopped Up	Chall
		Damaged Sho	ower Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEA	TER:
	(404.4.3, 502.1, 502.2, 502.3, 502.4		603.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1	,	
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl		Pressure Release Valve Missing
	Water Supply Line Leaks	Temperature	Pressure Release Valve Broken
	Flush Ell Leaks	Drain Line Mi	ssing
	Runs Constantly	Not Approved	l Pipe
	Tank Broken / Cracked	Not Extended	Outside
	Bowl Broken / Cracked	Elbowed Dow	/n
X	Disconnected	Vent Missing	/ Loose
	Missing Flush Handle	No Double W	
	Missing Flapper	Nonconformir	<del></del>
	Urinal; No Back-Flow Preventive		combustion Air
	No Elongated Bowl / Open-end Sea		lissing / Damaged
	Other:	No Gas Cut 0	
****		Missing Fireb	
			ine Not Approved Pipe
			ocated in Bathroom
			_ocated in Bedroom
		Fire Damage	d
		Other:	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,	603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
<u>X</u>	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
<u>X</u>	Service Appears Below Code	Cracks
******	Two-Wire Service	XHoles
<u>X</u>	Inadequate	Torn Wallpaper
	Defective	Damaged Paneling
<u>X</u>	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	XSheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:		INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)		(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches		Charred Wood
	Burned Fixtures		Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	***	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen		Holes
	No Small Appliance Circuits Over Kitchen		 Cracks
	Counter Space with GFCI	X	Not Level
	Only One Small Appliance Circuit Over Kitchen		Buckled
	Counter Space with NO GFCI	•~~	Torn
	Kitchen Appliance Circuits – No GFCI	X	Damaged
	Plugs Missing / Loose / Broken	Λ	Other:
	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		
<u>X</u>	Porch Lights Broken / Missing / Loose		
<u>X</u>			,
	Other:		
	MECHANICAL:		ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)		(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing		TYPE:
	Floor Furnace Damaged / Missing		Roof Type:
	Nonconforming Gas Line to Space Heater		Rotten
	Wall Heater with No Vent in Bathroom		Loose
	Thermostat Damaged / Missing		Torn
•	Gas-Fired Heating Appliance within 2' of		Holes
	Tub / Shower / Water Closet		Missing
	Condensing Unit Damaged / Missing		
	No Vent Fan or Window in Bathroom		Walls Type:
	Vent Fan Missing / Not Operable		Rotten
	Heat with No Vent in Commercial Building	,	Leaning
***	Fire Damage		Buckled
	Other:		Missing
			Other:
	UNSANITARY CONDITIONS:		
	(308.3, 309.1, 504.1 & 505.1.2)		Foundation Type:
<u>X</u>	No Hot and Cold Water Supply		Sunken
<u>X</u>	Insect, Roach, Rodent Infestation		Rotten Sills
	Lacks Adequate Garbage Containers		Other:
	Other:		

#### VIOLATION(S): 1219 ELGN ST.

- 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 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.

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.

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

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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.

304.4 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 materials 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.

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.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.

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.

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V224417-020924

**ADDRESS: 1219 ELGIN ST.** 

Tax Account No: 4062-0002-0070

Owner(s): EST. OF SANTOS GALVAN C/O ERIC GALVAN

LAST UPDATED ON: Wednesday, November 06, 2024

### LETTERS MAILED from 2/14/2024-2/14/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
GALVAN SANTOS EST. OF C/O ERIC GALVAN	DECEASED OWNER	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416-2446		
EST OF SANTOS GALVAN C/O ERIC GALVAN	DECEASED OWNER	B1 Letter Mailed on 2/14/2024
1219 ELGIN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF SANTOS GALVAN	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416-2446	The second of th	B1 Letter Mailed on 2/14/2024
UNKNOWN HEIRS OF SANTOS GALVAN	UNKNOWN HEIRS OF DECEASED ONWER	RETURNED MAIL REC'D 2/21/24-
1219 ELGIN ST.		RETURN TO SENDER
CORPUS CHRISTI, TX .78405		VACANT
		UNABLE TO FORWARD
	HEIR	B1 Letter Mailed on 2/14/2024
EDUARDO S. GALVAN	HEIK	RETURNED MAIL REC'D 2/21/24-
4434 ELVIRA DR.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78416		VACANT
		UNABLE TO FORWARD
EDUARDO S. GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
1219 ELGIN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
Com os chinori, in notos		REFUSED
		UNABLE TO FORWARD
EDUARDO S. GALVAN	HEIR	B1 Letter Mailed on 2/14/2024

TOOK DID OF STONE DD		
7029 RIDGE STONE DR.		
CORPUS CHRISTI, TX. 78413	HEIR	B1 Letter Mailed on 2/14/2024
CYNTHIA GALVAN	HEIK	DI Letter Manea on 2, 2 1, 202
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		B1 Letter Mailed on 2/14/2024
CYNTHIA GALVAN	HEIR	RETURNED MAIL REC'D 2/21/24-
1219 ELGIN ST.		RETURN TO SENDER
CORPUS CHRISTI, TX .78405		
		VACANT
		UNABLE TO FORWARD
CYNTHIA GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
1111 MAIN DR.		RETURNED MAIL REC'D 2/26/24-
CORPUS CHRISTI, TX. 78409		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
PATRICIA G. GARZA	HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		
PATRICIA G. GARZA	HEIR	B1 Letter Mailed on 2/14/2024
1219 ELGIN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
PATRICIA G. GARZA	HEIR	B1 Letter Mailed on 2/14/2024
3932 MONTA DR.		
ROBSTOWN TX. 78380		
UNKNOWN HEIRS OF SANTOS GALVAN JR	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		
UNKNOWN HEIRS OF SANTOS GALVAN JR	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 2/14/2024
1219 ELGIN ST.		RETURNED MAIL REC'D 2/23/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
CON 03 CINISTI, 17.70403		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF SANTOS GALVAN JR	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 2/14/2024
2030 ROCKFORD		RETURNED GREEN CARD REC'D 2/20/24-
CORPUS CHRISTI, TX. 78416		SIGNED BY RHG
ERIC GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024
ERIC GALVAN	TEIN	22 2000 Manage on -/ - 1/ - 1/

1219 ELGIN ST.		
CORPUS CHRISTI, TX .78405	LIEIR	B1 Letter Mailed on 2/14/2024
ERIC GALVAN	HEIR	DI Letter Malieu On 2/14/2024
2030 ROCKFORD		
CORPUS CHRISTI, TX. 78416		D1 Letter Mailed on 2/14/2024
AMY LOPEZ GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		2/44/2024
AMY LOPEZ GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
1219 ELGIN ST.		RETURNED MAIL REC'D 3/18/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
AMY LOPEZ GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
2030 ROCKFORD		RETURNED GREEN CARD REC'D 2/20/24-
CORPUS CHRISTI, TX. 78416		SIGNED BY RHG
AMY LEE GALVAN	HEIR	B1 Letter Mailed on 2/14/2024
5702 DOMINGO PENA		RETURNED MAIL REC'D 3/15/24-
CORPUS CHRISTI, TX. 78417		RETURN TO SENDER
CORPOS CHRISTI, TX. 70417		UNCLAIMED
		UNABLE TO FORWARD
SANTOS GALVAN JR	DECEASED HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416	DECEASED HEIR	B1 Letter Mailed on 2/14/2024
SANTOS GALVAN JR	DECEASED HEIR	RETURNED MAIL REC'D 2/21/24-
1219 ELGIN ST.		RETURN TO SENDER
CORPUS CHRISTI, TX .78405		VACANT
		UNABLE TO FORWARD
CANTES CANVAN ID	DECEASED HEIR	B1 Letter Mailed on 2/14/2024
SANTOS GALVAN JR	DECEASED HEIR	RETURNED GREEN CARD REC'D 2/20/24-
2030 ROCKFORD		SIGNED BY RHG
CORPUS CHRISTI, TX. 78416	DECEACED HEID	B1 Letter Mailed on 2/14/2024
CORINA GALVAN	DECEASED HEIR	BI Letter Walled on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		B1 Letter Mailed on 2/14/2024
CORINA GALVAN	DECEASED HEIR	NOT THE PARTY OF T
1219 ELGIN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF CORINA GALVAN	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 2/14/2024

4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		B1 Letter Mailed on 2/14/2024
UNKNOWN HEIRS OF CORINA GALVAN	UNKNOWN HEIRS OF DECEASED HEIR	1
1219 ELGIN ST.		RETURNED MAIL REC'D 3/18/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
GUADALUPE CRUZ JR	HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		
GUADALUPE CRUZ JR	HEIR	B1 Letter Mailed on 2/14/2024
1219 ELGIN ST.	FIA PERSONAL PROPERTY AND ADDRESS OF THE PERSONA	RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
Cold os chilish, ix.yo ios		VACANT
		UNABLE TO FORWARD
GUADALUPE CRUZ JR	HEIR	B1 Letter Mailed on 2/14/2024
1514 43 <sup>RD</sup> ST	TER	RETURNED GREEN CARD REC'D 2/21/24-
		SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
LUBBOCK, TX. 78416		
		RETURNED MAIL REC'D 3/14/24-
		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
		(RETURN MAIL RECEIPT MISSING)
	LIEB	B1 Letter Mailed on 2/14/2024
ADRIANA PEQUENO	HEIR	BI Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		B1 Letter Mailed on 2/14/2024
ADRIANA PEQUENO	HEIR	
1219 ELGIN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ADRIANA PEQUENO	HEIR	B1 Letter Mailed on 2/14/2024
1055 JONES AVE		RETURNED MAIL REC'D 4/4/24-
FRESNO, CA. 93706		RETURN TO SENDER
,	,	UNCLAIMED
		UNABLE TO FORWARD
MARIA PEQUENO	HEIR	B1 Letter Mailed on 2/14/2024
4434 ELVIRA DR.		
CORPUS CHRISTI, TX. 78416		
	HEIR	B1 Letter Mailed on 2/14/2024
MARIA PEQUENO	HEIIX	

1219 ELGIN ST.		RETURNED MAIL REC'D 2/21/24-
CORPUS CHRISTI, TX .78405		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
MARIA PEQUENO	HEIR	B1 Letter Mailed on 2/14/2024
4620 E. EUGENIO AVE		RETURNED MAIL REC'D 4/4/24-
FRESNO, CA. 93725		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD



#### 804 14th St. - ACCESSORY STRUCTURE

Substandard case started 2/9/2024.

Structure deemed substandard based on the following findings:

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

City Recommendation: Demolition of accessory structure (Building Survey attached)

Property located in a residential area.

According to NCAD, the owner took possession of property 4/3/1991.

### Case, Abatement, and Citation History

Total number of Code complaints: 10

Total number of cases: 5

Owner Compliance: 1

City Abatements: 4

Citations issued: 0 (Owner Deceased)



## 804 14<sup>th</sup> St. – ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
1/5/2023	Set Out	SEC. 21-22 WHEN AND	COMPLIANT
	Violation	WHERE SOLID WASTE IS	
		TO BE PLACED FOR	
		COLLECTION	
11/18/2022	Zoning	Unified Development Code	Closed
		1.7.2 A. Minimum	
		Requirements	
4/19/2023	Vacant Lot	Section 22-6 LITTER AND	COMPLIANT
		SOLID WASTE	
2/8/2024	Emergency	108.1.5 Dangerous Structure	VIOLATION
	Measures	or Premises	ABATED
6/26/2024	Vacant Lot	Section 23-70 TALL WEEDS,	IN PROGRESS
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOT, Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN. UPON	
		ARRIVAL OBSERVED	
		TALL WEEDS,	
		SIDEWALKS CURBS AND	
		GUTTERS	

### Abatement history for 804 14<sup>TH</sup> ST

<u>Date</u>	Cost/Admin Fee	Case Type
1. 11/16/2023	\$185.44/\$412.00	Mowed/Removed litter
2. 2/7/2024	\$1,680.00/\$412.00	Mowed/Removed litter
3. 02/09/2024	\$190.00/\$174.00	Emergency Board Up
4. 10/16/2024	\$153.10/\$412.00	Mowed/Removed litter

Total: \$3,618.54



### 804 14<sup>th</sup> St. – ACCESSORY STRUCTURE

### CCPD calls to property:

Nature of Call	804 14 <sup>th</sup> St.
Disturbance in Progress	2
Quality of Life Field Event	6
Traffic Stop	1
Disturbance weapons Involved	1
Law Enforcement Investigation Field Event	1
Suspicious or Unusual Suspicious Activity Specify	1
Residential Burglary In Proress	1
Grand total	13

### Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7/8/2024		ATTEMPTED CONTACT (361) 249-2492 STATED SHE WAS NOT THE PROPERTY OWNER OR NAME ASSOCIATED WITH PROPERTY OWNER.
2/27/23	MARIA TERESA NAVA	HEIR TO PROPERTY-DAUGHTER TO DECEASED SON ABUNDIO NAVA JR. SHE STATED SHE WAS SUPPOSEDLY THE OWNER BASED ON WHAT FAMILY HAS STATED BUT NO LEGAL PAPERWORK WAS EVER FILED. SHE STATED HER UNCLE DANIEL NAVA WAS IN A MENTAL HOSPITAL SOMEWHERE AND HER UNCLE ROGER NAVA WAS LIVING AT THE PROPERTY ABOUT SIX MONTHS AGO WITHOUT UTILITIES AND LETTING OTHER PEOPLE SQUAT THERE. I PROVIDE HER THE INFORMATION TO LINEBARGER IN CASE SHE WANTS TO INQUIRE ABOUT THE ACTIVE LAWSUIT.



### 804 14<sup>th</sup> St. – ACCESSORY STRUCTURE

2/27/23	JASON NAVA	HEIR TO PROPERTY-SON TO DECEASED HEIR ABUNDIO NAVA JR. HE STATED NO INTEREST IN PROPERTY. EXPLAINED THE BSB PROCESS FOR THE STRUCTURE AND HOW THE DEPARTMENT WILL PROCEED TO PRESENTING AT THE BSB.
6/13/2024	Theresa Villegas	She stated her brother Daniel Nava who recently died had been receiving notices for the property. I explained to her we had several cases on the property including VB, UVB, and substandard. I explained the process to her regarding the substandard procedures we follow, and that 804 14th St. was scheduled to go to the board in July. She explained no one can take care of the property or pay back taxes and understands that the state of the property can not stay in the condition.

10/28/	2024
Code C	ompliance Supervisor: Roland Maldonado
Case#\	/224436-020924
Proper	ty Owner: Teresa Moreno Nava
Addres	s (⊠Residential ☐ Commercial): 804 14 <sup>th</sup> St.
Staff Re	ecommendation(s): Demolition
□Resid	dential Structure only ⊠Accessory Structure
□ Com	mercial Structure only   Commercial and Accessory Structure
due to	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and e of the public is henceforth declared.
	ore, the owner be required to <b>demolish</b> the structure(s) within thirty (30) days. If demolition is rted and completed as required, then the City be authorized to demolish.
Notices	
1. 2. 3. 4.	Letters of substandard conditions sent by certified mail.  Final notice sent by certified mail.  Certified letter of hearing sent by certified mail  Notice of hearing published in newspaper.
Additio	onal
1. 2. 3. 4. 5. 6.	Owner Deceased:  No Yes If deceased verification by:  Obituary  Structure Entered by:  Search Warrant  Consent Given by:  Taxes due:  Current  Past due -Amount owed: \$6,674.61  Utilities:  Active  Inactive-Last active date: None  Year Structure Built: N/A  Lawsuits:  Yes  No  Code Enforcement Maintaining Property:  Yes  No

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 804 14<sup>TH</sup> ST.

Case # V224436-020924

OWNER: Abundio Nava Jr & WF Maria

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 8, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

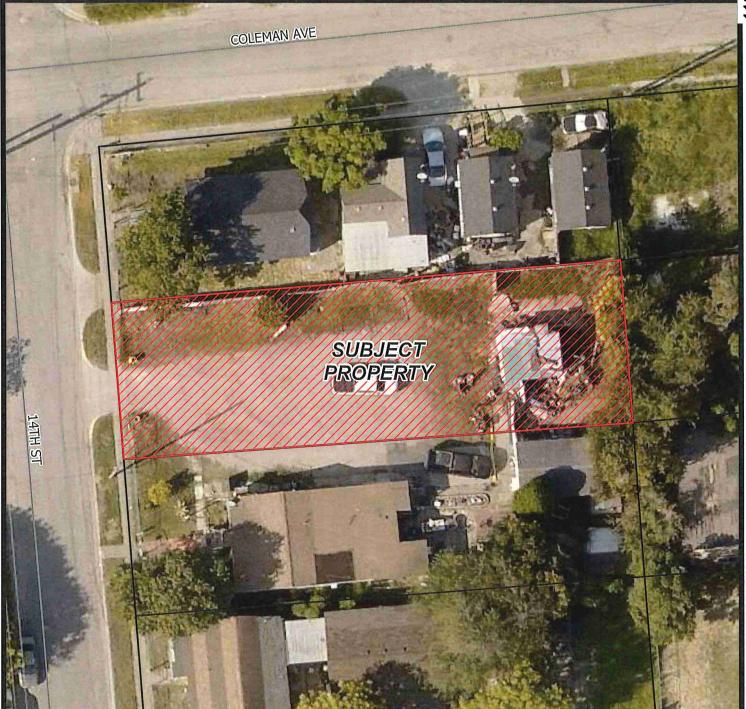
Roland Maldonado

Supervisor

Development Services Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena

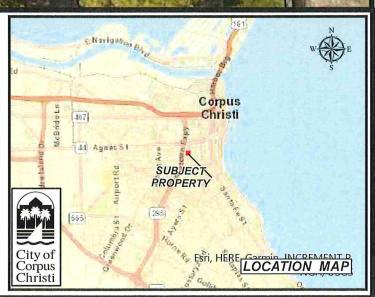
CASE TIMELINE FOR 804 14TH ST				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of Potential Violation	2/8/2024	n/a	n/a	
Initial Inspection Completed	2/8/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2	
Notice of Violation Mailed to Last Known Addresses	2/20/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)	
Notice of Violation Posted in Newspaper	5/20/2024 & 5/21/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(A) & (D)(3)	
Deadline to comply with Newspaper Notice of Violation	6/22/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)	
Notice Received	2/29/2024	Returned mail rec'd-Return to sender, vacant, unable to forward	n/a	
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)	
Deadline to comply with Mailed Notice of Violation	3/21/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)	
Re-inspection	3/26/2024	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	1 ·	
Complaint filed with BSB	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)	
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)	
Notice of Hearing Filed with County Clerk	10/30/2024	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	11/11/24-11/15/24 &	When notice is returned showing	City Ordinance	
Front Door of Property	11/18/24-11/20/24	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)	
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)	
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)	



## 804 14TH ST

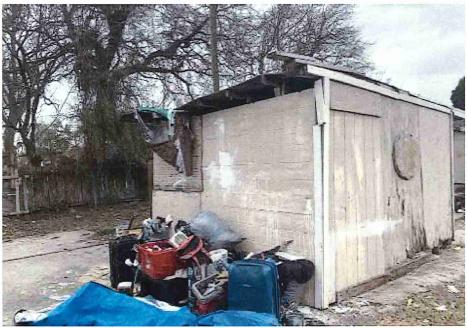
Aerial View

























#### **CODE ENFORCEMENT DIVISION**

#### **ACCESSORY BUILDING SURVEY**



	2		TEXA
`	185	T I	

Address:	804 FOURTEENTH ST
Legal Description:	EXT TO S END LT 5 BK 10

Tax Account No: 2350-0010-0050

**Property Owner: NAVA TERESA MORENO** 

Mailing Address: 806 14TH ST

City, State, Zip: CORPUS CHRISTI, TX 78404

Inspection Date: 2/8/2024 CI

**Zoning District:** 

Compliance Officer: Mike Shelton Placard Date: 2/8/2024

Case No: V224436-020924

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: (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)			Wood Frame	Masonry	Fire Da	amage	

/202 7 204 1 204 2 204 4 204 E 204 6 204 7 20E 1 8 20E 2
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2
Roof Type: SHINGLE
XRotten
<u>X</u> Loose
<u>X</u> Torn
XHoles
Missing
Other:
Wall Type: WOOD FRAME
<u>X</u> Rotten
XLeaning
XBuckled
Missing
Other:
Foundation Type: PAD
<u>X</u>
Sunken
XCracked

Rotten

Description	Max	Unit	Unit	Unit	Unit
		Α	В	С	D
Roofing Frame	16				
Roof Cover	17				
Wall Framing	18				
Siding	15	1			
Foundation	24				2
Doors/Windows	10				
Total %	100				

#### VIOLATION(S): 804 14TH ST.

- 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 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.

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- 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.
- 304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 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.
- 304.4 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.
- 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.
- 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.
- 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.
- 605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.
- 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V224436-020924

ADDRESS: 806 14<sup>TH</sup> ST.

Tax Account No: 2350-0010-0050

LAST UPDATED ON: Wednesday, November 06, 2024

Owner(s): TERESA MORENO NAVA

#### LETTERS MAILED from 2/21/2024-3/1/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
NAVA TERESA MORENO	DECEASED OWNER	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
TERESA MORENO NAVA	DECEASED OWNER	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF TERESA MORENO NAVA	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/4/2024-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF TERESA MORENO NAVA	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/4/2024-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ABUNDIO NAVA III	HEIR	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/18/24-
CORPUS CHRISTI, TX. 78404		VACANT
ABUNDIO NAVA III	HEIR	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/4/2024-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT

		UNABLE TO FORWARD
ABUNDIO NAVA III	HEIR	B1 Letter Mailed on 2/21/2024
719 FAIRVIEW		RETURNED MAIL REC'D 3/25/24-
LORETTO, TN. 38469		RETURN TO SENDER
7/7		ATTEMPTED NOT KNOWN
		UNABLE TO FORWARD
JASON NAVA	HEIR	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.	Section 2)	RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
,		VACANT
		UNABLE TO FORWARD
JASON NAVA	HEIR	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
JASON NAVA	HEIR	B1 Letter Mailed on 2/21/2024
703 FAIRVIEW	TEIN	DI Letter Maried on 2/21/2021
LORETTO, TN. 38469		
MARIA TERESA NAVA	HEIR	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.	HEIK	RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
CORPOS CHRISTI, TX. 78404		VACANT
		UNABLE TO FORWARD
MARIA TERESA NAVA	HEIR	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.	HEIK	RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		
		VACANT
NAARIA TEREGA NAVA	LIEID	UNABLE TO FORWARD
MARIA TERESA NAVA	HEIR	B1 Letter Mailed on 2/21/2024
10000 HAMMERLY BLVD #285		
HOUSTON, TX. 77080	LIEID	D4 Letter Meiled on 2/24/2024
DANIEL NAVA	HEIR	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 4/11/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
DANIEL NAVA	HEIR	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/22/24-
CORPUS CHRISTI, TX. 78404		NO SUCH NUMBER
ROGER NAVA	DECEASED HEIR	B1 Letter Mailed on 2/21/2024

806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 4/11/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
33.11.32.31.11.11.11.11.11.11.11.11.11.11.11.11.		UNCLAIMED
		UNABLE TO FORWARD
ROGER NAVA	DECEASED HEIR	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.	DECEASED HEIR	RETURNED MAIL REC'D 3/5/2024-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
CON 03 CHNISTI, 1X. 78404		VACANT
		UNABLE TO FORWARD
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL	LIENHOLDER	B1 Letter Mailed on 2/21/2024
INSTITUTION-LIENHOLDER	LIENHOLDER	RETURNED GREEN CARD REC'D 3/4/24-
8200 JONES DR.		SIGNED AND REC'D BY JAMELL NEWMARK
MCLEAN, VA. 22102-3110		
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL	LIENHOLDER	DATE OF DELIVERY 2/26/24
	LIENHOLDER	B1 Letter Mailed on 2/21/2024
INSTITUTION-LIENHOLDER		RETURNED MAIL REC'D 4/11/24-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		UNCLAIMED
		UNABLE TO FORWARD
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL	LIENHOLDER	B1 Letter Mailed on 2/21/2024
INSTITUTION-LIENHOLDER		RETURNED MAIL REC'D 3/22/24-
804 14 <sup>TH</sup> ST.		UNCLAIMED
CORPUS CHRISTI, TX. 78404		
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT	LIENHOLDER	B1 Letter Mailed on 2/21/2024
OF TEXAS-LIENHOLDER		RETURNED GREEN CARD REC'D 3/4/24-
1000 LOUISIANA SUITE 2300		SIGNED AND REC'D BY UNREADABLE
HOUSTON, TX. 77002		DATE OF DELIVERY 2/26/24
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT	LIENHOLDER	B1 Letter Mailed on 2/21/2024
OF TEXAS-LIENHOLDER		RETURNED MAIL REC'D 4/11/24-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		UNCLAIMED
		UNABLE TO FORWARD
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT	LIENHOLDER	B1 Letter Mailed on 2/21/2024
OF TEXAS-LIENHOLDER	Control of the Contro	RETURNED MAIL REC'D 3/8/24-
804 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		NO SUCH NUMBER
		UNABLE TO FORWARD
HUDSON & KEYSE LLC-LIENHOLDER	LIENHOLDER	B1 Letter Mailed on 2/21/2024
382 BLACKBROOK DR.		RETURNED MAIL REC'D 3/29/24-
PAINESVILLE, OH. 44077-1294		RETURN TO SENDER
		ATTEMPTED NOT KNOWN
		UNABLE TO FORWARD
		0.0.0221010101111

HUDSON & KEYSE LLC-LIENHOLDER	LIENHOLDER	B1 Letter Mailed on 2/21/2024
806 14 <sup>TH</sup> ST.	Elemototic	RETURNED MAIL REC'D 4/11/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
HUDSON & KEYSE LLC-LIENHOLDER	LIENHOLDER	B1 Letter Mailed on 2/21/2024
804 14 <sup>TH</sup> ST.	ELENTOEDEN	RETURNED MAIL REC'D 3/5/2024-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
3311 33 31111311, 171. 73104		VACANT
		UNABLE TO FORWARD
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-	LIENHOLDER	B1 Letter Mailed on 2/21/2024
LIENHOLDER	LIENTIOLDEN	RETURNED GREEN CARD REC'D 2/26/24-
1019 BRAZOS ST.		SIGNED BY TEXAS COMPTROLLER STAMP
JAMES S. EARL RUDDER BUILDING		DATE OF DELIVERY 2/23/24
PO BOX 12079		DATE OF DELIVERY 2/23/24
AUSTIN, TX. 78711-2079		
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-	LIENHOLDER	B1 Letter Mailed on 2/21/2024
LIENHOLDER	ELENTIOEDER	RETURNED MAIL REC'D 4/11/24-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		UNCLAIMED
COM 03 CHM311, 1X. 70404		UNABLE TO FORWARD
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-	LIENHOLDER	B1 Letter Mailed on 2/21/2024
LIENHOLDER	ELENTOESEN	RETURNED MAIL REC'D 3/5/2024-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		VACANT
		UNABLE TO FORWARD
THERESA NAVA VILLEGAS	HEIR	B1 Letter Mailed on 3/1/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/15/24-
CORPUS CHRISTI, TX. 78404	*	RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
THERESA NAVA VILLEGAS	HEIR	B1 Letter Mailed on 3/1/2024
804 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/15/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
,,		VACANT
		UNABLE TO FORWARD
THERESA NAVA VILLEGAS	HEIR	B1 Letter Mailed on 3/1/2024
4829 MILDRED		RETURNED MAIL REC'D 3/15/24-
CORPUS CHRISTI, TX. 78411		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
		and the second s

UNKNOWN HEIRS OF ROGER NAVA 806 14 <sup>TH</sup> ST. CORPUS CHRISTI, TX. 78404	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 3/1/2024 RETURNED MAIL REC'D 3/15/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ROGER NAVA 804 14 <sup>TH</sup> ST. CORPUS CHRISTI, TX. 78404	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 3/1/2024 RETURNED MAIL REC'D 3/15/24- RETURN TO SENDER VACANT UNABLE TO FORWARD



### 806 14TH ST - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Substandard case started 2/9/2024

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the Corpus Christi 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(s)
(Building Survey attached)

Property located in a residential area.

According to NCAD, no recorded deed on file.

#### Case, Abatement, and Citation History

Total number of Code complaints: 13

Total number of cases: 17

Owner Compliance: 9

City Abatements: 2

Citations issued: 5



### 806 14TH ST - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Date	Case Type	Violation(s)	Status
07/01/2015	Care of Premises	Section 22-6 LITTER AND SOLID WASTE & Section 23-56 DANGEROUS WELLS, FENCES	CLOSED
07/30/2015	Zoning	Unified Development Code 1.7.2 A. Minimum Requirements	COMPLIANT
05/01/2017	Building Permit Required	Building Code 14-231 (5) Section 105.1 General (Permit Required)	COMPLIANT
05/01/2017	PMC Standards	302.7 Accessory Structures - STORAGE BUILDING 304.14 Insect Screens - MAIN HOME 304.6 Exterior Walls - MAIN HOME	CLOSED
07/21/2017	Junked Vehicle	Section 13-38 JUNKED VEHICLES	COMPLIANT
04/26/2022	PMC Standards		No Violation Found
04/27/2022	Care of Premises	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS	COMPLIANT
05/05/2022	PMC Standards	505.1 Water System/General	Owner Compliance
08/24/2022	Care of Premises	Section 22-6 LITTER AND SOLID WASTE Section 23- 67 PERMITTING HOLES ON LOTS	CLOSED
08/24/2022	PMC Standards	302.1 Exterior Maintenance 304.10 Stairways, Decks, Porches and Balconies (Exterior) 304.13.1 Glazing 505.1 Water System/General 604.3 Electrical System Hazards	CLOSED



### 806 14<sup>TH</sup> ST – RESIDENTIAL & ACCESSORY STRUCTURE(S)

08/24/2022	Zoning	Unified Development Code	COMPLIANT
		1.7.2 A. Minimum	
		Requirements (ILLEGAL	
		LAND USE)	
10/12/2023	Care of Premises	Section 23-70 TALL WEEDS,	COMPLIANT
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS Section 22-6 LITTER	
		AND SOLID WASTE Section	
		49-10 KEEP SIDEWALKS,	
		CURBS, AND GUTTERS	
10/12/2023	PMC Standards	505.1 Water System/General	CLOSED
02/07/2024	Emergency	108.1.5 Dangerous Structure	Violation Abated
	Measures	or Premises	
02/09/2024	Substandard	108.1 Unsafe Unfit Structures	In Progress
	Structure	and Equipment/General	
02/09/24	Vacant Building	Section 23-70 TALL WEEDS,	In Progress
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS Section 22-6 LITTER	
		AND SOLID WASTE	
02/26/2024	Unsecured	Section 13-3008 DUTY TO	In Progress
	Vacant Building	SECURE VACANT	
		BUILDING	

### Abatement history for 806 14th ST.

<u>Date</u>	Cost/Admin Fee	Case Type
2/7/2024	\$1,450.00/\$174.00	Emergency Board Up
10/30/2024	\$420.00/\$174.00	Board Up

Total: \$2,218.00



### 806 14<sup>TH</sup> ST – RESIDENTIAL & ACCESSORY STRUCTURE(S)

### CCPD calls to property:

Nature of Call	806 14th St.
Disturbance in Progress	11
Law Enforcement Investigation Field Event	10
Noise Ordinance Violation Explain Type	1
Suspicious or Unusual Suspicious Person or Persons	4
Attempt to Contact Deliver Message	1
Suspicious or Unusual Suspicious Vehicle	1
Assault in Progress	2
Assault injuries Involved	4
Choking medical Event	1
Destruction or Criminal Mischief Just Occurred	1
Disturbance just Occurred	1
Public Intoxication or Under the Influence Subject	1
Unknown Nature Unknow Nature of Injury or Illness	1
Assault just Occurred	1
Attempt to Contact Welfare Concern	5
Disturbance weapons Involved	1
Quality of Life Field vent	6
Suspicious or Unusual Suspicious Activity Specify	3
Theft of Property or Services Just Occurred	1
Unknown Nature Non-Injury	3
Assault weapons Involved	2
Burglary in Progress	1
Drug Enforcement Possession or Use	1
LE Assist CPS	1
Unconscious / Syncope / Fainting Delta Response	1
Wanted Person or Property Missing/Wanted Person	2
Officer Flagged Down Field Event	1
Pursue Suspect Foot Pursuit	1
Traffic Stop	1
Animal Bites or Attacks Injuries Involved	1
Cardiac or Respiratory Arrest/Death Delta Response	3
Forensic Services Request Crimes Against Persons	1
Overdose Charlie Response	1
Shots Fired/Deadly Conduct Shots Heard in Area	1



### 806 14<sup>TH</sup> ST – RESIDENTIAL & ACCESSORY STRUCTURE(S)

Stabbing Victim Delta response	1
Verbal Domestic Disturbance in Progress	1
Suicide Overdose Delta response	1
Grand total	81

### Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS	
2/26/2024	ABUNDIO NAVA III	HE CALLED AND STATED THAT HE MAY	
		OR MAY NOT PAY THE BACK TAXES SO	
		THAT HE CAN ADVERSE POSSESS THE	
		PROPERTY. IF HE DOES NOT DECIDE TO	
		TAKE OWNERSHIP, HE DOES NOT WANT	
		ANY RESPONSIBILITY FOR THE	
		PROPERTY.	
2/28/2024	MARIA TERESA NAVA	HEIR TO PROPERTY-DAUGHTER TO	
		DECEASED SON ABUNDIO NAVA JR. SHE	
		STATED SHE WAS SUPPOSEDLY THE	
		OWNER BASED ON WHAT FAMILY HAS	
		STATED BUT NO LEGAL PAPERWORK	
		WAS EVER FILED. SHE STATED HER	
		UNCLE DANIEL NAVA WAS IN A	
		MENTAL HOSPITAL SOMEWHERE AND	
		HER UNCLE ROGER NAVA WAS LIVING	
		AT THE PROPERTY ABOUT SIX MONTHS	
		AGO WITHOUT UTILITIES AND LETTING	
		OTHER PEOPLE SQUAT THERE. I	
		PROVIDE HER THE INFORMATION TO	
		LINEBARGER IN CASE SHE WANTS TO	
	*	INQUIRE ABOUT THE ACTIVE LAWSUIT.	
3/4/2024	ABUNDIO NAVA III	HE STATED NO INTEREST IN PROPERTY	
		ONCE HE REALISED HOW MUCH BACK	
		TAXES WERE OWED. HE DID SPEAK TO	
		HIS AUNT TERESA VILLEGAS AND SHE	
		HAS NO MEANS TO UPKEEP THE	
		PROPERTY EITHER. NOTICE OF	
		VIOLATION WILL BE SENT OUT TO HER	
		SINCE SHE LIVES WITH HER SON.	
		ABUNDIO ALSO STATED HIS UNCLE	
		ROGER NAVA IS DECEASED BUT HAD	
		NO IDEA WHERE HE MAY HAVE DIED AT	
		DUE TO BEING IN A MENTAL HOSPITAL.	
		UNKNOWN HEIRS NOTICES WILL BE	



### 806 14TH ST - RESIDENTIAL & ACCESSORY STRUCTURE(S)

		SENT IN HIS NAME TO THE PROPERTY ADDRESSES.
6/13/2024	Theresa Villegas	She stated her brother Daniel Nava who recently died had been receiving notices for the property. I explained to her we had several cases on the property including VB, UVB, and substandard. I explained the process to her regarding the substandard procedures we follow, and that 804 14th St. was scheduled to go to the board in July. She explained no one can take care of the property or pay back taxes and understands that the state of the property can not stay in the condition.

10/28/	/2024					
Code C	Compliance Supervisor: Roland Maldona	do				
Case#\	V224432-020924					
Proper	rty Owner: Abundio Nava & WF Maria Te	resa				
Addres	ess ( Residential  Commercial): 806 1	4 <sup>th</sup> St.				
	Recommendation(s): Demolition					
		lasidantial and Assessmy Cturreture				
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.						
	fore, the owner be required to demolish		ays. If demolition is			
not sta	arted and completed as required, then the	e City be authorized to demolish.				
Notices	<u>es</u>					
1.	Letters of substandard conditions sent	by certified mail.				
2.	2 A V V A V A V A V A V A V A V A V A V					
3.	,,,,,,,,,,,,					
4.	. Notice of hearing published in newspaper.					
Additio	ional					
1.	Owner Deceased: $\square$ No $\boxtimes$ Yes If deceased verification by: $\boxtimes$ Obituary $\square$ Death Certificate					
2.	Structure Entered by: $\square$ Search Warrant $\square$ Consent Given by: $\square$ Unsecure					
3.	The second secon					
4.	The state of the s					
5.						
6.						
7.	Code Enforcement Maintaining Property: ⊠Yes □No					

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 806 14TH ST.

Case # V224432-020924

OWNER: Abundio Nava Jr & WF Maria

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 8, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

Roland Maldonado

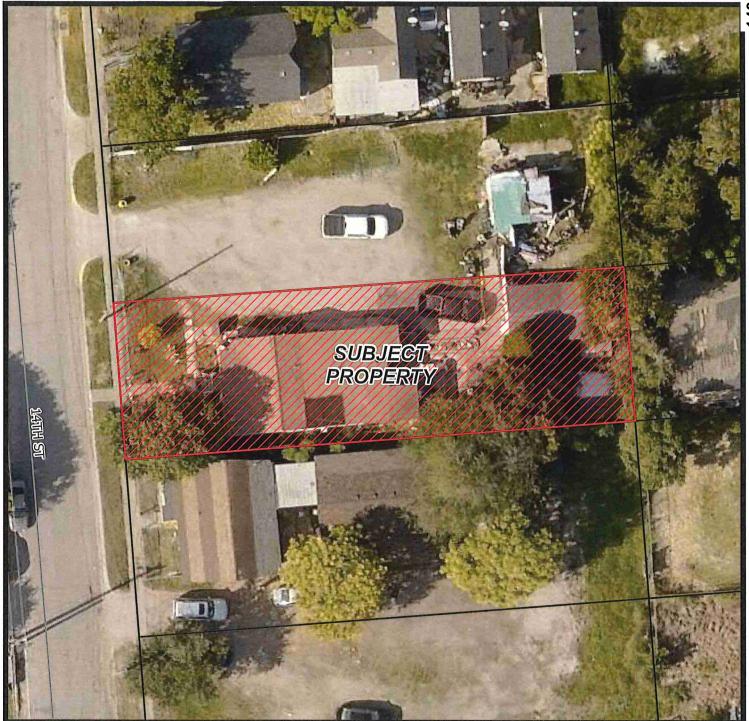
Supervisor

Development Services
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena

CASE TIMELINE FOR 806 14TH ST.						
Activity	Date	Legal Requirement	Legal Reference			
Code Enforcement Notified of Potential Violation	2/8/2024	n/a	n/a			
Initial Inspection Completed	2/8/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2			
Notice of Violation Mailed to Last Known Addresses	2/20/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)			
Notice of Violation Posted in Newspaper	7/19/2024 & 7/22/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13- 22(A) & (D)(3)			
Deadline to comply with Newspaper Notice of Violation	8/19/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)			
Notice Received	3/4/2024	Returned mail rec'd-Return to sender, vacant, unable to forward	n/a			
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)			
Deadline to comply with Mailed Notice of Violation	3/21/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)			
Re-inspection	3/26/2024	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	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)			
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)			
Notice of Hearing Filed with County Clerk	10/30/2024	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		When notice is returned showing	City Ordinance			
Front Door of Property	11/18/24-11/20/24	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)			
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)			
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)			

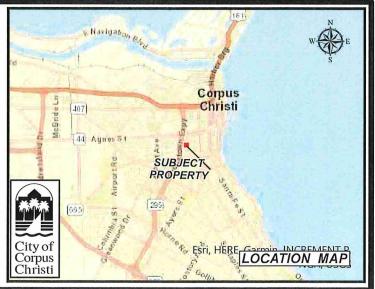




## 806 14TH ST

Aerial View





















































## City of Corpus Christi – BUILDING SURVEY

spectio
ing,
ed
ed
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Other:

Other:

Other:

X X X X X X	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:	304.12,  Charred X Missing Loose X Rotten X Inadequ Suppor	/ Broken Boards	3:	OORS: (304.1, 304.2, 304.13, 04.14, 304.15, 304.16, 304.18, 05.6 & 702.1) Charred Wood Dissing Parmaged Parmage
	<b>STEPS:</b> (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)		(403.2, 502.1 & 505.3)	<b>BATHTUB / S</b> i, 502.2, 502.3	SHOWER , 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood		Missing		
<u>X</u>	Rotten Wood			se / Broken / M	lissing
<u>X</u>	Missing Boards		No Anti-Siph		
<u>X</u>	Inadequate Support Missing Handrails		Missing Over	now Plate	
	Missing Handrans Faulty Weather Protection		Missing Show	wer Head	
	Other:		Not Vented	wor i load	
	<del></del>		X Disconnected	d	
			Stopped Up		
			Damaged Sh	ower Stall	
			Other:		
	PLUMBING: WATER CLOSET		WATER HEA		
	(404.4.3, 502.1, 502.2, 502.3, 503.504.1, 504.2, 504.3, 505.1.1, 506.504.1, 5		(505.4, 603.1	, 603.2, 603.3	, 603.4 603.5 & 603.6)
	Missing		Gas		
	No Anti-Siphon Ballcock		Electric		
	Stopped Up		Missing		
	Poorly Anchored		XDisconnected		
	Seeps Around Bowl		-		ease Valve Missing
	Water Supply Line Leaks				ease Valve Broken
4	Flush Ell Leaks		Drain Line M	•	
	Runs Constantly Tank Broken / Cracked		Not Approve	•	
	Bowl Broken / Cracked		Not Extended		
X	Disconnected		XVent Missing		
	Missing Flush Handle			/all Pipe / Attic	
	Missing Flapper		Nonconformi	•	
	Urinal; No Back-Flow Preventive			Combustion Air	·
	No Elongated Bowl / Open-end S	eat	•	/lissing / Dama	
•	Other:		No Gas Cut	-	
			Missing Firek	oox Door	
			Gas Supply I	ine Not Appro	oved Pipe
				_ocated in Bat	
				_ocated in Bed	lroom
			Fire Damage	d	
			Other:		

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3		GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,		603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)		Can Proceure Test Paguired
	Missing		Gas Pressure Test Required
	No Anti-Siphon Faucets		Gas Leak
	Faucets Leak / Broken / Missing	-	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing		Gas Supply Not Approved Pipe
	Defective Trap	*****	Rubber Hose to Space Heaters
	Stopped Up	***************************************	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	***************************************	Other:
	Loose from Wall		
	Nonconforming Waste Line		
<u>X</u>	Disconnected		
	Other:		
	KITCHEN SINK: (305.1, 305.3, 502.1,		PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)		(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap		Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken		Vent Stack Missing / Broken
	Faucets Missing		Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose		Rain Guard Damaged / Missing
	Trap Leaks / Missing		Exposed Exterior PVC Pipe
	Stopped Up		PVC Water Supply Lines
X	Disconnected	-	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top		Sewer Line Stopped Up
	Damaged Back Splash		Sewer Running Out on Ground
	Other:		Other:
	ELECTRICAL SERVICE: (604.1, 604.2		INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1		(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)		(
	Service Panel Burned		Charred Wood
	Service Missing	X	Paint Deteriorated
X	Service Appears Below Code	Χ	Cracks
	Two-Wire Service	χ	Holes
X	Inadequate		Torn Wallpaper
X	Defective	•	Damaged Paneling
<u></u>	Disconnected	X	Sheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Χ	<del></del>
	Missing Breakers / Fuses	χ	
	Missing Interior / Exterior Panel Cover		Water Damaged / Smoke Damaged
	Exposed Wiring		Impervious Material Around Tub
X	Nonconforming Wiring in Panel		Enclosure Damaged / Missing
- \	Props Too Low	-	Walls Around Tub Not Water Resistant
	Other:		Inadequate Ceiling Height
			Other:
			Outon.

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood
	Burned Fixtures	X Rotten Wood
-	Less Than 1 Duplex Recept. /20 liner ft-	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Holes
	No Small Appliance Circuits Over Kitchen	Cracks
	Counter Space with GFCI	XNot Level
	Only One Small Appliance Circuit Over Kitchen	XRot 2000 XBuckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	XDamaged
	Plugs Missing / Loose / Broken	Other:
	Switches Missing / Loose / Broken	Other.
	Switches Missing / Loose / Broken	
X	Missing Switch Cover / Plug Covers	
	Extension Cords in Place of Permanent Wiring Bathroom Circuit NO GFCI	
	<del></del>	
	Conduit Broken / Loose / Missing	
	No Separate Circuit For	
	No Disconnect for Air Conditioner	
<u>X</u>	Exterior Lights Missing; Front / Back / Side	
<u>X</u>	Porch Lights Broken / Missing / Loose	
	Other:	
	MECHANICAL:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing	TYPE:
	Floor Furnace Damaged / Missing	TYPE:Roof Type:
	Floor Furnace Damaged / Missing	Roof Type:
Summer of the su	Floor Furnace Damaged / Missing Nonconforming Gas Line to Space Heater	Roof Type: XRotten
	Floor Furnace Damaged / Missing Nonconforming Gas Line to Space Heater Wall Heater with No Vent in Bathroom	Roof Type: XRotten Loose
	Floor Furnace Damaged / Missing Nonconforming Gas Line to Space Heater Wall Heater with No Vent in Bathroom Thermostat Damaged / Missing	Roof Type: XRottenLooseTorn
Note the second	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / Missing Gas-Fired Heating Appliance within 2' of	Roof Type:  XRottenLooseTorn  XHoles
	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	Roof Type:  XRottenLooseTorn  XHoles
	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / Missing Gas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / Missing	Roof Type: XRottenLooseTorn XHolesMissing
	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / MissingGas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / MissingNo Vent Fan or Window in Bathroom	Roof Type:  XRottenLooseTorn  XHolesMissing Walls Type:
	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	Roof Type: XRottenLooseTorn XHolesMissingWalls Type: XRotten
	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	Roof Type: XRottenLooseTorn XHolesMissingWalls Type: XRotten XLeaning
	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / MissingGas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / MissingNo Vent Fan or Window in BathroomVent Fan Missing / Not OperableHeat with No Vent in Commercial BuildingFire Damage	Roof Type: XRottenLooseTorn XHolesMissingWalls Type: XRotten XLeaning XBuckled
	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / MissingGas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / MissingNo Vent Fan or Window in BathroomVent Fan Missing / Not OperableHeat with No Vent in Commercial BuildingFire Damage	Roof Type: XRottenLooseTorn XHolesMissing Walls Type: XRotten XLeaning XBuckled XMissing
	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / MissingGas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / MissingNo Vent Fan or Window in BathroomVent Fan Missing / Not OperableHeat with No Vent in Commercial BuildingFire DamageOther:	Roof Type: XRottenLooseTorn XHolesMissing Walls Type: XRotten XLeaning XBuckled XMissing
	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:	
X	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)	Roof Type: XRottenLooseTorn XHolesMissingWalls Type: XRotten XLeaning XBuckled XMissingOther:Foundation Type:
	Floor Furnace Damaged / MissingNonconforming Gas Line to Space HeaterWall Heater with No Vent in BathroomThermostat Damaged / MissingGas-Fired Heating Appliance within 2' ofTub / Shower / Water ClosetCondensing Unit Damaged / MissingNo Vent Fan or Window in BathroomVent Fan Missing / Not OperableHeat with No Vent in Commercial BuildingFire DamageOther:  UNSANITARY CONDITIONS: (308.3, 309.1, 504.1 & 505.1.2)No Hot and Cold Water Supply	Roof Type: XRottenLooseTorn XHolesMissing Walls Type: XRotten XLeaning XBuckled XMissingOther:Foundation Type: XSunken

### **CODE ENFORCEMENT DIVISION**

### ACCESSORY # 1 BUILDING SURVEY



OYTE		TY SHIT	E X
	1852	*	

Address:

Legal Description:	EXT TO S ENI	D LT 6 BK 10							
Tax Account No:	2350-0010-0060								
Property Owner:	NAVA ABUN	NAVA ABUNDIO JR & WF MARIA TERESA							
Mailing Address:	806 14TH ST								
City, State, Zip:	CORPUS CHE	RISTI, TX 78404							
Inspection Date:	2/8/2024								
Zoning District:	CI								
Compliance Officer:	Michael Gut	ierrez							
Placard Date: Case No:	2/8/2024 V224432-020	201							
Corrections must be r	nade to the ite	m(s) checked bel		•		0.00			ode
and/or ordinances of Electrical, Mechanical			ollowing city or	dinances are app	licable: i	Builaing	g, Plum	bing,	
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Othe	er:		
Accessory Structure T			Wood Frame	e Masonry	Fire D	amage			
(302.7, 304.1, 304.2, 304	.4, 304.5, 304.6, 3	304.7, 305.1 & 305.2	2)						
Roof Type:									
XRotten									
Loose									
Torn									
X Holes						Unit	Unit	Unit	Ur
Missing			Des	cription	Max	Α	В	С	
Other:			Roc	fing Frame	16	8			
Wall Type:			Roc	of Cover	17	6			
X Rotten X Leaning			Wa	II Framing	18	9			
X Buckled			0.11		45	_			
XMissing			Sidi	ng 	15	2			
Other:			Fou	ndation	24	12			
Foundation Type:			Doo	ors/Windows	10	5			
XSunken			Tot	al %	100	42			
Cracked									

Rotten Other:

806 FOURTEENTH ST

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16	8			
Roof Cover	17	6			
Wall Framing	18	9			
Siding	15	2			
Foundation	24	12			
Doors/Windows	10	5			
Total %	100	42		1	

### **CODE ENFORCEMENT DIVISION**

### **ACCESSORY #2 BUILDING SURVEY**



1852	
Address:	806 FOURTEENTH ST

Legal Description: Tax Account No:

2350-0010-0060

**Property Owner:** 

NAVA ABUNDIO WF MARIA TERESA

Mailing Address:

806 14TH ST

City, State, Zip:

CORPUS CHRISTI, TX 78404

EXT TO S END LT 6 BK 10

Inspection Date:

2/8/2024

**Zoning District:** 

Compliance Officer:

Other:

Michael Gutierrez

Placard Date:

2/8/2024

Case No:

V224432-020924

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	<u>Туре</u> :		Wood Frame	Masonry	Fire D	amage
(302.7, 304.1, 304.2, 304	4.4, 304.5, 304.6,	304.7, 305.1 & 305.2)				

Accessory structure Type.
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2
Roof Type:
XRotten
Loose
Torn
XHoles
Missing
Other:
Wall Type:
XRotten
XLeaning
X Buckled

X Holes						
NotesOther:	Description	Max	Unit A	Unit B	Unit C	Unit D
	Roofing Frame	16	8			
Wall Type: X Rotten	Roof Cover	17	12			
X Leaning	Wall Framing	18	8			
X Buckled X Missing	Siding	15	8			
Other:	Foundation	24	10			
Foundation Type:	Doors/Windows	10	4			
X Sunken	Total %	100	50			
Cracked Rotten						

#### VIOLATION(S): 806 14TH ST.

- 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 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.
- 304.12 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.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 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.
- 304.4 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.
- 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.
- 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.
- 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.
- 605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.
- 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V224432-020924

ADDRESS: 806 14TH ST.

Tax Account No: 2350-0010-0060 LAST UPDATED ON: Tuesday, November 05, 2024

Owner(s): ABUNDIO & MARIA THERESA NAVA

### LETTERS MAILED from 2/20/2024 TO 7/9/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
NAVA ABUNDIO JR & WF MARIA TERESA	DECEASED OWNERS	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/4/2024-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HIERS OF ABUNDIO NAVA JR	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HIERS OF MARIA TERESA NAVA	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANTONIO B. NAVA III	HEIR	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ANTONIO B. NAVA III	HEIR	B1 Letter Mailed on 2/20/2024
719 FAIRVIEW RD.		RETURNED MAIL 3/29/24-
LORETTO, TN. 38469		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
JASON NAVA	HEIR	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 2/29/24-

CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
Som so similarly that to t		VACANT
		UNABLE TO FORWARD
JASON NAVA	HEIR	B1 Letter Mailed on 2/20/2024
706 FAIRVIEW RD.	TEN .	DI Letter Maried on 2, 20, 2021
LORETTO, TN. 38469		
MARIA TERESA NAVA	HEIR	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.	TEIN	RETURNED MAIL REC'D 3/4/2024-
		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		VACANT
		UNABLE TO FORWARD
NAADIA TERECA NAVA	LUCIO	
MARIA TERESA NAVA	HEIR	B1 Letter Mailed on 2/20/2024
1000 HAMMERLY BLVD #285		
HOUSTON, TX. 77080		24.1.1.2.2/20/2024
DANIEL NAVA	DECEASED HEIR	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 4/11/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ROGER NAVA	DECEASED HEIR	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 4/15/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL	LIENHOLDER	B1 Letter Mailed on 2/20/2024
INSTITUTION-LIENHOLDER		RETURNED GREEN CARD REC'D 3/4/24-
8200 JONES DR.		SIGNED AND REC'D BY JAMELL NEWMARK
MCLEAN, VA. 22102-3110		DATE OF DELIVERY 2/26/24
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL	LIENHOLDER	B1 Letter Mailed on 2/20/2024
INSTITUTION-LIENHOLDER		RETURNED MAIL REC'D 4/11/24-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		UNCLAIMED
, , , , , , , , , , , , , , , , , , , ,		UNABLE TO FORWARD
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT	LIENHOLDER	B1 Letter Mailed on 2/20/2024
OF TEXAS-LIENHOLDER		RETURNED GREEN CARD REC'D 3/4/24-
1000 LOUISIANA SUITE 2300		SIGNED AND REC'D BY UNREADABLE
HOUSTON, TX. 77002		DATE OF DELIVERY 2/26/24
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT	LIENHOLDER	B1 Letter Mailed on 2/20/2024
OF TEXAS-LIENHOLDER		RETURNED MAIL REC'D 4/11/24-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		UNCLAIMED
COM 03 CHM311, 170. 70404		0.102/1120

		UNABLE TO FORWARD
HUDSON & KEYSE LLC-LIENHOLDER	LIENHOLDER	B1 Letter Mailed on 2/20/2024
382 BLACKBROOK DR.		RETURNED MAIL REC'D 3/29/24-
PAINESVILLE, OH. 44077-1294		RETURN TO SENDER
		ATTEMPTED NOT KNOWN
		UNABLE TO FORWARD
HUDSON & KEYSE LLC-LIENHOLDER	LIENHOLDER	B1 Letter Mailed on 2/20/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 4/11/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-	LIENHOLDER	B1 Letter Mailed on 2/20/2024
LIENHOLDER		RETURNED GREEN CARD REC'D 2/26/24-
1019 BRAZOS ST.		SIGNED BY TEXAS COMPTROLLER STAMP
JAMES S. EARL RUDDER BUILDING		DATE OF DELIVERY 2/23/24
PO BOX 12079		
AUSTIN, TX. 78711-2079		
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-	LIENHOLDER	B1 Letter Mailed on 2/20/2024
LIENHOLDER	Section and Prints Section 2, 100	RETURNED MAIL REC'D 4/11/24-
806 14 <sup>TH</sup> ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78404		UNCLAIMED
	92°	UNABLE TO FORWARD
THERESA NAVA VILLEGAS	HEIR	B1 Letter Mailed on 3/1/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/15/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ROGER NAVA	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 3/4/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 3/15/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
THERESA NAVA VILLEGAS	HEIR	B1 Letter Mailed on 7/9/2024
625 GREGORY DR. APT#22		RETURNED GREEN CARD REC'D 7/17/24-
CORPUS CHRISTI, TX 78412		SIGNED AND REC'D BY THERESA VILLEGAS
		DATE OF DELIVERY 7/15/24
UNKNOWN HEIRS OF DANIEL NAVA	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/9/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 7/16/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD

UNKNOWN HEIRS OF ABUNDIO NAVA JR	UNKNOWN HEIRS OF DECEASED HEIR	D1 Latter Mailed on 7/0/2024
806 14 <sup>TH</sup> ST.	ONKNOWN TIETRS OF DECEASED HEIR	B1 Letter Mailed on 7/9/2024
		RETURNED MAIL REC'D 7/16/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ABUNDIO NAVA JR	HEIR	B1 Letter Mailed on 7/9/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 7/16/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
YVONNE NAVA	HEIR	B1 Letter Mailed on 7/9/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 7/16/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
JUAN DANIEL MARTINEZ	HEIR	B1 Letter Mailed on 7/9/2024
806 14 <sup>TH</sup> ST.		RETURNED MAIL REC'D 7/16/24-
CORPUS CHRISTI, TX. 78404		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD



Substandard case started 6/11/2024

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 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, is not structurally sound, and is 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 and accessory structures (Building Survey attached)

Property located in a residential area.

According to NCAD, no recorded deed on file.

### Case, Abatement, and Citation History

Total number of Code complaints: 0

Total number of cases: 10

Owner Compliance: 1

City Abatements: 4

Citations issued: 0



Date	Case Type	Violation(s)	Status
08/26/2021	PMC Standards		CLOSED
09/02/2021	Care of Premises	Section 22-6 LITTER AND	CLOSED
		SOLID WASTE	
10/11/2022	Unsecured	Section 13-3008 DUTY TO	COMPLIANT
	Vacant Building	SECURE VACANT	
		BUILDING	
10/11/2022	Vacant Building	Section 22-6 LITTER AND	CLOSED
		SOLID WASTE	
02/21/2023	Care of Premises	Section 22-6 LITTER AND	CLOSED
		SOLID WASTE	
02/21/2023	PMC Standards	302.7 Accessory Structures	OWNER
		505.1 Water System/General	COMPLIANCE
		604.1 Electrical Facilities	
		Required	
02/06/2024	Substandard	108.1.3 Structure Unfit for	CLOSED
	Structure	Human Occupancy	
03/20/2024	Vacant Building	Section 23-70 TALL WEEDS,	IN PROGRESS
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS & Section 22-6	
		LITTER AND SOLID	
		WASTE	
03/20/2024	Unsecured	Section 13-3008 DUTY TO	IN PROGRESS
	Vacant Building	SECURE VACANT	
		BUILDING	
06/11/2024	Substandard	108.1.3 Structure Unfit for	IN PROGRESS
	Structure	Human Occupancy	

### Abatement history for 1258 GOLLA DR.

<u>Date</u>	Cost/Admin Fee	Case Type
1. 02/16/2024	\$567.78/\$412.00	Mowed/Removed litter
2. 06/28/2024	\$1,485.00/\$412.00	Mowed/Removed litter
3. 06/28/2024	\$1,000.00/\$412.00	Board Up
4. 10/30/2024	\$497.49/\$125.00	Mowed/Removed litter

Total: \$4,911.27



### CCPD calls to property:

Nature of Call	1258 Golla Dr.
Attempt to Contact Welfare Concern	1
Burglary in Progress	1
EMS Request/Medical Emergency Unconscious Patient Specify	1
Forensic Services Request Natural Death	1
Law Enforcement Investigation Field Event	17
Physical Attack/Attempted Bodily Injury In Progress	1
Shots Fired/Deadly Conduct Shots/Suspect Seen	2
Assault in Progress	3
Burglary not Progress	1
Disturbance in Progress	7
Overdose drug Overdose	1
Physical Altercation In Progress	1
Disturbance just Occurred	1
Suspicious or Unusual Suspicious Activity Specify	2
Wanted Person or Property Field Event	2
Alarm le Alarm	1
Forensic Services Request Crimes Against Property	1
Parking Violation Abandoned Vehicle	1
Pursue Suspect Foot Pursuit	1
Suspicious or Unusual Suspicious Person or Persons	1
Attempted Suicide Explain Type	1
Crash Hit and Run	1
Quality of Life Field vent	7
Disturbance injuries Involved	1
Suspicious or Unusual Suspicious Vehicle	1
Trespassing Violation In Progress	2
	60

Attempted contact with Property Owner(s)



DATE	NAME	CONTACT DETAILS
6/25/24	JUDY POURNER	SHE IS AN HEIR TO THE PROPERTY (HER
		BIOLOGICAL MOTHER IS AGNES
		NOLAN). SHE STATES NO INTEREST IN
		THE PROPERTY. SHE IS PARTIALLY
		BLIND, ON A FIXED INCOME, AND LIVES
		OUT OF TOWN. SHE STATED BOTH OF
		HER BROTHERS ARE DECEASED AND
		ONE HAD CHILDREN. SHE GAVE ME
		NAMES BUT HAD NOT ADDRESS
		INFORMATION AND SHE DID NOT SPEAK
		TO THEM.

10/28/2	2024
Code Co	ompliance Supervisor: Roland Maldonado
Case#\	/234656-061124
Propert	ty Owner: Anges Nolan
<u>Addres</u>	s (⊠Residential ☐Commercial): 1258 Golla Dr.
Staff Re	ecommendation(s): Demolition
□Resiα	dential Structure only ⊠Residential and Accessory Structure
Com	mercial Structure only   Commercial and Accessory Structure
due to	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and e of the public is henceforth declared.
	ore, the owner be required to <b>demolish</b> the structure(s) within thirty (30) days. If demolition is rted and completed as required, then the City be authorized to demolish.
Notices	5
1. 2. 3. 4.	Letters of substandard conditions sent by certified mail. Final notice sent by certified mail. Certified letter of hearing sent by certified mail Notice of hearing published in newspaper.
Additio	nal
1. 2. 3. 4. 5. 6.	Owner Deceased:  No Yes If deceased verification by:  Obituary  Death Certificate  Structure Entered by:  Search Warrant  Consent Given by:  Unsecure  Taxes due:  Current  Past due -Amount owed: \$15,655.34  Utilities:  Active  Inactive-Last active date: 7/27/2020  Year Structure Built: 1949  Lawsuits:  Yes  No  Code Enforcement Maintaining Property:  Yes  No

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 1258 Golla Dr.

Case # V234656-061124

**OWNER: Agnes Leona Nolan** 

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 **June 7**, **2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

CASE TIMELINE FOR 1258 GOLLA DR.					
Activity	Date	Legal Requirement	Legal Reference		
Code Enforcement Notified of Potential Violation	6/7/2024	n/a	n/a		
Initial Inspection Completed	6/7/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2		
Notice of Violation Mailed to Last Known Addresses	6/18/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)		
Notice of Violation Posted in Newspaper	7/19/2024 & 7/22/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(A) & (D)(3)		
Deadline to comply with Newspaper Notice of Violation	8/19/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)		
Notice Received	6/26/2024	Returned mail rec'd-Return to sender, vacant, unable to forward	n/a		
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)		
Deadline to comply with Mailed Notice of Violation	7/19/2023	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)		
Re-inspection	7/24/2024	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	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)		
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)		
Notice of Hearing Filed with County Clerk	10/30/2024	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	11/11/24-11/15/24 &	When notice is returned showing	City Ordinance		
Front Door of Property	11/18/24-11/20/24	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)		
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)		
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)		

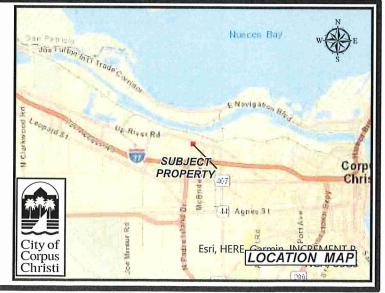




# 1258 GOLLA DR

Aerial View

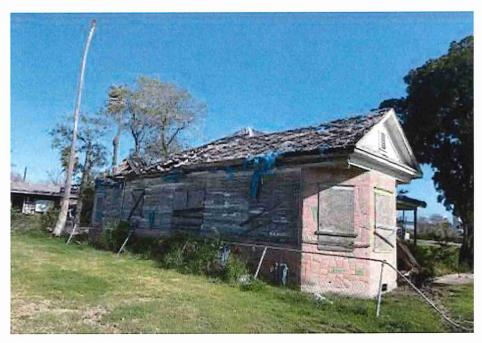








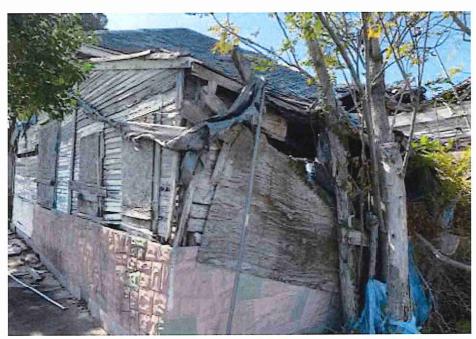






























# City of Corpus Christi – BUILDING SURVEY

account Number: 47	4000030320						
nspection Date: 6/7/	2024						
oning Use: RS-6							
Revised Date: 06/17	/2024						
Officer: Mike Sheltor	ı						
Property Address: 12	258 GOLLA DR	<u> </u>					
egal Description: M	IANCHESTER F	PLACE BLK	C 3 LOT 32				
Owner: NOLAN AGN	NES						
Mail to: 1258 GOLL	A DR						
City, State, Zip: COF	RPUS CHRISTI	, TX 78407-	-1312				
CDwelling CWood Frame CVacant Placard Posted on: <u>6</u>	eMa Oc	mmercial sonry cupied	XAccessory Fire Damage XOpen		_Sq. Ft. _# of Units _Placard	Story XInside In	spectio
Corrections must k	be made to the	item(s) ch	necked below to comply	y with the	Corpus Chris	sti Property Mainte	nance
Corrections must k	be made to the ances of the Ci al, Mechanical, XPlu	ity of Corp	necked below to comply us Christi. The following Ith and Zoning.  XElectricalOther:	y with the ng city or X	Corpus Chris dinances are _Mechanical	sti Property Mainte applicable: Buildi	enance ing,
Corrections must k Code and/or ordina Plumbing, Electrica Permits Required: XBuildingFire Smoke Alarms:	be made to the ances of the Ci al, Mechanical, XPlu He	ity of Corpo , Fire, Heal umbing ealth	us Christi. The following the and Zoning.  XElectricalOther:	ng city or	rdinances are _Mechanical	applicable: Build	ing,
Corrections must k Code and/or ordina Plumbing, Electrica Permits Required: XBuildingFire	be made to the ances of the Ci al, Mechanical, XPlu He	ity of Corpo , Fire, Heal umbing	us Christi. The following the and Zoning.  XElectrical	ng city or	rdinances are _Mechanical	sti Property Mainte applicable: Buildi	ing,
Corrections must & Code and/or ordina Plumbing, Electrica Permits Required:  X Building Fire  Smoke Alarms: X Missing  OUTSIDE W (304.1, 304.1 Type: Charred Wo	be made to the ances of the Cial, Mechanical,  XPlu He  XInc	ity of Corpo , Fire, Heal umbing ealth operative	us Christi. The following the and Zoning.  XElectrical Other: Improperly Location ROOF: (304.1 & 304.7) Type:Charred Wood	ng city or	AdditAddit FOUI (304. Type	ional Alarms Require  NDATION: 1, 304.4 & 304.5) : equate Support	ing,
Corrections must & Code and/or ordina Plumbing, Electrica Permits Required:  X Building Fire  Smoke Alarms: X Missing  OUTSIDE W (304.1, 304.1 Type: Charred Wook X Rotten Wook X Rotten Corn X Missing Boa	be made to the ances of the Cial, Mechanical,  XPluHe  XInc  VALL: 2 304.4 & 304.6)  od d er Boards	ity of Corpo , Fire, Heal umbing ealth operative	us Christi. The following the and Zoning.  XElectricalOther: Improperly Locate	ng city or	AdditAdditAdditAddit	ional Alarms Require  NDATION: 1, 304.4 & 304.5) : equate Support en Wood Lean Missing	ing,
Corrections must & Code and/or ordina Plumbing, Electrica Permits Required: X Building Fire Smoke Alarms: X Missing  OUTSIDE W (304.1, 304.1 Type: Charred Wook X Rotten Wook X Rotten Corn X Missing Boak X Badly in Nee X X Siding Broke Holes Cracks	be made to the cances of the Cial, Mechanical,  XPluHe  XInc  VALL: 2 304.4 & 304.6)  od d er Boards ards ed of Paint	ity of Corpo , Fire, Heal umbing ealth operative	us Christi. The following th and Zoning.  XElectricalOther: Improperly LocalImproperly LocalImproperlyImpr	ng city or	AdditAdditAdditAdditAddit	ional Alarms Require  NDATION: 1, 304.4 & 304.5) : equate Support en Wood s Lean s Missing ks/Perimeter Wall ks/Slab s Missing/Cracked ing Skirting	ing,
Corrections must & Code and/or ordina Plumbing, Electrica Permits Required:  X Building Fire  Smoke Alarms:  X Missing  OUTSIDE W (304.1, 304.1 Type: Charred Wook X Rotten Wook X Rotten Corn X Missing Boak X Siding Broke Holes	be made to the cances of the Cial, Mechanical,  XPluHe  XInc  IALL: 2 304.4 & 304.6)  od d der Boards ards ards and of Paint en / Missing	ity of Corpo , Fire, Heal umbing ealth operative	us Christi. The following th and Zoning.  XElectricalOther: Improperly LocalImproperly LocalElectricalOther:  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaks	ng city or	AdditAdditAdditAdditAddit	ional Alarms Require  NDATION: 1, 304.4 & 304.5) : equate Support en Wood i Lean i Missing ks/Perimeter Wall ks/Slab i Missing/Cracked	ing,

	<b>WINDOWS:</b> (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 &	<b>PORCHES:</b> (304.1, 304.2, 304 304.12, 305.4, 305.5 & 307.1)	DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18,
	304.17)	304.12, 303.4, 303.3 & 307.1)	305.6 & 702.1)
	Charred Wood	Charred Wood	Charred Wood
X	Broken Glass	Missing / Broken Boards	XMissing
X	Missing Screens	Loose	XDamaged
X	Torn Screens	Rotten Wood	X Poor Fit
	Missing / Broken Sash X_	Inadequate Support	Damaged / Missing Screen(s)
X	Do Not Open	Support Post Missing	Off Hinges
X	Rotten Sills	Support Post Loose	XBlocked Exit
X	Rotten / Broken Frames	Faulty Weather Protection	X Rotten
	Other:	Other:	Other:
	STEPS: (304.1, 304.2	PLUMBING:	BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)		, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
		& 505.3)	, , , , , , ,
	Charred Wood	Missing	
	Rotten Wood		se / Broken / Missing
	Missing Boards	No Anti-Sipho	<del>-</del>
	Inadequate Support	Missing Over	
X	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Show	ver Head
	Other:	Not Vented	
		XDisconnected	t
		Stopped Up	
		Damaged Sh	ower Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEA	ATER:
	(404.4.3, 502.1, 502.2, 502.3, 502.4,	503.1, 503.4, (505.4, 603.1	, 603.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1 8	k 506.2)	
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	t
	Seeps Around Bowl	Temperature	Pressure Release Valve Missing
	Water Supply Line Leaks	Temperature	Pressure Release Valve Broken
	Flush Ell Leaks	Drain Line M	•
	Runs Constantly	Not Approve	· · · · · ·
	Tank Broken / Cracked	Not Extended	
	Bowl Broken / Cracked	Elbowed Dov	
<u>X</u>		Vent Missing	
	Missing Flush Handle	· · · · · · · · · · · · · · · · · · ·	/all Pipe / Attic
	Missing Flapper	Nonconformi	•
	Urinal; No Back-Flow Preventive		Combustion Air
	No Elongated Bowl / Open-end Seat	<del></del>	Missing / Damaged
	Other:	No Gas Cut (	
		Missing Firek	
			Line Not Approved Pipe
			Located in Bathroom
			Located in Bedroom
		Fire Damage	eu
		Other:	

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3		GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,		603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)		
	Missing		Gas Pressure Test Required
	No Anti-Siphon Faucets		_Gas Leak
	Faucets Leak / Broken / Missing		Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing		Gas Supply Not Approved Pipe
	Defective Trap		Rubber Hose to Space Heaters
	Stopped Up		_Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	************	Other:
	Loose from Wall		
	Nonconforming Waste Line		
<u>X</u>	Disconnected		
-	Other:		
	KITCHEN SINK: (305.1, 305.3, 502.1,		PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)		(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap		Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken		Vent Stack Missing / Broken
	Faucets Missing		Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	,	Rain Guard Damaged / Missing
	Trap Leaks / Missing	•	Exposed Exterior PVC Pipe
	Stopped Up		PVC Water Supply Lines
$\overline{X}$	Disconnected		Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top		Sewer Line Stopped Up
	Damaged Back Splash		Sewer Running Out on Ground
	Other:		Other:
	ELECTRICAL SERVICE: (604.1, 604.2		INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1		(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)		
	Service Panel Burned		Charred Wood
	Service Missing	X	Paint Deteriorated
	Service Appears Below Code	X	Cracks
	Two-Wire Service	X	Holes
	Inadequate		Torn Wallpaper
<u>X</u>	Defective		Damaged Paneling
<u>X</u>	Disconnected	X	Sheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	***************************************	Sheetrock Mildewed / Buckled
<u>X</u>	Missing Breakers / Fuses	X	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	X	Water Damaged / Smoke Damaged
X	Exposed Wiring	P	Impervious Material Around Tub
	Nonconforming Wiring in Panel		Enclosure Damaged / Missing
	Drops Too Low		Walls Around Tub Not Water Resistant
	Other:		Inadequate Ceiling Height
			Other:

	SYSTEM:	INTERIOR FLOOP	RS:
	(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305	.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood	
******	Burned Fixtures	CRotten Wood	
	Less Than 1 Duplex Recept. /20 liner ft-	Missing Boards	
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Holes	
	No Small Appliance Circuits Over Kitchen	Cracks	
	Counter Space with GFCI	Not Level	
	Only One Small Appliance Circuit Over Kitchen	Buckled	
	Counter Space with NO GFCI	Torn	
	Kitchen Appliance Circuits – No GFCI	XDamaged	
	Plugs Missing / Loose / Broken	Other:	
	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		
<u>X</u>	Exterior Lights Missing; Front / Back / Side		
<u>X</u>	Porch Lights Broken / Missing / Loose		
	Other:		
	MECHANICAL:	ACCESSORY SU	
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304	1.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing	TYPE:SHED	
	Floor Furnace Damaged / Missing	Roof Type: SHING	GLE
	Nonconforming Gas Line to Space Heater	XRotten	
	Wall Heater with No Vent in Bathroom	XLoose	
-	Thermostat Damaged / Missing	XLoose Torn	
	Thermostat Damaged / Missing	Torn	
	Thermostat Damaged / Missing Gas-Fired Heating Appliance within 2' ofTub / Shower / Water Closet	Torn XHoles	
	Thermostat Damaged / Missing Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet Condensing Unit Damaged / Missing	Torn XHoles	DD FRAAME
	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	Torn XHoles Missing	DD FRAAME
	Thermostat Damaged / Missing Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet Condensing Unit Damaged / Missing	Torn  X Holes Missing  Walls Type: WOC	DD FRAAME
	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	Torn  XHoles Missing Walls Type: WOC  XRotten	DD FRAAME
	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	Torn  XHoles  Missing  Walls Type: WOC  XRotten  XLeaning	DD FRAAME
	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	Torn  XHoles Wils Type: WOC  XRotten  XLeaning  XBuckled	DD FRAAME
	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	Torn  X Holes  Missing  Walls Type: WOC  X Rotten  X Leaning  X Buckled  Missing	DD FRAAME
	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:	Torn  X Holes  Missing  Walls Type: WOC  X Rotten  X Leaning  X Buckled  Missing	
	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)	Torn  XHoles Missing Walls Type: WOC  XRotten  XLeaning  XBuckled Missing Other:	
	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	Torn  X Holes Missing  Walls Type: WOC  X Rotten  X Leaning  X Buckled Missing Other:  Foundation Type:	
	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)	Torn  X Holes Missing  Walls Type: WOC  X Rotten  X Leaning  X Buckled Missing Other:  Foundation Type: Sunken	

### **CODE ENFORCEMENT DIVISION**

### **ACCESSORY BUILDING SURVEY**



Address:	1258 GOLLA	DR							
Legal Description:	MANCHESTE	R PLACE BLK 3 LC	OT 32						
Tax Account No:	4740-0003-0	320							
Property Owner:	NOLAN AGN	ES							
Mailing Address:	1258 GOLLA	DR							
City, State, Zip:	CORPUS CHE	RISTI, TX 78407-1	312						
Inspection Date:	2/1/2024								
Zoning District:	RS-6								
Compliance Officer:	Mike Shelton	n							
Placard Date:	2/1/2024 V224151-02	0624							
Case No:	VZZ4151-0Z	0624							
Corrections must be r and/or ordinances of Electrical, Mechanical	the City of Corp	ous Christi. The f							ode
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Othe	r:		
Accessory Structure T (302.7, 304.1, 304.2, 304 Roof Type: SHINGLE X Rotten Loose		304.7, 305.1 & 305.2	Wood Frame				Y		
Torn									
XHoles									
Missing			Des	cription	Max	Unit A	Unit B	Unit C	Ur
Other:			Roc	fing Frame	16				
Wall Type: WOOD FRAME X Rotten			Roc	f Cover	17				
XRotten XLeaning			Wa	ll Framing	18				
X Buckled X Missing			Sidi	ng	15				
Other:			Fou	ndation	24				
Foundation Type: SLA	АВ		Doo	ors/Windows	10	_			
Sunken			Tot	al %	100				
Cracked									

Rotten Other:

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16				
Roof Cover	17				
Wall Framing	18				
Siding	15				
Foundation	24				
Doors/Windows	10				
Total %	100				

#### VIOLATION(S): 1258 GOLLA DR.

- 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.
- 304.12 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.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 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.
- 304.4 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.

305.6 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.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

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.

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.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V234656-061124

ADDRESS: 1258 GOLLA DR.

Tax Account No: 4740-0003-0320

Owner(s): AGNES NOLAN

LAST UPDATED ON: Wednesday, November 06, 2024

### LETTERS MAILED from 6/18/2024 TO 7/10/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
NOLAN AGNES	DECEASED OWNER	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407-1312		RETURN TO SENDER
77		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF AGNES NOLAN	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
***		VACANT
		UNABLE TO FORWARD
GARRY L. NOLAN	DECEASED HEIR	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF GARRY L. NOLAN	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
*		UNABLE TO FORWARD
JAMES M. NOLAN	DECEASED HEIR	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF JAMES M. NOLAN	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-

CORPUS CHRISTI, TX. 78407		DETURN TO CENTER
CONFOS CHRISTI, 1X. 78407		RETURN TO SENDER
		VACANT
HIDV BOLIDATED		UNABLE TO FORWARD
JUDY POURNER	HEIR	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
JUDY POURNER	HEIR	B1 Letter Mailed on 6/18/2024
157 COUNTY RD 3085		RETURNED GREEN CARD REC'D 6/25/24-
ORANGE GROVE, TX. 78372		SIGNED AND REC'D BY THOMAS I. POURNER
		DATE OF DELIVERY 6/22/24
OTHA U. NOLAN	DECEASED OWNER	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
, and the second		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF OTHA U. NOLAN	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/18/2024
1258 GOLLA DR.	SECURE HARDWAY EMPARES OF SECURE SECURE	RETURNED MAIL REC'D 6/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
*		VACANT
		UNABLE TO FORWARD
PAM NOLAN	HEIR	B1 Letter Mailed on 7/10/2024
1258 GOLLA DR.	100 90 000	RETURNED MAIL REC'D 7/18/24
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		INSUFFICIENT ADDRESS
		UNABLE TO FORWARD
BEN NOLAN	HEIR	B1 Letter Mailed on 7/10/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 7/18/24
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
, the second of		INSUFFICIENT ADDRESS
		UNABLE TO FORWARD
GARRY NOLAN JR	HEIR	B1 Letter Mailed on 7/10/2024
1258 GOLLA DR.		RETURNED MAIL REC'D 7/18/24
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		INSUFFICIENT ADDRESS
		UNABLE TO FORWARD



#### 2418 JOHN ST. - RESIDENTIAL STRUCTURE

Substandard case started 1/8/2024

Structure deemed substandard based on the following findings:

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

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

Property located in a residential area.

According to NCAD, the owner took possession of property 5/13/2013

### Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 1

Owner Compliance: 0

City Abatements: 0

Citations issued: 0

Date	Case Type	Violation(s)	Status
1/08/2024	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress



## 2418 JOHN ST. - RESIDENTIAL STRUCTURE

# Abatement history for 2418 JOHN ST.

<u>Date</u>

Cost/Admin Fee

Case Type

No abatements have been done to property address.

### CCPD calls to property:

Nature of Call	2418 John St.
Law Enforcement Investigation Field Event	2
Grand Total	2

## Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
1/16/2024	CAROL ANN MERCER	SHE PROVIDED THEY WERE TRYING TO
		SELL THE PROPERTY TO THE PORT OF
		CC HOWEVER COULD NOT FIND SOME
		OF THE HEIRS. SHE PROVIDED THEY
		WOULD LIKE TO DEMO THE PROPERTY
		THEMSELVES SO THAT THEY ARE NOT
		CHARGED ANY EXTRA FEES. I
		INFORMED HER OF THE 30-DAY
		TIMEFRAME DATE AND TO GIVE US A
		CALL FOR MORE TIME IF THEY NEEDED
		IT.

10/28	/2024			
Code	Compliance Supervisor: Roland Maldonado			
Case#	V22340-010824			
Prope	rty Owner: Tyre Bell Jr ETALS			
<u>Addre</u>	ss (⊠Residential □Commercial): 2418 John St.			
Staff R	Recommendation(s): Demolition			
	idential Structure only □ Residential and Accessory Structure			
ЦCon	nmercial Structure only   Commercial and Accessory Structure			
due to	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.			
Theref	fore, the owner be required to <b>demolish</b> the structure(s) within thirty (30) days. If demolition is			
not sta	arted and completed as required, then the City be authorized to demolish.			
Notice	·S			
1. 2.	Letters of substandard conditions sent by certified mail.  Final notice sent by certified mail.			
3.	Certified letter of hearing sent by certified mail			
4.	Notice of hearing published in newspaper.			
Additio	onal			
1.	Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒ Obituary ☐ Death Certificate			
2.	Structure Entered by: ☐Search Warrant ☐Consent Given by: ☐ ☐Unsecure			
3.	Taxes due: ☐ Current			
4.	Utilities: ☐ Active ☐ Inactive-Last active date: 7/3/1997			
5.	Year Structure Built: 1905			
6.	Lawsuits: □Yes ⊠No			
7.	Code Enforcement Maintaining Property: ☐Yes ☐No			

### **COMPLAINT**

Monday, October 28, 2024

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

RE: 2418 John St.

Case # V222340-010824

OWNER: Tyre Bell Jr ETALS

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 January 8, 2024, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

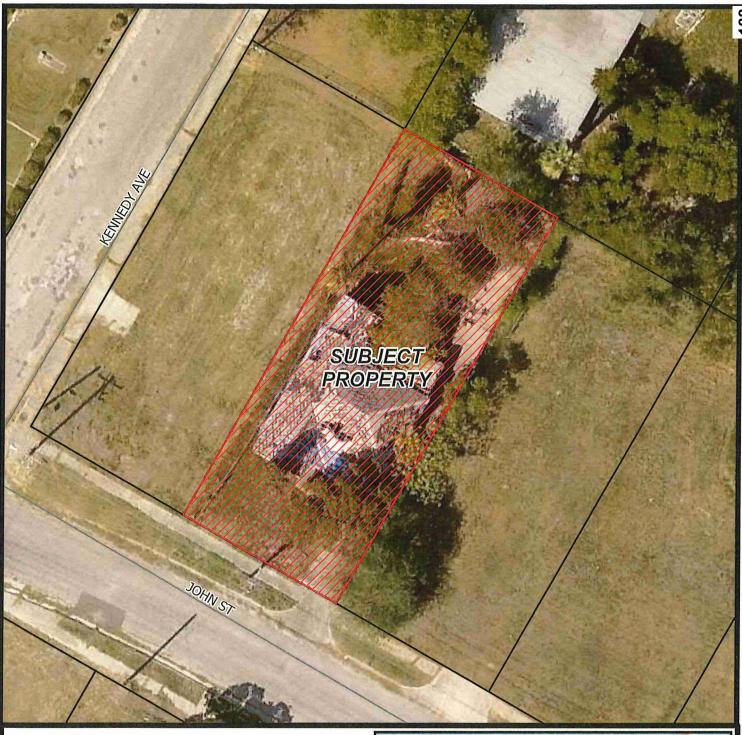
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

CASE TIMELINE FOR 2418 JOHN ST.			
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/8/2024	n/a	n/a
Initial Inspection Completed	1/8/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	1/9/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	5/20/2024 & 5/21/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13- 22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	6/22/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/7/2024	Returned cert mail rec'd-Return to sender, unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/28/24-5/31/24 & 6/3/24-6/7/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	2/10/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	2/20/2024	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	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/30/2024	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	11/11/24-11/15/24 & 11/18/24-11/20/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/15/2024	1 '''	Texas Govt. Code 551.043(a)
BSB Hearing	11/21/2024	· · · · · · · · · · · · · · · · · · ·	City Ordinance Sec. 13-22 (C)



# **2418 JOHN ST**

Aerial View

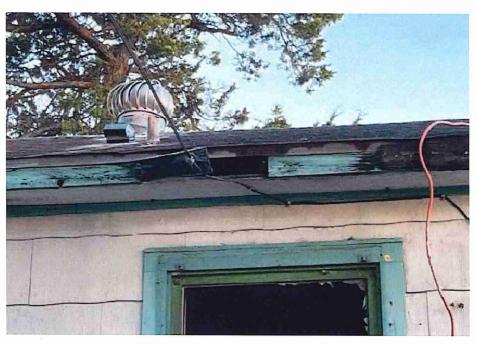


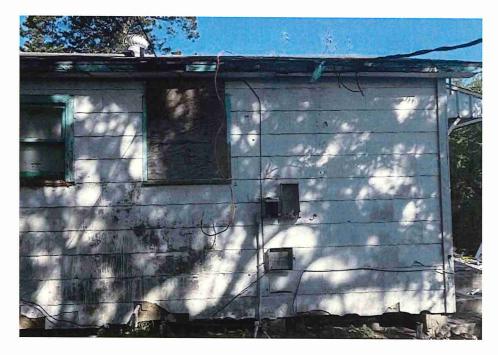














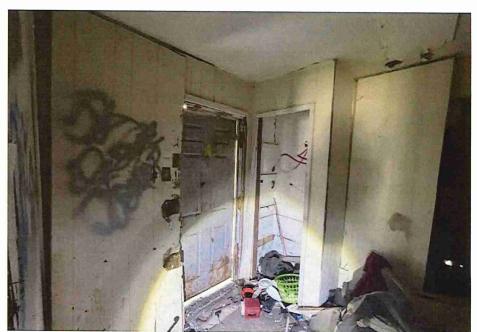
























# City of Corpus Christi – BUILDING SURVEY

Inspection Date: 1/8/2024		
Zoning Use: RS-6		
Revised Date: 01/08/2024		
Officer: Mike Shelton		
Property Address: 2418 JOHN ST		
Legal Description: SHORELINE PARK BLK 2	LOT 10	
Owner: BELL TYRE JR ETALS		
Mail to: 501 RONSON DR		
	0.0450	
City, State, Zip: CORPUS CHRISTI, TX 78412	2-3152	
XDwellingCommercialXWood FrameMasonryXVacantOccupiedPlacard Posted on: 1/8/2024	Accessory Fire Damage XOpen X	Sq. FtStory # of Units XInside Inspection Placard
Corrections must be made to the item(s) cl	hecked below to comply with	the Corpus Christi Property Maintenance
Corrections must be made to the item(s) of Code and/or ordinances of the City of Corp. Plumbing, Electrical, Mechanical, Fire, Head Permits Required:  XBuilding XPlumbingHealth	ous Christi. The following city	
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  XBuilding	ous Christi. The following city olth and Zoning.  XElectrical X Other:	v ordinances are applicable: Building, Mechanical
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  X Building	ous Christi. The following city alth and Zoning.  XElectrical XOther:Improperly Located	v ordinances are applicable: Building, Mechanical Additional Alarms Required
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  XBuilding	ous Christi. The following city olth and Zoning.  XElectrical X Other:	v ordinances are applicable: Building, Mechanical

	WINDOWS: (304.1, 304.2 304.13,	PORCHES: (304.1, 304.2, 304.	10, <b>DOORS:</b> (304.1, 304.2, 304.13,
	304.13.1, 304.13.2, 304.14 &	304.12, 305.4, 305.5 & 307.1)	304.14, 304.15, 304.16, 304.18,
	304.17)		305.6 & 702.1)
	Charred Wood	Charred Wood	Charred Wood
	Broken Glass	Missing / Broken Boards	XMissing
<u>X</u>	Missing Screens	Loose	XDamaged
	Torn Screens	Rotten Wood	Poor Fit
<u>X</u>	Missing / Broken Sash	Inadequate Support	Damaged / Missing Screen(s)
<u>X</u>	Do Not Open	Support Post Missing	Off Hinges
<u>X</u>	Rotten Sills	Support Post Loose	XBlocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty Weather Protection	Rotten
	Other:	Other:	Other:
	STEPS: (304.1, 304.2	PLUMBING: E	BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)	(403.2, 502.1,	502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	•	& 505.3)	
	Charred Wood	Missing	
	Rotten Wood		e / Broken / Missing
	Missing Boards	No Anti-Siphor	
	Inadequate Support	Missing Overfl	ow Plate
	Missing Handrails	Missing Tap	
V	Faulty Weather Protection	Missing Showe	er Head
	Other:	Not Vented	
		XDisconnected	
		Stopped Up	
		Damaged Sho	wer Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEAT	ER:
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 50		603.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1 & 5		
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl	Temperature F	ressure Release Valve Missing
	Water Supply Line Leaks	Temperature P	ressure Release Valve Broken
	Flush Ell Leaks	Drain Line Mis	. <del></del>
	Runs Constantly	Not Approved	•
	Tank Broken / Cracked	Not Extended	Outside
	Bowl Broken / Cracked	Elbowed Down	
<u>X</u>	Disconnected	Vent Missing /	
	Missing Flush Handle	No Double Wa	
	Missing Flapper	Nonconforming	•
	Urinal; No Back-Flow Preventive	Inadequate Co	
	No Elongated Bowl / Open-end Seat		ssing / Damaged
	Other:	No Gas Cut Of	
		Missing Firebo	
			ne Not Approved Pipe
			cated in Bathroom
			cated in Bedroom
		Fire Damaged	
		Other:	

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	000.1, 000.2, 000.0, 000.4, 000.0 a 000.0/
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
0	Nonconforming Waste Line	
X	Disconnected	
	Other:	*
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
Χ	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3) Service Panel Burned	Charred Wood
	Service Missing	X Paint Deteriorated
	Service Appears Below Code	X Cracks
	Two-Wire Service	X Holes
	Inadequate	Torn Wallpaper
	Defective	Damaged Paneling
X	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	X Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood
	Burned Fixtures	XRotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	X Holes
	No Small Appliance Circuits Over Kitchen	Cracks
	Counter Space with GFCI	X Not Level
	Only One Small Appliance Circuit Over Kitchen	XBuckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	X Damaged
	Plugs Missing / Loose / Broken	Other:
	Switches Missing / Loose / Broken	Othor.
	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	
<u>X</u>	Exterior Lights Missing; Front / Back / Side	
<u>X</u>	Porch Lights Broken / Missing / Loose	
	Other:	
	MECHANICAL:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing	TYPE:
	Floor Furnace Damaged / Missing	Roof Type:
	Nonconforming Gas Line to Space Heater	Rotten
	Wall Heater with No Vent in Bathroom	Loose
	Thermostat Damaged / Missing	Torn
	Gas-Fired Heating Appliance within 2' of	Holes
	Tub / Shower / Water Closet	Missing
	Condensing Unit Damaged / Missing	
	No Vent Fan or Window in Bathroom	Walls Type:
		Valis Type. Rotten
	Vent Fan Missing / Not Operable  Heat with No Vent in Commercial Building	
		Leaning
	Fire Damage	Buckled
	Other:	Missing
	LING A NUTA BY CONDITIONS	Other:
	UNSANITARY CONDITIONS:	
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
<u>X</u>	No Hot and Cold Water Supply	Sunken
<u>X</u>	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	Other:	

### VIOLATION(S): 2418 JOHN ST.

- 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 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.
- 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.

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- 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.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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- 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.
- 304.4 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.

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.

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.

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V222340-010824

ADDRESS: 2418 JOHN ST.

Tax Account No: 8013-0002-0100
Owner(s): TYRE BELL JR ETALS

LAST UPDATED ON: Wednesday, November 06, 2024

### LETTERS MAILED from 1/9/2024 TO 7/17/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
BELL TYRE JR ETALS	DECEASED OWNER	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
TYREE BELL JR ETALS	DECEASED OWNER	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/31/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF TYREE BELL JR	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
		RETURNED CERT MAIL RECEIPT REC'D 2/23/24-
		SIGNED BY CAROL MERCER
UNKNOWN HEIRS OF TYREE BELL JR	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/18/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF TYREE BELL JR	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024
3901 KING ST.		RETURNED MAIL REC'D 2/12/24-
HOUSTON, TX. 77026		RETURN TO SENDER
		UNCLAIMED

		UNABLE TO FORWARD
CLARENCE E. BELL	DECEASED OWNER	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
CLARENCE E. BELL	DECEASED OWNER	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/16/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
CLARENCE E. BELL	DECEASED OWNER	B1 Letter Mailed on 1/9/2024
2703 TEAGUE #632		RETURNED MAIL REC'D 2/8/24-
HOUSTON, TX. 77080		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF CLARENCE E. BELL	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF CLARENCE E. BELL	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/16/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF CLARENCE E. BELL	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 1/9/2024
2703 TEAGUE #632		RETURNED MAIL REC'D 2/8/24-
HOUSTON, TX. 77080		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ETHEL MAE MERCER	DECEASED HEIR	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ETHEL MAE MERCER	DECEASED HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/16/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD

UNKNOWN HEIRS OF ETHEL MAE MERCER	LINUXIONIN LIFIDS OF DECEMBER LIFE	
501 RONSON DR.	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024
CORPUS CHRISTI, TX. 78412-3152		
	1.4	
UNKNOWN HEIRS OF ETHEL MAE MERCER	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/18/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
PAMELA SUE SHIELDS	HEIR	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
PAMELA SUE SHIELDS	HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/18/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
PAMELA SUE SHIELDS	HEIR	B1 Letter Mailed on 1/9/2024
6203 HOLLOW PINES	100 0.00 Care	RETURNED MAIL REC'D 2/14/24-
HOUSTON, TX. 77044		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
CAROL ANNE MERCER	HEIR	B1 Letter Mailed on 1/9/2024
501 RONSON DR.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
,		UNCLAIMED
		5 X 3 A 199
CAROL ANNE MERCER	HEIR	UNABLE TO FORWARD
2418 JOHN ST.	TIEN.	B1 Letter Mailed on 1/9/2024
CORPUS CHRISTI, TX. 78407		RETURNED MAIL REC'D 1/18/24-
22 30 61111011, 176.76407		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
CLAUDETTE CHARISSE EVANS	LIFID	UNABLE TO FORWARD
501 RONSON DR.	HEIR	B1 Letter Mailed on 1/9/2024
		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
CLAUDETTE CHARLOSE EVANO		UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS	HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/16/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER

		VACANT
CLAUDETTE CHARICOE EVANO		UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS	HEIR	B1 Letter Mailed on 1/9/2024
1105 NEWHAVEN DR.		
FAYETTEVILLE, GA. 30215		
GLORIA JOYCE MONTEIRO-JONES	DECEASED HEIR	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
		ONABLE TO FORWARD
GLORIA JOYCE MONTEIRO-JONES	DECEASED HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.	DECEMBER 11EM	RETURNED MAIL REC'D 1/16/24-
CORPUS CHRISTI, TX. 78407		
70.11.00 6.11.1011, 17.1.70107		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF GLORIA JOYCE MONTEIRO-	UNKNOWN HEIRS OF DECEASED HEIR	P1 Letter Meiled on 1/0/2024
JONES	ONKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024
501 RONSON DR.		DETUDNED MAN DECID OF 10 A
CORPUS CHRISTI, TX. 78412-3152		RETURNED MAIL REC'D 2/7/24-
COM 03 CHM311, 17. 70412-3132		RETURN TO SENDER
		UNCLAIMED
UNKNOWN HEIRS OF GLORIA JOYCE MONTEIRO-	LINUX ION ALLIEURS OF DESCRIPTION	UNABLE TO FORWARD
JONES	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/31/24-
		RETURN TO SENDER
CORPUS CHRISTI, TX. 78407		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
TERRI L'DOIR BROWNE	HEIR	
501 RONSON DR.	HEIK	B1 Letter Mailed on 1/9/2024
CORPUS CHRISTI, TX. 78412-3152		RETURNED MAIL REC'D 2/7/24-
CON 03 CHN311, 1X. 78412-3132		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
TERRI L'DOIR BROWNE	HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/31/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		UNDELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD

TERRI L'DOIR BROWNE	HEIR	D4 halloward it allowed to to one
3359 NAVAJO PL	HEIK	B1 Letter Mailed on 1/9/2024
DALLAS, TX. 75221		RETURNED GREEN CARD REC'D 1/18/24-
OMOLARA TARA BIGGS	HEID	SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
501 RONSON DR.	HEIR	B1 Letter Mailed on 1/9/2024
the contract of the property o		RETURNED MAIL REC'D 2/7/24-
CORPUS CHRISTI, TX. 78412-3152		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
OMOLARA TARA BIGGS	HEIR	B1 Letter Mailed on 1/9/2024
2418 JOHN ST.		RETURNED MAIL REC'D 1/16/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
OMOLARA TARA BIGGS	HEIR	B1 Letter Mailed on 1/9/2024
11310 HERALD SQUARE DR.	1	RETURNED MAIL REC'D 2/13/24-
HOUSTON, TX. 77099		RETURN TO SENDER
,		UNCLAIMED
		UNABLE TO FORWARD
ASTOR GARTHANIEL MERCER	DECEASED HEIR	B1 Letter Mailed on 7/17/2024
501 RONSON DR.	DECEASED HEIR	BI Letter Maried on 7/17/2024
CORPUS CHRISTI, TX. 78412-3152		
ASTOR GARTHANIEL MERCER	DECEASED HEIR	B1 Letter Mailed on 7/17/2024
2418 JOHN ST.	DEGENOLD HEIR	RETURNED MAIL REC'D 7/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER
		NO SUCH NUMBER
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ASTOR GARTHANIEL MERCER	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/17/2024
501 RONSON DR.	OWNIOWIN TERMS OF BECEASED THEIR	BI Letter Mailed on 7/17/2024
CORPUS CHRISTI, TX. 78412-3152		
UNKNOWN HEIRS OF ASTOR GARTHANIEL MERCER	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/17/2024
2418 JOHN ST.	ONKNOWN TERNS OF BECEASED HEIR	
CORPUS CHRISTI, TX. 78407		RETURNED MAIL REC'D 7/26/24-
		RETURN TO SENDER
		NO SUCH NUMBER
JOHN C WILLIAMS JR	HEIR	UNABLE TO FORWARD
501 RONSON DR.	TEIN	B1 Letter Mailed on 7/17/2024
CORPUS CHRISTI, TX. 78412-3152		
JOHN C WILLIAMS JR	LIEID	
2418 JOHN ST.	HEIR	B1 Letter Mailed on 7/17/2024
		RETURNED MAIL REC'D 7/26/24-
CORPUS CHRISTI, TX. 78407		RETURN TO SENDER

	NO SUCH NUMBER
	UNABLE TO FORWARD
HEIR	B1 Letter Mailed on 7/17/2024
HEIR	B1 Letter Mailed on 7/17/2024
	RETURNED MAIL REC'D 7/26/24-
	RETURN TO SENDER
	NO SUCH NUMBER
	UNABLE TO FORWARD
HEIR	B1 Letter Mailed on 7/17/2024
HEIR	B1 Letter Mailed on 7/17/2024
5.0 (20)	RETURNED MAIL REC'D 7/26/24-
	RETURN TO SENDER
	NO SUCH NUMBER
	UNABLE TO FORWARD
HEIR	B1 Letter Mailed on 7/17/2024
	22 25tts: Maried 511 77 27/2524
HEIR	B1 Letter Mailed on 7/17/2024
	RETURNED MAIL REC'D 7/26/24-
	RETURN TO SENDER
	NO SUCH NUMBER
	UNABLE TO FORWARD
	HEIR HEIR



### 938 MENDOZA ST. - RESIDENTIAL & ACCESSORY STRUCTURE

Substandard case started 4/15/2023

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the Corpus Christi 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.

According to NCAD, the owner took possession of property 9/28/2001.

### Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 8

Owner Compliance: 2

City Abatements: 6

Citations issued: 1



# 938 MENDOZA ST. – RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
06/07/2024	Vacant Building	Tall weeds, litter and solid	In progress
		waste & sidewalks, curbs and	
		gutters	
04/18/2024	Junk Vehicle	Inoperable vehicle on property	Seized by City
04/17/2024	Unsecure Vacant	Unsecure openings	Abated by City
	Building		
04/15/2024	Substandard	Substandard main &	In progress
	Structure	accessory structure	
06/09/2023	Vacant Building	Tall weeds, litter and solid	Abated By City-
		waste & sidewalks, curbs and	Expired
		gutters	
12/11/2018	PMC Standards	Openable Windows & Roofs	Expired
		and Drainage	
11/21/2018	Care of Premises	Tall weeds, Dangerous Fence	Expired
09/13/2018	Care of Premises	Litter and solid waste,	Expired
		sidewalks, curbs & gutters	
		clean	

# Abatement history for 938 MENDOZA ST.

	<u>Date</u>	Cost/Admin Fee	Case Type
1.	07/25/2024	\$200.19/\$412	Abatement of tall weeds
2.	10/25/2024	\$320/\$412	Abatement of tall weeds
3.	05/24/2024	\$460 /\$412	Abatement of unsecure openings
4.	02/08/2024	\$206.39/\$412	Abatement of tall weeds
5.	04/19/2024	\$243.41/\$412	Abatement of tall weeds
6.	05/23/2024	\$245.19/\$412	Abatement of tall weeds

Total: \$4147.18



## 938 MENDOZA ST. – RESIDENTIAL & ACCESSORY STRUCTURE

# CCPD calls to property:

Nature of Call	938 Mendoza St.
Unknown Nature Non Inury	1
Destruction or Criminal Mischief In Progress	1
Fireworks Possession or Use In Progress Contact Requested	1
Law Enforcement Investigation Field Event	7
Broadcast Info Law Enforcement Only	1
Disturbance in Progress	10
Disturbance injuries Involved	1
Disturbance weapons Involved	2
Shots Fired/Deadly Conduct Shots Heard in Area	1
Suspicious or Unusual Suspicous Person or Persons	1
Theft of Property or Services Just Occurred	1
Disturbance not Progress	11
Law Enforcement Investigation Explain Type	1
Property or Item Found Explain Type	1
Assault in Progress	1
Assault weapons Involved	1
Burglary in Progress	1
LE Assist Assist with Child Custody	6
Traffic or Public Hazard Reckless or Speeding Driver	1
Back Up Routine For EMS Unit	1
Quality of Life Code Enforcement Assist	1
	53

Attempted contact with Property Owner(s): Property owner is deceased.

10/28/202	2024	
Code Com	Compliance Supervisor: Roland Maldonado	
Case# V22	V229763-041524	
Property C	ty Owner: Estate of Maria H. Cantu c/o Maria C. Chavez IND EXEC	
Address (	ss (⊠Residential ☐ Commercial): 938 Mendoza St.	
Staff Reco	ecommendation(s): Demolition	
□Residen	dential Structure only ⊠Residential and Accessory Stru	cture
□ Comme	nmercial Structure only Commercial and Accessory Stru	icture
due to sub	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property substandard and dilapidated condition of the structure(s), a hazard to e of the public is henceforth declared.	
	Fore, the owner be required to <b>demolish</b> the structure(s) within thirty (arted and completed as required, then the City be authorized to demo	
<u>Notices</u>	<u>es</u>	
2. Fi 3. Ce	Letters of substandard conditions sent by certified mail. Final notice sent by certified mail. Certified letter of hearing sent by certified mail Notice of hearing published in newspaper.	
Additiona	onal	
2. St 3. Ta 4. U 5. Yo 6. La	Lawsuits: ⊠Yes □No	⊠Unsecure

### **COMPLAINT**

Monday October 28, 2024

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

RE: 938 Mendoza St.

Case # V229763-041524

OWNER: Est. of Maria H. Cantu

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 22, 2024, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

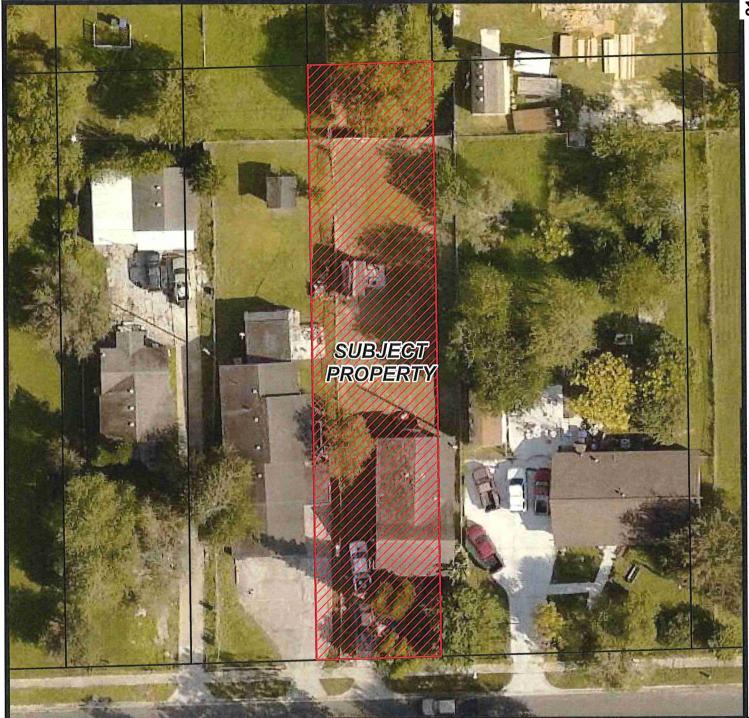
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

CASE TIMELINE FOR 938 MENDOZA ST.				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of	4/11/2024			
Potential Violation	4/11/2024	n/a	n/a	
Initial Inspection Completed		When building, structure or premise	Corpus Christi Property	
	4/11/2024	thought to be substandard	Maintenance Code 104.2	
Nation of Michael and April and Apri		200		
Notice of Violation Mailed to Last	F /20 /2024	When there are reasonable grounds to believe there is a violation	City Ordinance	
Known Addresses	5/30/2024	believe there is a violation	Sec. 13-22(A) & (D)(2)	
Notice of Violation Posted in		When owner is unknown, whereabouts	City Ordinance Sec.13-	
Newspaper	7/19/2024 &	unknown, or where service of notice has	22(A) & (D)(3)	
	7/22/2024	failed (Published twice w/in a 10 day		
		period)		
Deadline to comply with Newspaper		When 30 days have elapsed from the date	City Ordinance	
Notice of Violation	8/19/2024	of first publication	Sec. 13-22(B)	
Notice Received		Returned mail rec'd 6/11/24-Return to	n/a	
Notice Received	6/11/2024	sender, refused, unable to forward	inya	
	0, 11, 202 1	seriaci, relasca, aliable to folwara		
Returned Notice of Violation Posted at	9/23/24 -9/27/24 &	When notice is returned showing	City Ordinance	
Front Door of Property	9/30/24-10/4/24	unclaimed or not delivered	Sec. 13-22(A) & (D)(4)	
	3/30/24-10/4/24			
Deadline to comply with Mailed Notice	6/30/2024	30 days from receipt of the notice	City Ordinance	
of Violation	0,00,2021		Sec. 13-22(A)(5)	
Re-inspection		Not less thans 30 days from receipt of the	City Ordinance	
	7/22/2024	notice or when 30 days have elapsed from	Sec. 13-22(B)	
		date of first publication		
Complaint filed with BSB		When owner refused to comply; when	City Ordinance	
	10/20/2024	not cured within 30 days from receipt of notice or any further agreed time; or	Sec. 13-22(B)(2)	
	10/28/2024	when 30 days have elapsed from date of		
		first publication		
Notice of Hearing Mailed to Last		At least 10 days prior to hearing	City Ordinance	
Known Address	10/29/2024	, ,	Sec. 13-22(C) & (D)(2)	
	20, 20, 202 .			
Notice of Hearing Posted in Newspaper		At least 10 days prior to hearing when	City Ordinance Sec.13-	
	40/00/0004.0	owner is unknown, whereabouts	22(C) & (D)(3)	
	10/28/2024 &	unknown, or where service of notice has		
	10/29/2024	failed (Published twice w/in a 10 day		
		period)		
Notice of Hearing Filed with County		At least 10 days prior to hearing	City Ordinance Sec. 13-	
Clerk	10/30/2024		22(C) & Tx Local Gov't	
Detumed Nation of Hamilton Death Late	11/11/24 11/15/24 0	When potion is not one of the contract	Code 214.001€	
Returned Notice of Hearing Posted at Front Door of Property	11/11/24-11/15/24 & 11/18/24-11/20/24	When notice is returned showing unclaimed or not delivered	City Ordinance	
BSB Agenda Posted	11/10/24-11/20/24	72 hours (3 days) before scheduled time	Sec. 13-22(C) & (D)(4) Texas Govt. Code	
Bob / Berrau i ostea	11/15/2024	of hearing	551.043(a)	
	,,			
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45	City Ordinance	
	11/41/4044	days after Complaint filed	Sec. 13-22 (C)	



# 938 MENDOZA ST

Aerial View

















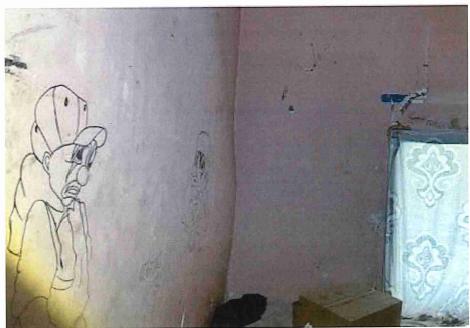
















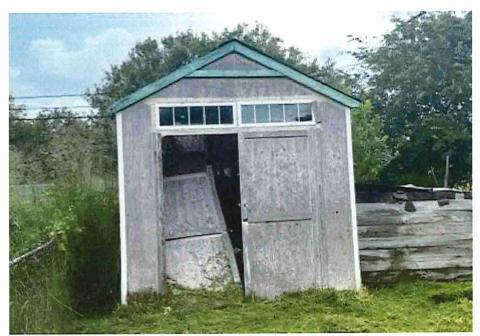
















# City of Corpus Christi – BUILDING SURVEY

Vacant	Account Number: 4100-0005-021	11			
Revised Date: 05/24/2024  Officer: Diana T. Garza  Property Address: 938 MENDOZA ST  Legal Description: LAGUNA ACRES LT 218 BK 5  Owner: CANTU MARIA H ESTATE OF  Mail to: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA  City, State, Zip: HOUSTON, TX 77020  X	Inspection Date: 4/11/2024				
Officer: Diana T. Garza  Property Address: 938 MENDOZA ST  Legal Description: LAGUNA ACRES LT 218 BK 5  Owner: CANTU MARIA H ESTATE OF  Mail to: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA  City, State, Zip: HOUSTON, TX 77020  X Dwelling Commercial X Accessory Sq. Ft. 1 Story X Wood Frame Masonry Fire Damage # of Units X Inside Inspective Accessory X Quester Occupied X Open X Placard  Placard Posted on: 5/22/2024  Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.  Permits Required: Building Plumbing Electrical Mechanical Fire Health Other:  Smoke Alarms: Missing Inoperative Improperly Located Additional Alarms Required  OUTSIDE WALL: ROOF: FOUNDATION: (304.1, 304.2 304.4 & 304.6) (304.1 & 304.7) (304.1, 304.4 & 304.5) Type: Charred Wood Charred Wood Inadequate Support X Rotten Wood Rotten Eaves Rotten Wood X Rotten Corner Boards Rotten Eaves Rotten Wood Missing Boards Rotten Decking Piers Missing X Badly in Need of Paint Missing Shingles Cracks/Slab Holes Leaks Pads Missing Occess Cover	Zoning Use: RS-6				
Property Address: 938 MENDOZA ST  Legal Description: LAGUNA ACRES LT 218 BK 5  Owner: CANTU MARIA H ESTATE OF  Mail to: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA  City, State, Zip: HOUSTON, TX 77020  X Dwelling Commercial X Accessory Sq. Ft. 1 Story X Wood Frame Masonry Fire Damage # of Units X Inside Inspectic X Vacant Occupied X Open X Placard  Placard Posted on: 5/22/2024  Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenanc 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 Improperty Located Additional Alarms Required  OUTSIDE WALL: ROOF: FOUNDATION: (304.1, 304.2 304.4 & 304.6) (304.1 & 304.7) (304.1, 304.4 & 304.5) Type: Type: Charred Wood Charred Wood Inadequate Support X Rotten Wood Rotten Eaves Rotten Wood X Rotten Corner Boards Rotten Eaves Rotten Wood X Rotten Corner Boards Rotten Rafter Tails Piers Lean Missing Boards Rotten Decking Piers Missing X Badly in Need of Paint Missing Shingles Cracks/Slab Holes Leaks Pads Missing Access Cover	Revised Date: 05/24/2024				
Legal Description: LAGUNA ACRES LT 21B BK 5  Owner: CANTU MARIA H ESTATE OF  Mail to: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA  City, State, Zip: HOUSTON, TX 77020  X Dwelling Commercial X Accessory Sq. Ft. 1 Story X Wood Frame Masonry Fire Damage # of Units X Inside Inspective X Vacant Occupied X Open X Placard  Placard Posted on: 5/22/2024  Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenanc 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: ROOF: FOUNDATION: (304.1, 304.2 304.4 & 304.6) (304.1 & 304.7) (304.1, 304.4 & 304.5) Type: Type: Charred Wood Charred Wood Inadequate Support  Action Wood Rotten Eaves Rotten Wood X Rotten Wood Rotten Eaves Rotten Wood Missing Boards Rotten Rafter Talls Piers Lean Missing Boards Rotten Refter Talls Piers Missing Missing Boards Noten Paint Missing Singles Cracks/Perimeter Wall Siding Broken / Missing X Deteriorated Shingles Cracks Sags Missing Skirting Buckled Missing Access Cover	Officer: Diana T. Garza				
Owner: CANTU MARIA H ESTATE OF  Mail to: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA  City, State, Zip: HOUSTON, TX 77020  X	Property Address: 938 MENDOZ	A ST			
Mail to: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA  City, State, Zip: HOUSTON, TX 77020  X	Legal Description: LAGUNA ACF	RES LT 21B BH	(5		
City, State, Zip: HOUSTON, TX 77020    X	Owner: CANTU MARIA H ESTA	TE OF			
X	Mail to: C/O MARIA C CHAVEZ	IND EXEC 631	5 VICTORIA		
Wood Frame	City, State, Zip: HOUSTON, TX	77020			
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	X Wood Frame X Vacant	Masonry	Fire Damage	# of L	Jnits XInside Inspection
FireHealthOther:  Smoke Alarms:MissingInoperativeImproperly LocatedAdditional Alarms Required  OUTSIDE WALL:	Code and/or ordinances of the Plumbing, Electrical, Mechanic Permits Required:	City of Corpu cal, Fire, Healt	is Christi. The following hand Zoning.	ng city ordinan	ces are applicable: Building,
Missing Inoperative Improperly Located Additional Alarms Required  OUTSIDE WALL: ROOF: FOUNDATION: (304.1, 304.2 304.4 & 304.6) (304.1 & 304.7) (304.1, 304.4 & 304.5) Type: Type: Type: Type: Charred Wood Charred Wood Inadequate Support  X Rotten Wood Rotten Eaves Rotten Wood X Rotten Corner Boards Rotten Rafter Tails Piers Lean Missing Boards Rotten Decking Piers Missing X Badly in Need of Paint Missing Shingles Cracks/Perimeter Wall Siding Broken / Missing X Deteriorated Shingles Cracks/Slab Holes Leaks Pads Missing/Cracked Cracks Sags Missing Skirting Buckled Buckled Missing Access Cover	-	<del>-</del>	Other:	<del></del>	
(304.1, 304.2 304.4 & 304.6)(304.1 & 304.7)(304.1, 304.4 & 304.5)Type:Type:Type:Charred WoodCharred WoodInadequate SupportXRotten WoodRotten EavesRotten WoodXRotten Corner BoardsRotten Rafter TailsPiers LeanMissing BoardsRotten DeckingPiers MissingXBadly in Need of PaintMissing ShinglesCracks/Perimeter WallSiding Broken / MissingXDeteriorated ShinglesCracks/SlabHolesLeaksPads Missing/CrackedCracksSagsMissing SkirtingBuckledBuckledMissing Access Cover		Inoperative	Improperly Loc	cated	Additional Alarms Required
XRotten WoodRotten EavesRotten WoodXRotten Corner BoardsRotten Rafter TailsPiers LeanMissing BoardsRotten DeckingPiers MissingXBadly in Need of PaintMissing ShinglesCracks/Perimeter WallSiding Broken / MissingXDeteriorated ShinglesCracks/SlabHolesLeaksPads Missing/CrackedCracksSagsMissing SkirtingBuckledBuckledMissing Access Cover	(304.1, 304.2 304.4 & 304 Type:	4.6)	(304.1 & 304.7) Type:		(304.1, 304.4 & 304.5) Type:
Siding Broken / Missing X Deteriorated Shingles Cracks/Slab Holes Leaks Pads Missing/Cracked Cracks Sags Missing Skirting Buckled Buckled Missing Access Cover	X Rotten Corner Boards		Rotten Rafter Tails	-	Piers Lean
Buckled BuckledBuckledMissing Access Cover	X Badly in Need of Paint Siding Broken / Missing Holes	X	Missing Shingles Deteriorated Shingles Leaks		Cracks/Slab Pads Missing/Cracked
LeansCollapsedExposed SillsRotten Sills	Buckled Leans	X	_Buckled _Collapsed		Missing Access Cover Exposed Sills
Loose Brick Torn Damaged Floor Joist  X Damaged Exterior Trim Holes Sagging Floor Joist Other: Other: Other:	Loose Brick X Damaged Exterior Trim	***	Torn Holes	***************************************	Damaged Floor Joist Sagging Floor Joist

	<b>WINDOWS:</b> (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 &	<b>PORCHES:</b> (304.1, 304.2, 304.304.12, 305.4, 305.5 & 307.1)	304.14, 304.15, 304.16, 304.18,
	304.17)		305.6 & 702.1)
	Charred Wood	Charred Wood	Charred Wood
<u>X</u>	Broken Glass	Missing / Broken Boards	Missing
<u>X</u>	Missing Screens	Loose	XDamaged
	Torn Screens X_	······································	Poor Fit
	Missing / Broken Sash X_		Damaged / Missing Screen(s)
	Do Not Open	Support Post Missing	Off Hinges
<u>X</u>	Rotten Sills	Support Post Loose	Blocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty Weather Protection	XRotten
	Other:	Other:	Other:
	STEPS: (304.1, 304.2		BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)	•	502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
		& 505.3)	
	Charred Wood	Missing	(D. ) (18)
	Rotten Wood		e / Broken / Missing
	Missing Boards	No Anti-Sipho	
<u>X</u>	Inadequate Support	Missing Overf	now Plate
	Missing Handrails	Missing Tap	or Hood
	Faulty Weather Protection	Missing Show Not Vented	rei neau
	Other:	X Disconnected	1
		Stopped Up	!
		Stopped op Damaged Sho	ower Stall
		Other:	owor otali
		WATER UEA	TED.
	PLUMBING: WATER CLOSET	WATER HEA	, 603.2, 603.3, 603.4 603.5 & 603.6)
	(404.4.3, 502.1, 502.2, 502.3, 502.4 504.1, 504.2, 504.3, 505.1.1, 506.1	& 506.2)	, 603.2, 603.3, 603.4 603.3 & 603.0)
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	1
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl		Pressure Release Valve Missing Pressure Release Valve Broken
	Water Supply Line Leaks	Temperature Drain Line Mi	
	Flush Ell Leaks	Not Approved	_
	Runs Constantly Tank Broken / Cracked	Not Extended	
	Bowl Broken / Cracked	Elbowed Dow	
~	Disconnected	Vent Missing	
<u>X</u>	Missing Flush Handle		/all Pipe / Attic
-	Missing Flagner	Nonconformi	· · · · · · · · · · · · · · · · · · ·
	Urinal; No Back-Flow Preventive		Combustion Air
***	No Elongated Bowl / Open-end Sea		Aissing / Damaged
*****	Other:	No Gas Cut (	<del>-</del>
		Missing Fireb	
			Line Not Approved Pipe
			_ocated in Bathroom
			_ocated in Bedroom
		Fire Damage	
		Other:	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,	603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
X	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
Χ	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
-	Service Panel Burned	Charred Wood
	Service Missing	Paint Deteriorated
	Service Appears Below Code	Cracks
	Two-Wire Service	Holes
	Inadequate	Torn Wallpaper
	Defective	Damaged Paneling
<u>X</u>	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	XSheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Water Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM: (604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3) Burned Wiring / Plugs / Switches Burned Fixtures	INTERIOR FLOORS: (305.1, 305.2, 305.3 & 305.4)Charred WoodRotten Wood
	Less Than 1 Duplex Recept. /20 liner ft- Bedroom/Living Rm/Dining Rm/Den/Kitchen No Small Appliance Circuits Over Kitchen	XMissing Boards Holes Cracks
	Counter Space with GFCI Only One Small Appliance Circuit Over Kitchen Counter Space with NO GFCI	Not Level Buckled Torn
X X	Kitchen Appliance Circuits – No GFCIPlugs Missing / Loose / BrokenSwitches Missing / Loose / Broken	XDamaged Other:
X X	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:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)  Vented Wall Heater Damaged / Missing	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2) TYPE:
	Floor Furnace Damaged / Missing	Roof Type:
	Nonconforming Gas Line to Space Heater	XRotten
	Wall Heater with No Vent in Bathroom	Loose
	Thermostat Damaged / Missing	Torn
	Gas-Fired Heating Appliance within 2' of	Holes
	Tub / Shower / Water Closet	Missing
	Condensing Unit Damaged / Missing	
	No Vent Fan or Window in Bathroom	Walls Type:
	Vent Fan Missing / Not Operable	XRotten
	Heat with No Vent in Commercial Building	Leaning
	Fire Damage	Buckled
	Other:	Missing
	LING ANITA DV CONDITIONS	Other:
	UNSANITARY CONDITIONS:	Facus defices Trus as
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
	No Hot and Cold Water Supply	Sunken
	Insect, Roach, Rodent Infestation	Rotten Sills
-	Lacks Adequate Garbage Containers Other:	Other:

\_\_Sunken

\_Cracked \_Rotten \_Other:

# **CODE ENFORCEMENT DIVISION**

### **ACCESSORY BUILDING SURVEY**



Address:	938 MENDOZ	'A ST								
Legal Description:	LAGUNA ACR	ES LT 21B BK 5								
Tax Account No:	4100-0005-02	211								
Property Owner:	CANTU MARI	A H ESTATE OF								
Mailing Address:	C/O MARIA C	CHAVEZ IND EXE	C 6315 VI	CTORIA	<b>L</b>					
City, State, Zip:	HOUSTON, T	X 77020								
Inspection Date: Zoning District:	4/11/2024									
Compliance Officer: Placard Date:	Grace Elledge 5/22/2024									
Case No:	V229763-041	.524								
Corrections must be m and/or ordinances of t Electrical, Mechanical,	he City of Corp	us Christi. The fo								ode
Permits required:	Building	Plumbing	Electric	al	Mechanical	Fire	Othe	r:		
Accessory Structure Type: Wo (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)		Wood F	rame	Masonry	Fire D	amage				
Roof Type:										
XRotten										
Loose										
Torn										
Holes							11.2		11	11
Missing				Descr	iption	Max	Unit A	Unit B	Unit C	Unit D
Other:				۵ (ز	-	1.0		D,		D
				Roofir	ng Frame	16				
Wall Type:				Roof (	Cover	17				
XRotten Leaning				Wall F	raming	18				
Buckled										
Missing				Siding		15				
Other:				Found	lation	24				
Foundation Type:				Doors	/Windows	10				
, surraution Types										

Total %

100

#### VIOLATION(S): 938 MENDOZA ST.

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 analitary so as not to pose a threat to the public health, safety or welfare.

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.

305.6 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, V229763-041524

ADDRESS: 938 MENDOZA ST.
Tax Account No: 4100-0005-0211

Owner(s): CANTU MARIA H. ESTATE OF C/O MARIA C. CHAVEZ IND EXEC.

LAST UPDATED ON: Wednesday, November 06, 2024

#### LETTERS MAILED from 5/30/2024-5/30/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
CANTU MARIA H ESTATE OF	DECEASED OWNER	B1 Letter Mailed on 5/30/2024
C/O MARIA C CHAVEZ IND EXEC		
6315 VICTORIA		
HOUSTON, TX 77020		
CANTU MARIA H ESTATE OF C/O MARIA C CHAVEZ	DECEASED OWNER	B1 Letter Mailed on 5/30/2024
IND EXE		RETURNED MAIL REC'D 6/11/24-
938 MENDOZA ST		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		REFUSED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF MARIA H. CANTU	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 5/30/2024
6315 VICTORIA		
HOUSTON, TX 77020		7/00/000
UNKNOWN HEIRS OF MARIA H CANTU	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 5/30/2024
938 MENDOZA ST		RETURNED MAIL REC'D 6/11/24-
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		REFUSED
		UNABLE TO FORWARD
JOSE HERRERA	HEIR	B1 Letter Mailed on 5/30/2024
6315 VICTORIA		
HOUSTON, TX 77020		7.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1
JOSE HERRERA	HEIR	B1 Letter Mailed on 5/30/2024
938 MENDOZA ST		RETURNED MAIL REC'D 6/11/24-
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		REFUSED
		UNABLE TO FORWARD
NAOMI CANTU HERNANDEZ	HEIR	B1 Letter Mailed on 5/30/2024
6315 VICTORIA		

HOUSTON, TX 77020		
NAOMI CANTU HERNANDEZ	HEIR	B1 Letter Mailed on 5/30/2024
938 MENDOZA ST		RETURNED MAIL REC'D 6/11/24-
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
,		REFUSED
		UNABLE TO FORWARD
OLGA CANTU ROY	HEIR	B1 Letter Mailed on 5/30/2024
6315 VICTORIA	30 F 30 F 30 G 10	
HOUSTON, TX 77020		
OLGA CANTU ROY	HEIR	B1 Letter Mailed on 5/30/2024
938 MENDOZA ST		RETURNED MAIL REC'D 6/11/24-
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
Solit os dimieri, ix 70 120		REFUSED
		UNABLE TO FORWARD
OLGA CANTU ROY	HEIR	B1 Letter Mailed on 5/30/2024
12300 FLEMING DR APT 175		RETURNED MAIL RECD' 6/27/24-
HOUSTON, TX 77013		RETURN TO SENDER
110031011, 17,77013		UNCLAIMED
		UNABLE TO FORWARD
JOSE LUIS CANTU JR	HEIR	B1 Letter Mailed on 5/30/2024
6315 VICTORIA	TIEN	BI Letter Walled Str 3/33/2021
HOUSTON, TX 77020		
JOSE LUIS CANTU JR	HEIR	B1 Letter Mailed on 5/30/2024
938 MENDOZA ST	TEIX	RETURNED MAIL REC'D 6/11/24-
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
CONF 03 CHM311, 1X 78410	6	REFUSED
		UNABLE TO FORWARD
JOSE LUIS CANTU JR	HEIR	B1 Letter Mailed on 5/30/2024
254 CAPE COD	TEIX	RETURNED MAIL REC'D 6/11/24-
CORPUS CHRISTI, TX 78412		RETURN TO SENDER
CORPUS CHRISTI, 1X 76412		ATTEMPTED- NOT KNOWN
		UNALBE TO FORWARD
HIAN C CANTIL	DECEASED HEIR	B1 Letter Mailed on 5/30/2024
JUAN C. CANTU	DECEASED HEIR	bi Letter ividiled on 3/30/2024
6315 VICTORIA		
HOUSTON, TX 77020	DECEASED HEID	B1 Letter Mailed on 5/30/2024
JUAN C CANTU	DECEASED HEIR	RETURNED MAIL REC'D 6/11/24-
938 MENDOZA ST	à ·	RETURN TO SENDER
CORPUS CHRISTI, TX 78416		REFUSED
		A Distriction of the Angelog Andrews of
	LINUM COLUMN LIFERS OF SECRETARIES LIFERS	UNABLE TO FORWARD
UNKNOWN HEIRS OF JUAN C. CANTU	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 5/30/2024

6315 VICTORIA		
HOUSTON, TX 77020		
UNKNOWN HEIRS OF JUAN C CANTU 938 MENDOZA ST CORPUS CHRISTI, TX 78416	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
MARY ESTER CANTU CHAVEZ 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
MARY ESTER CANTU CHAVEZ 938 MENDOZA ST CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
ROY CANTU AKA ROGELIO CANTU 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
ROY CANTU AKA ROGELIO CANTU 938 MENDOZA SR CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
ROY CANTU AKA ROGELIO CANTU 1118 MENDOZA ST CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETUREND GREEN CARD REC'D 6/6/24- SIGNED BY CANTU
JESSE F. CANTU AKA JESUS FRANCISCO CANTU 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
JESSE F CANTU AKA JESUS FRANCISCO CANTU 938 MENDOZA SR CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
JESSE F CANTU AKA JESUS FRANCISCO CANTU 11203 SAM NAIL RANCH SAN ANTONIO, TX 78245	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/24/24- RETURN TO SENDER UNCLAIMED UNALBE TO FORWARD B1 Letter Mailed on 5/30/2024
ARTURO C. CANTU AKA CLEMENTE ARTURO CANTU	HEIR	DI Letter Marieu Ori 3/30/2024

6315 VICTORIA		
HOUSTON, TX 77020		
ARTURO C CANTU AKA CLEMENTE ARTURO CANTU 938 MENDOZA ST CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED
		UNABLE TO FORWARD
ARTURO C. CANTU AKA CLEMENTE ARTURO CANTU 1704 BOSTIC ST. HOUSTON, TX. 77093-7424	HEIR	B1 Letter Mailed on 5/30/2024
MARGIE CANTU CERTUCHE AKA MARGARITA CANTU ZERTUCHE 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
MARGIE CANTU CERTUCHE AKA MARGARITA CANTU ZERTUCHE 938 MENDOZA ST CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
MARGIE CANTU CERTUCHE AKA MARGARITA CANTU ZERTUCHE 3615 ITASKA CTS CORPUS CHRISTI, TX 78415	HEIR	B1 Letter Mailed on 5/30/2024
ROSEMARY CANTU SALAZAR AKA ROSE MARY SALAZAR 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
ROSEMARY CANTU SALAZAR AKA ROSE MARY SALAZAR 938 MENDOZA ST CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
ROSEMARY CANTU SALAZAR AKA ROSE MARY SALAZAR 6343 CRESTSIDE DR PASADENA, TX 77505	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED GREEN CARD REC'D 6/6/24- SIGNED BY UNREADABLE
MARY CANTU HINOTE AKA MARIA GUADALUPE HINOTE 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024

MARIA CANTU HINOTE AKA MARIA GUADALUPE HINOTE 938 MENDOZA ST CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
MARIA CANTU HINOTE AKA MARIA GUADALUPE HINOTE 24032 MISTY LAKE CIR NEW CANEY, TX 77357	HEIR	B1 Letter Mailed on 5/30/2024



#### 4917 MORAVIAN DR. - ACCESSORY STRUCTURE

Substandard case started 1/29/2024

Structure deemed substandard based on the following findings:

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

City Recommendation: Demolition of accessory structure (Building Survey attached)

Property located in a residential area.

According to NCAD, no recorded deed on file.

#### Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 2

Owner Compliance: 0

City Abatements: 0

Citations issued: 0

Date	Case Type	Violation(s)	Status
01/29/2024	Substandard	Substandard accessory	In Progress
	Structure	structure	



### 4917 MORAVIAN DR. - ACCESSORY STRUCTURE

02/29/2024	Vacant Building	Tall weeds, litter and solid	In progress
		waste & sidewalks, curbs and	
		gutters	

# Abatement history for 4917 MORAVIAN DR.

<u>Date</u>

Cost/Admin Fee

Case Type

No abatement has been done at property address.

# CCPD calls to property:

Nature of Call	4917 Moravian Dr.
LE Assist Citizen Specify	1
Grand Total	1

# Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
02/15/2024	ROBERT CABELLO	Robert Cabello (361) 779-7330 called Code Officer Diana T. Garza requesting time to demolish the accessory structure. To this day no progress was made.
11/12/2024	ROBERT CABELLO	Called Mr. Cabello and he stated that he needs time due to needing assistance. He stated he would be at the BSB Hearing on 11/21/24

10/28/	2024				
Code Compliance Supervisor: Roland Maldonado					
Case# \	V223582-012924				
Proper	ty Owner: Gonzalo R. Cabello				
Addres	s (⊠Residential ☐ Commercial): 4	4917 Moravian Dr.			
Staff Re	ecommendation(s): Demolition				
□Resi	dential Structure only	⊠Accessory Structure			
		,			
□ Com	mercial Structure only	☐ Commercial and Accessory Structure			
due to		(1)(c) of the Corpus Christi Property Mair tion of the structure(s), a hazard to the hed.			
Therefo	ore, the owner be required to <b>dem</b> o	olish the structure(s) within thirty (30) da	ays. If demolition is		
not sta	rted and completed as required, th	en the City be authorized to demolish.			
Notices	5				
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 new	wspaper.			
Additio	onal				
1.	Owner Deceased: $\square$ No $\boxtimes$ Yes	If deceased verification by: ⊠Obituary	$\square$ Death Certificate		
2.	Structure Entered by: ☐Search W	arrant □Consent Given by:	⊠Unsecure		
3.		ist due -Amount owed: \$59,360.36			
4.		active-Last active date:			
5.	Year Structure Built: 1952				
6.	Lawsuits: ⊠Yes □No				
7.	Code Enforcement Maintaining Pr	operty: ⊠Yes □No			

#### **COMPLAINT**

Monday, October 28, 2024

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

RE: 4917 Moravian Dr.

Case # V223582-012924

OWNER: Gonzalo R. Cabello

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 15, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

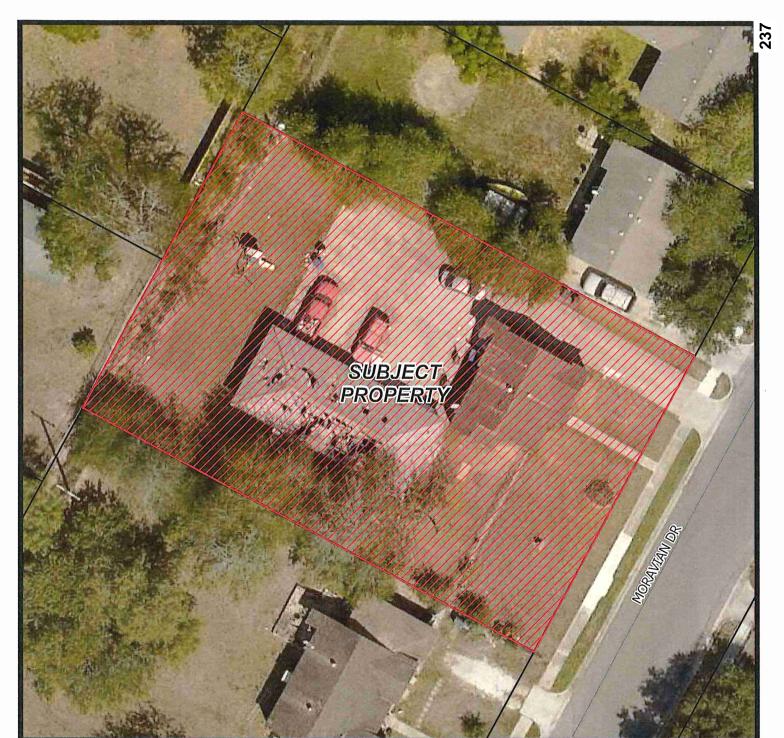
Roland Maldonado

Supervisor

Development Services Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena

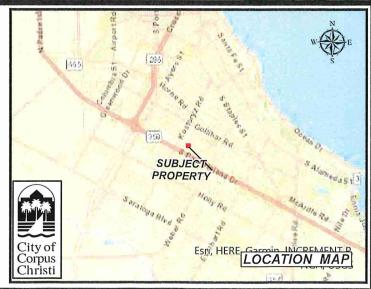
CASE TIMELINE FOR 4917 MORAVIAN DR				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of	1/29/2024			
Potential Violation	1/29/2024	n/a	n/a	
Initial Inspection Completed		When building, structure or premise	Corpus Christi Property	
	1/29/2024	thought to be substandard	Maintenance Code 104.2	
Notice of Violation Mailed to Last		When there are reasonable grounds to	City Ordinance	
Known Addresses	6/7/2024	believe there is a violation	Sec. 13-22(A) & (D)(2)	
Notice of Violation Posted in		When owner is unknown, whereabouts	City Ordinance Sec.13-	
Newspaper	7/19/2024 &	unknown, or where service of notice has	22(A) & (D)(3)	
inemspaper	7/13/2024 & 7/22/2024	failed (Published twice w/in a 10 day		
	7/22/2024	period)		
Deadline to comply with Newspaper		When 30 days have elapsed from the date	City Ordinance	
Notice of Violation	8/19/2024	of first publication	Sec. 13-22(B)	
	, 25, 252 :			
Notice Received		Returned mail rec'd-Return to sender,	n/a	
	6/18/2024	unclaimed, unable to forward		
  Returned Notice of Violation Posted at	9/23/24-9/27/24 &	When notice is returned showing	City Ordinance	
Front Door of Property	9/30/24-10/4/24	unclaimed or not delivered	Sec. 13-22(A) & (D)(4)	
Deadline to comply with Mailed Notice	7/8/2024	30 days from receipt of the notice	City Ordinance	
of Violation			Sec. 13-22(A)(5)	
Re-inspection	0/44/2024	Not less thans 30 days from receipt of the	City Ordinance	
	8/14/2024	notice or when 30 days have elapsed from date of first publication	Sec. 13-22(B)	
Complaint filed with BSB		When owner refused to comply; when	City Ordinance	
Complaint med with 555		not cured within 30 days from receipt of	Sec. 13-22(B)(2)	
	10/28/2024	notice or any further agreed time; or	000. 20 22(0)(2)	
		when 30 days have elapsed from date of		
		first publication		
Notice of Hearing Mailed to Last		At least 10 days prior to hearing	City Ordinance	
Known Address	10/29/2024		Sec. 13-22(C) & (D)(2)	
Notice of Hearing Posted in Newspaper		At least 10 days prior to hearing when	City Ordinance Sec.13-	
		owner is unknown, whereabouts	22(C) & (D)(3)	
	10/28/2024 &	unknown, or where service of notice has		
	10/29/2024	failed (Published twice w/in a 10 day		
		period)		
Notice of Hearing Filed with County		At least 10 days prior to hearing	City Ordinance Sec. 13-	
Clerk	10/30/2024		22(C) & Tx Local Gov't	
D. J.	44 /44 /04 44 / 1 = 1 = 1	l l	Code 214.001€	
Returned Notice of Hearing Posted at	11/11/24-11/15/24 &	When notice is returned showing	City Ordinance	
Front Door of Property BSB Agenda Posted	11/18/24-11/20/24	unclaimed or not delivered 72 hours (3 days) before scheduled time	Sec. 13-22(C) & (D)(4) Texas Govt. Code	
DOD ABEIIGA FOSTEG	11/15/2024	of hearing	551.043(a)	
	11/15/2024	io. nearing	JJ1.07J(a)	
BSB Hearing	4.40.4	Not less than 10 days nor more than 45	City Ordinance	
_	11/21/2024	days after Complaint filed	Sec. 13-22 (C)	



# 4917 MORAVIAN

Aerial View



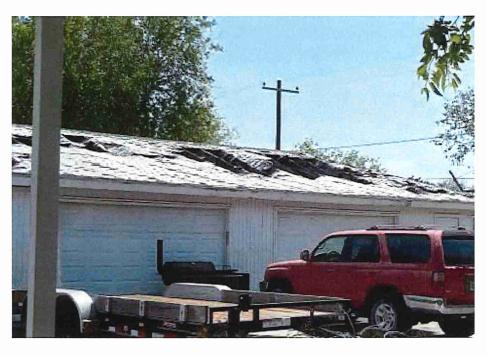
















# CORPUS CIPRO

\_Cracked \_Rotten \_Other:

# **CODE ENFORCEMENT DIVISION**

### **ACCESSORY BUILDING SURVEY**



				ð		
Address: Legal Description: Tax Account No: Property Owner: Mailing Address: City, State, Zip:	4403-0005-015 CABELLO GON 4917 MORAVIA	TS BLK 5 LOT 15 50 ZALO R				
Inspection Date: Zoning District: Compliance Officer: Placard Date: Case No:	1/29/2024  Diana T. Garza 6/3/2024  V223582-0129	24				
Corrections must be m and/or ordinances of t Electrical, Mechanical,	he City of Corpu	s Christi. The fo				perty Maintenance Code Building, Plumbing,
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:
Accessory Structure Ty (302.7, 304.1, 304.2, 304.4	<del></del>	1.7, 305.1 & 305.2	Wood Frame	Masonry	Fire Da	amage
Roof Type:  X Rotten Loose X Torn X Holes Missing X Other:						
Wall Type:  X Rotten Leaning Buckled Missing Other:						
Foundation Type:Sunken						

#### VIOLATION(S): 4917 MORAVIAN DR.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

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.

304.7 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.

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.



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

Case No: B1 Letters, V223582-012924

ADDRESS: 4917 MORAVIAN DR.

Tax Account No: 4403-0005-0150

Owner(s): GONZALO R. CABELLO

LAST UPDATED ON: Wednesday, November 06, 2024

#### LETTERS MAILED from 6/7/2024-6/7/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
CABELLO GONZALO R.	DECEASED OWNER	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
·		VACANT
		UNABLE TO FORWARD
ROBERT CABELLO	DECEASED OWNER	B1 Letter Mailed on 6/7/2024
4317 BEAVER CK.		RETURNED MAIL REC'D 7/2/24
CORPUS CHRISTI, TX. 78413		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF GONZALO R. CABELLO	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
ZIOLA ROSAS CABELLO	DECEASED OWNER	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ZIOLA ROSAS CABELLO	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
GONZALO R. CABELLO	DECEASED OWNER	B1 Letter Mailed on 6/7/2024
6417 LONG MEADOW DR.		RETURNED GREEN CARD REC'D 6/11/24

CORPUS CHRISTI, TX. 78413-2828		SIGNED BY UNREADABLE
UNKNOWN HEIRS OF GONZALO R. CABELLO	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/7/2024
6417 LONG MEADOW DR.	3 THE RESIDENCE OF THE	RETURNED GREEN CARD REC'D 6/11/24
CORPUS CHRISTI, TX. 78413-2828		SIGNED BY UNREADABLE
CYNTHIA CABELLO	HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF CYNTHIA CABELLO	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
36111 65 611111011) 1711 76 125 27 25		VACANT
		UNABLE TO FORWARD
DIANA AYALA	HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.	TIER	DI Letter Manea on 6/7/2024
CORPUS CHRISTI, TX. 78415-2713		
ESMERALDA BLACK	HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.	THEM	DI Letter Manea on 6/7/2021
CORPUS CHRISTI, TX. 78415-2713		
DANIEL CABELLO	DECEASED HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 7/2/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
30 M 30 GM (10 M) 17 M 70 113 27 13		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF DANIEL CABELLO	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
30 M 30 G M 10 M 70 M 20 Z 7 Z 7		VACANT
		UNABLE TO FORWARD
DANIEL CABELLO	DECEASED HEIR	B1 Letter Mailed on 6/7/2024
15560 HALINOR ST.		RETURNED MAIL REC'D 7/2/24-
HESPERIA, CA. 92345		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF DANIEL CABELLO	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024
15560 HALINOR ST.	T	RETURNED MAIL REC'D 7/2/24-
HESPERIA, CA. 92345		RETURN TO SENDER
, , , , , , , , , , , , , , , , , , , ,		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
ROBERTO CABELLO	HEIR	B1 Letter Mailed on 6/7/2024
MODELLIO CADELLO	TIEIIS	DI Letter Maried On 0/1/2024

4917 MORAVIAN DR.		
CORPUS CHRISTI, TX. 78415-2713		
ROBERTO CABELLO	HEIR	B1 Letter Mailed on 6/7/2024
2133 NODDING PINES DR #716		======================================
CORPUS CHRISTI, TX. 78414		
MELISSA FLORES	HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		7.,,===
CORPUS CHRISTI, TX. 78415-2713		
SYLVIA MCCOWN	DECEASED HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		,,,===
CORPUS CHRISTI, TX. 78415-2713		
UNKNOWN HEIRS OF SYLVIA MCCOWN	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		RETURNED MAIL REC'D 6/18/24-
CORPUS CHRISTI, TX. 78415-2713		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
SYLVIA MCCOWN	DECEASED HEIR	B1 Letter Mailed on 6/7/2024
118 POCONO RD.	· ·	RETURNED GREEN CARD REC'D 6/13/24-
BOERNE, TX. 78006		SIGNED BY UNREADABLE
UNKNOWN HEIRS OF SYLVIA MCCOWN	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024
118 POCONO RD.		
BOERNE, TX. 78006		
JAMES ROYCE MCCOWN III	HEIR	B1 Letter Mailed on 6/7/2024
4917 MORAVIAN DR.		
CORPUS CHRISTI, TX. 78415-2713		
JAMES ROYCE MCCOWN III	HEIR	B1 Letter Mailed on 6/7/2024
118 POCONO RD.		RETURNED GREEN CARD REC'D 6/13/24-
BOERNE, TX. 78006		SIGNED BY UNREADABLE



#### 10350 UP RIVER RD - RESIDENTIAL & ACCESSORY STRUCTURE(S)

Substandard case started 2/15/2024.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the Corpus Christi 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(s) (Building Survey attached)

Property located in a residential area and off a 1-37 frontage rd.

According to NCAD, the owner took possession of property 11/9/2012.

#### Case, Abatement, and Citation History

Total number of Code complaints: 0

Total number of cases: 4

Owner Compliance: 3

City Abatements: 0

Citations issued: 0



### 10350 UP RIVER RD - RESIDENTIAL & TWO ACCESSORY STRUCTURES

Date	Case Type	Violation(s)	Status
9/11/2014	Vacant Building	Section 49-10 KEEP	Owner Compliance
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
4/06/2022	Vacant Building	Section 23-70 TALL WEEDS,	Owner Compliance
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS	
		Section 22-6 LITTER AND	
		SOLID WASTE	
		Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
2/08/2024	Vacant Building	Section 23-70 TALL WEEDS,	Owner Compliance
		BRUSH, AND DISEASED	
		TREES PROHIBITED ON	
		LOTS	
		Section 22-6 LITTER AND	
	K	SOLID WASTE	
		Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
2/15/2024	Substandard	108.1.3 Structure Unfit for	IN PROGRESS
	Structure	Human Occupancy	

# Abatement history for 10350 Up River Rd.

No abatements have been done to property address

# CCPD calls to property:

Nature of Call	10350 Up River Rd.
Building Fire Residential Building Fire	1
Grand Total	1



# 10350 UP RIVER RD - RESIDENTIAL & TWO ACCESSORY STRUCTURES

# Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/14/2024	Lisa Coffey	No Contact

#### **COMPLAINT**

Monday October 28, 2024

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

RE: 10350 Up River Rd.

Case # V224818-021524

**OWNER:** Lisa Coffey

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 12**, 2024, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

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

Roland Maldonado

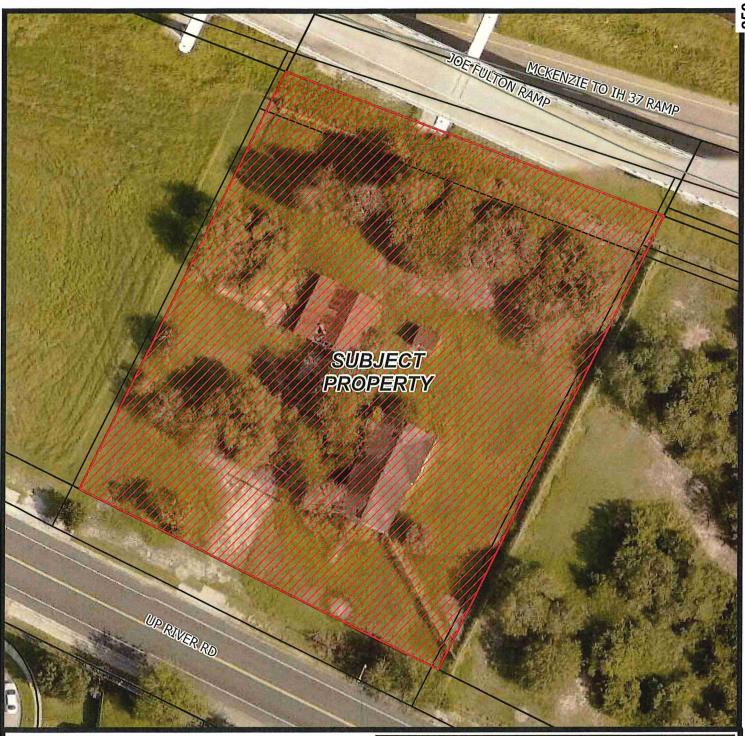
Supervisor

Development Services

Code Compliance Division

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

CASE TIMELINE FOR 10350 UP RIVER RD.				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of Potential Violation	2/15/2024	ın/a	ln/a	
Initial Inspection Completed	2/15/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2	
Notice of Violation Mailed to Last Known Addresses	2/15/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)	
Notice of Violation Posted in Newspaper	7/19/2024 & 7/22/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(A) & (D)(3)	
Deadline to comply with Newspaper Notice of Violation	8/19/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)	
Notice Received	2/26/2024	Returned mail rec'd- Return to sender, no such number, unable to forward	n/a	
Returned Notice of Violation Posted at Front Door of Property	9/23/24-9/27/24 & 9/30/24-10/4/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)	
Deadline to comply with Mailed Notice of Violation	3/17/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)	
Re-inspection	3/26/2024	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication		
Complaint filed with BSB	10/28/2024	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	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)	
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13- 22(C) & (D)(3)	
Notice of Hearing Filed with County Clerk	10/30/2024	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	11/11/24-11/15/24 &	When notice is returned showing	City Ordinance	
Front Door of Property	11/18/24-11/20/24		Sec. 13-22(C) & (D)(4)	
BSB Agenda Posted	11/15/2024	' ' '	Texas Govt. Code 551.043(a)	
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)	

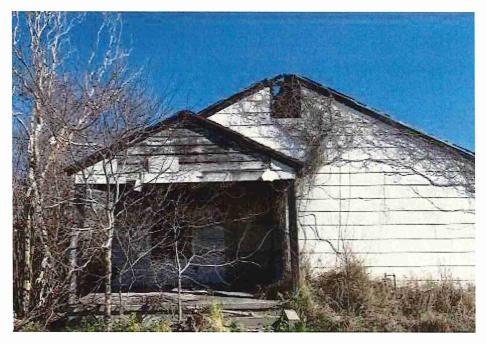


# 10350 UP RIVER RD

Aerial View

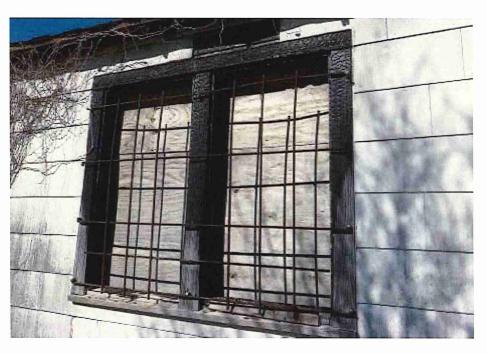








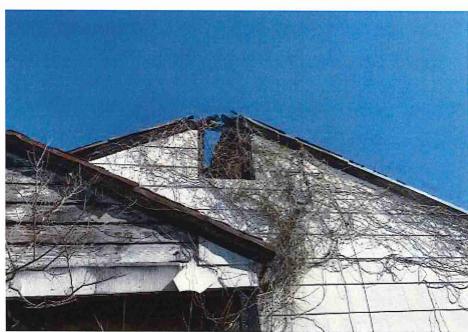






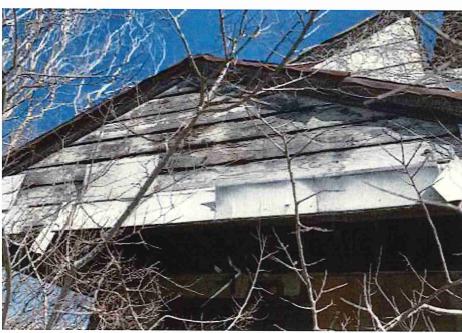












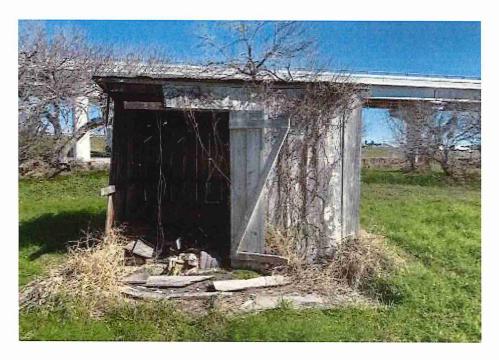














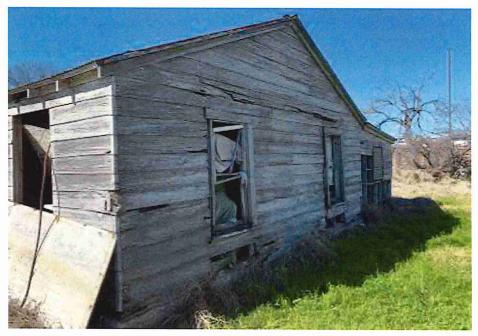


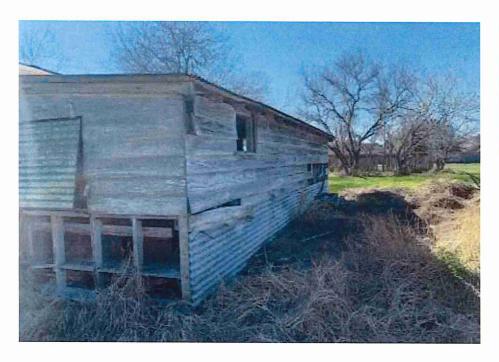








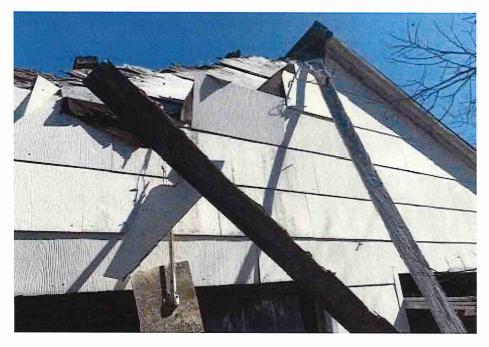






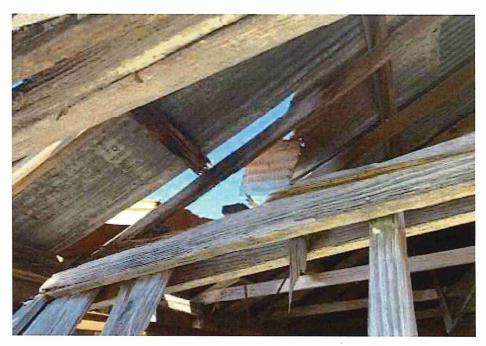












### City of Corpus Christi – BUILDING SURVEY

Account Number: 4973-0001-0060		
Inspection Date: 2/12/2024		
Zoning Use: RS-6		
Revised Date: 02/15/2024		
Officer: Mike Shelton		
Property Address: 10350 UP RIVER RD		
Legal Description: MCKINZIE .9622 AC OUT	T OF LT 6 BLK 1	
Owner: COFFEY LISA		
Mail to: PO Box 875		
City, State, Zip: HOBBS, NM 88241-0875		
X Dwelling Commercial   X Wood Frame Masonry   X Vacant Occupied   Placard Posted on: 2/12/2024	XAccessory XFire Damage 3_ XOpen X_	
Corrections must be made to the item(s) concerns and/or ordinances of the City of Corporation Plumbing, Electrical, Mechanical, Fire, Head	ous Christi. The following c	th the Corpus Christi Property Maintenance ity ordinances are applicable: Building,
Code and/or ordinances of the City of Corp	ous Christi. The following c	ity ordinances are applicable: Building,
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required: X Building X Plumbing	ous Christi. The following calth and Zoning.  XElectrical X_	ity ordinances are applicable: Building, Mechanical
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  X Building X Plumbing X Fire Health  Smoke Alarms:	ous Christi. The following calth and Zoning.  XElectrical XOther:	ity ordinances are applicable: Building, Mechanical
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X Building X Plumbing X Fire Health  Smoke Alarms: Missing Inoperative  OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: X Charred Wood X	Dus Christi. The following calth and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7)  Type:Charred Wood	Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5)  Type:  XInadequate Support
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X	Dus Christi. The following calth and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten Eaves	Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: XInadequate SupportRotten Wood
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X	Appendix Christi. The following content and Zoning.  XElectrical XOther: Improperly Located ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter Tails	Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5)  Type:  XInadequate Support
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X	Dus Christi. The following calth and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten Eaves	Mechanical  Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: XInadequate SupportRotten WoodPiers Lean
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X Building X Plumbing X Fire Health  Smoke Alarms:  Missing Inoperative  OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6)  Type:  X Charred Wood X Rotten Wood Rotten Corner Boards  X Missing Boards	Action Christi. The following content and Zoning.  XElectrical XOther: Improperly Located ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten Decking	Mechanical  Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate SupportRotten WoodPiers LeanPiers Missing
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X	And Content and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7)  Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing Shingles	Mechanical Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate SupportRotten WoodPiers LeanPiers Missing XCracks/Perimeter Wall
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  X	Appendix Christi. The following content and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated Shingles	Mechanical Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate SupportRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/Slab
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X	Appendix Christi. The following content and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaks	Mechanical  Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate SupportRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/Cracked
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  X	Action Christi. The following content and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSagsBuckledCollapsed	Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate SupportRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing Access CoverExposed Sills
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  X	Appendix Christi. The following content and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSagsBuckledCollapsedWorn	Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate Support Rotten Wood Piers Lean Piers Missing XCracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head  Permits Required:  X	Alth and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSagsBuckledCollapsedWornTorn	Mechanical Additional Alarms Required Additional Alarms Required
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Hea  Permits Required:  X	Appendix Christi. The following content and Zoning.  XElectrical XOther: Improperly Located  ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSagsBuckledCollapsedWorn	Mechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  XInadequate Support Rotten Wood Piers Lean Piers Missing XCracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills

	WINDOWS: (304.1, 304.2 304.1		CHES: (304.1, 304.2, 30		DOORS: (304.1, 304.2, 304.13,
	304.13.1, 304.13.2, 304.14 &	304.1	2, 305.4, 305.5 & 307.1	)	304.14, 304.15, 304.16, 304.18,
v	304.17)	V Charr	ad Maad	V	305.6 & 702.1) Charred Wood
<u>X</u>	Charred Wood		ed Wood	X	
<u>X</u>	Broken Glass		ng / Broken Boards	X	Missing
<u>X</u>	Missing Screens	Loose		X	Damaged Poor Fit
-	Torn Screens		n Wood	-	
	Missing / Broken Sash		quate Support		Damaged / Missing Screen(s)
<u>X</u> X	Do Not Open Rotten Sills		ort Post Missing ort Post Loose		Off Hinges Blocked Exit
	Rotten / Broken Frames				
<u>X</u>	Rotten / Broken Frames Other:	Faulty	Weather Protection	-	Rotten Other:
	Other.	Other		-	Other.
	STEPS: (304.1, 304.2		PI UMBING	: BATHTUE	3 / SHOWER
	304.10, 304.12, 305.4 & 305.5)				02.3, 504.1, 504.2, 504.3, 505.1.1,
	001.10, 001.12, 000.1 & 000.0)		& 505.3)	1, 002.2, 00	22.0, 00 1.1, 00 1.2, 00 1.0, 000.1.1,
Х	Charred Wood		Missing		
	Rotten Wood		Faucets Loc	se / Broken	/ Missing
-	Missing Boards		No Anti-Siph		
X	Inadequate Support		Missing Ove		
X	Missing Handrails		Missing Tap		
	Faulty Weather Protection		Missing Sho		
	Other:		Not Vented		
			X Disconnecte	d	
			Stopped Up		
			Damaged SI	nower Stall	
			Other:		
			14/4 755 115		
	PLUMBING: WATER CLOSET	20 4 500 4 500	WATER HE		0.0.000.4.000.5.0.000.0\
	(404.4.3, 502.1, 502.2, 502.3, 50 504.1, 504.2, 504.3, 505.1.1, 50		1, (505.4, 603.	1, 603.2, 60	3.3, 603.4 603.5 & 603.6)
	Missing		Gas		
	No Anti-Siphon Ballcock		Electric		
	Stopped Up		Missing		
	Poorly Anchored		XDisconnecte	d	
	Seeps Around Bowl		Temperature	Pressure F	Release Valve Missing
	Water Supply Line Leaks				Release Valve Broken
	Flush Ell Leaks		Drain Line M	•	
	Runs Constantly		Not Approve	S. <del></del>	
	Tank Broken / Cracked		Not Extende		
	Bowl Broken / Cracked		Elbowed Do		
<u>X</u>	Disconnected		Vent Missing		
	Missing Flush Handle		No Double V		ttic
	Missing Flapper		Nonconform	-	
0	Urinal; No Back-Flow Preventive		Inadequate (		
	No Elongated Bowl / Open-end	Seat	Thermostat I		amaged
	Other:		No Gas Cut		
			Missing Firel		
			Gas Supply		•
			Gas Fired –		
			Gas Fired –		Bedroom
			Fire Damage	ed	
			Other:		

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,	603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	,
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	Otilei.
	Nonconforming Waste Line	
X	Disconnected	
	Other:	
	Other.	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
η	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
Χ	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	(,,,
Χ	Service Panel Burned	XCharred Wood
	Service Missing	XPaint Deteriorated
Χ	Service Appears Below Code	XCracks
	Two-Wire Service	X Holes
Χ	Inadequate	 Torn Wallpaper
	Defective	Damaged Paneling
Χ	 Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	XSheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
X	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:		INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)		(305.1, 305.2, 305.3 & 305.4)
<u>X</u>	Burned Wiring / Plugs / Switches	Χ	Charred Wood
$\overline{X}$	Burned Fixtures	380 3	Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-		Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen		Holes
	No Small Appliance Circuits Over Kitchen	-	Cracks
	Counter Space with GFCI	X	Not Level
	Only One Small Appliance Circuit Over Kitchen	χ	Not Level
	Counter Space with NO GFCI	^	Torn
	Kitchen Appliance Circuits – No GFCI	X	Damaged
-	Plugs Missing / Loose / Broken	^	Other:
	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		
X	Rto Bisconnect for All ConditionerExterior Lights Missing; Front / Back / Side		
<u>X</u>	Porch Lights Broken / Missing / Loose		
	Other:		
	MECHANICAL:		ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)		(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
	Vented Wall Heater Damaged / Missing		TYPE:
	Floor Furnace Damaged / Missing		Roof Type: METAL
	Nonconforming Gas Line to Space Heater		Rotten
	Wall Heater with No Vent in Bathroom	X	Loose
	Thermostat Damaged / Missing	X	Torn
	Gas-Fired Heating Appliance within 2' of	X	Holes
	Tub / Shower / Water Closet		Missing
	Condensing Unit Damaged / Missing		
	No Vent Fan or Window in Bathroom		Walls Type: WOOD FRAME
	Vent Fan Missing / Not Operable	X	Rotten
	Heat with No Vent in Commercial Building	X	Leaning
Χ	Fire Damage	X	Buckled
	Other:		Missing
			Other:
	UNSANITARY CONDITIONS:		
	(308.3, 309.1, 504.1 & 505.1.2)		Foundation Type: PAD
X	No Hot and Cold Water Supply	X	Sunken
X	Insect, Roach, Rodent Infestation		Rotten Sills
	Lacks Adequate Garbage Containers		Other:
	Other:		

# CORPUS CITIES

Foundation Type:
\_\_\_\_\_Sunken

\_\_Cracked \_\_Rotten \_\_Other:

### **CODE ENFORCEMENT DIVISION**

#### ACCESSORY BUILDING SURVEY BUILDING #1



Address:	10350 UP RIV	ER RD								
Legal Description:	MCKINZIE .96	22 AC OUT OF L	T 6 BLK 1							
Tax Account No:	4973-0001-00	060								
Property Owner:	COFFEY LISA	COFFEY LISA								
Mailing Address:	PO BOX 875									
City, State, Zip:	HOBBS, NM 8	8241-0875								
Inspection Date: Zoning District:	11/12/2024									
Compliance Officer: Placard Date:	SAMUEL GON	1EZ								
Case No:	V224818-021	524								
Corrections must be m and/or ordinances of the Electrical, Mechanical,	he City of Corpu	us Christi. The fo		5 6			-			ode
Permits required:	Building	Plumbing	Electric	al	Mechanical	Fire	Othe	r:		
Accessory Structure Ty (302.7, 304.1, 304.2, 304.4		04.7, 305.1 & 305.2)	Wood F	rame	Masonry	Fire D	amage			
Roof Type:										
x Rotten										
xLoose										
Torn										
<u>x</u> Holes						1				
Missing				Descr	iption	Max	Unit	Unit	Unit C	Unit
Other:				Roofir	ng Frame	16	Α	В	C	D
Mall Turner				Noon	ig rruine	10				
Wall Type: x Rotten				Roof (	Cover	17				
x Rotten x Leaning				Wall F	raming	18				
Buckled				Siding		15				
xMissing				Juling	· 	13				
Other:				Found	lation	24				
Foundation Type				Doors	/Windows	10				

Total %

100

# CORPUS OTTRI

Foundation Type:

Sunken

\_Cracked \_Rotten \_Other:

### **CODE ENFORCEMENT DIVISION**

#### **ACCESSORY BUILDING SURVEY BUILDING #2**



Address: Legal Description: Tax Account No: Property Owner: Mailing Address: City, State, Zip:	10350 UP RIVE MCKINZIE .962 4973-0001-006 COFFEY LISA PO BOX 875 HOBBS, NM 88	2 AC OUT OF L 50	T 6 BLK 1							
Inspection Date: Zoning District: Compliance Officer: Placard Date: Case No:	11/12/2024 Samuel Gomez V224818-0215									
Corrections must be m and/or ordinances of the Electrical, Mechanical,	he City of Corpu	s Christi. The fo			•					ode
Permits required:	Building	Plumbing	Electric	al	Mechanical	Fire	Othe	r:		
Accessory Structure Ty (302.7, 304.1, 304.2, 304.4		I.7, 305.1 & 305.2)	Wood F	rame	Masonry	Fire D	amage			
Roof Type:  x Rotten  Loose  Torn  x Holes										
Missing Other:				Descr	iption	Max	Unit A	Unit B	Unit C	Unit D
Other.				Roofir	ng Frame	16				
Wall Type:				Roof (	Cover	17				
xRotten xLeaning				Wall F	raming	18				
Buckled				Siding		15				
xMissing Other:				Found	lation	24				
Farmulation Tono				Doors	/Windows	10				

Total %

100

#### VIOLATION(S): 10350 UP RIVER RD.

- 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 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.
- 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

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- 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.
- 304.12 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.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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- 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.

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- 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.

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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.

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.

604.1 Electrical facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

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.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.

"604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code as adopted and amended by the City. Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

- 1. Enclosed switches, rated a maximum of 600 volts or less;
- 2. Busway, rated a maximum of 600 volts;
- 3. Panelboards, rated a maximum of 600 volts;
- 4. Switchboards, rated a maximum of 600 volts;
- 5. Fire pump controllers. rated a maximum of 600 volts;
- 6. Manual and magnetic motor controllers;
- 7. Motor control centers:
- 8. Alternating current high-voltage circuit breakers;
- 9. Low-voltage power circuit breakers;
- 10. Protective relays, meters and current transformers;
- 11. Low- and medium-voltage switchgear;
- 12. Liquid-filled transformers;

- 13. Cast-resin transformers:
- 14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
- 15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
- 16. Luminaires that are listed as submersible;
- 17. Motors:
- 18. Electronic control, signaling and communication equipment."
- 604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

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- 604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code as adopted and amended by the City. Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.
- 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.
- 605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.
- 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V224810-021524 ADDRESS: 10350 UP RIVER RD.

Tax Account No: 4973-0001-0060

Owner(s): LISA COFFEY

LAST UPDATED ON: Tuesday, August 06, 2024

#### LETTERS MAILED from 2/15/2024 TO 2/15/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
COFFEY LISA	OWNER	B1 Letter Mailed on 2/15/2024
PO BOX 875		
HOBBS, NM. 88241-0875		
LISA COFFEY	OWNER	B1 Letter Mailed on 2/15/2024
10350 UP RIVER RD.		RETURNED MAIL REC'D 2/29/2024-
CORPUS CHRISTI, TX. 78410		RETURN TO SENDER
		NO SUCH NUMBER
		UNABLE TO FORWARD
LISA COFFEY	OWNER	B1 Letter Mailed on 2/15/2024
14909 RED RIVER RD		RETURNED MAIL REC'D 2/26/24-
CORPUS CHRISTI, TX. 78410		RETURN TO SENDER
		ATTEMPTED NOT KNOWN
		UNABLE TO FORWARD