



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. [24-1900](#) BSB Property Spreadsheet
Attachments: [BSB PROPERTY SPREADSHEET 11-21-24](#)
- VI. **Emergency Demolition Status: No action required.**
 3. [24-1901](#) 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. [24-1890](#) Case Number: V223995-020524
Property Address: 4113 Dinn St.
Staff Recommendation: Repair Residential Structure

Attachments: [4113 DINN ST](#)
7. [24-1891](#) 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. [24-1894](#) 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

Attachments: [2418 JOHN ST.](#)

12. [24-1896](#) Case Number: V229763-041524
Property Address: 938 Mendoza St.
Staff Recommendation: Demolish Residential and Accessory Structure
Attachments: [938 MENDOZA ST.](#)
13. [24-1897](#) Case Number: V223582-012924
Property Address: 4917 Moravian Dr.
Staff Recommendation: Demolish Accessory Structure
Attachments: [4917 MORAVIAN DR](#)
14. [24-1899](#) 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. [24-1193](#) Approval of Minutes
Regular Building Standards Board Minutes 5-23-2024.

Attachments: [DRAFT MINUTES BSB HEARING 5.23.2024](#)

V. BSB Property Status

2. [24-1207](#) BSB Property Spreadsheet

Attachments: [BSB PROPERTY SPREADSHEET 8-23-24](#)

No action needed.

VI. Emergency Demolition Status

3. [24-1194](#) 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.

Attachments: [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. [24-1119](#) 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. [24-1121](#) 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. [24-1122](#) Case Number: V220961-121323
 Property Address: 761 Post Ave
 Staff Recommendation: Demolish Residential Structure

Attachments: [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

Attachments: [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. [24-1125](#) 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						
	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

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
1520 LAZY LANE	Residential	6/29/2023	Emergency Demolition declared-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 Demolition 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	Emergency Demolition declared	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 demolitoin declared	2/2/2024	DEMOLISHED BY EMER. DEMO DECLARATION	2/22/2024

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
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 demoliton declared	9/12/2024	OWNER DEMOLISHED-COMPLETE	9/16/2024
403 S. PORT	Commercial	8/26/2024	Emergency 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	

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)



2542 MONTGOMERY DR. - RESIDENTIAL STRUCTURE

- 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



2542 MONTGOMERY DR. - RESIDENTIAL STRUCTURE

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



2542 MONTGOMERY DR. - RESIDENTIAL STRUCTURE

Abatement history for 2542 Montgomery St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Abatement Type</u>
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	Mowed/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



2542 MONTGOMERY DR. - RESIDENTIAL STRUCTURE

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 Ramos	Appeared at the August BSB hearing stating 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

☐ Commercial and Accessory Structure

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

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

Notices

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

Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒ Obituary ☐ Death Certificate
2. Structure Entered by: ☐ Search Warrant ☐ Consent Given by: ☒ Unsecure
3. Taxes due: ☒ Current ☒ Past due -Amount owed: \$16,084.13
4. Utilities: ☐ Active ☒ Inactive-Last active date: 7/30/2018
5. Year Structure Built: 1988
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: 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**.

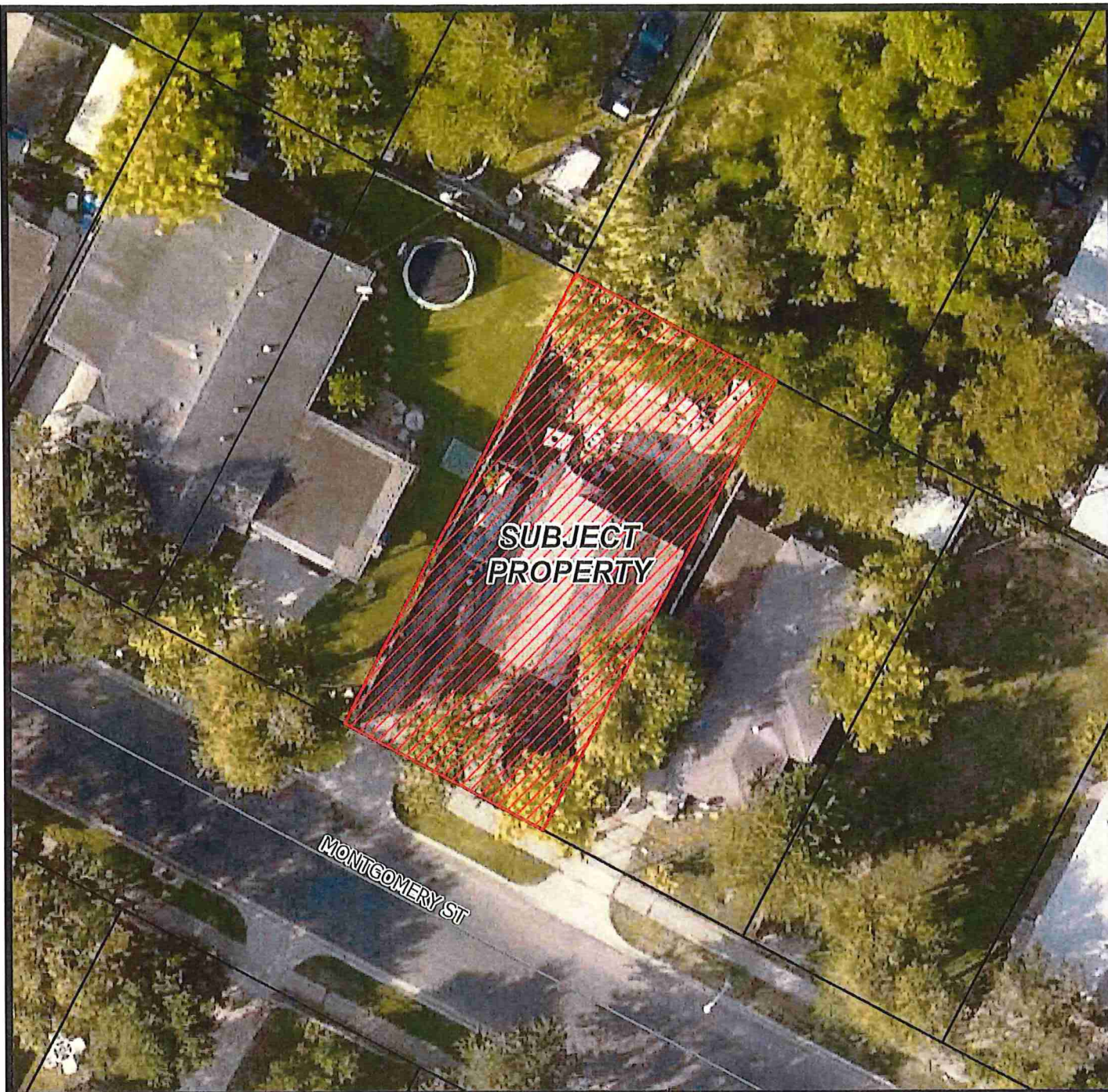
If you have any questions concerning the above, please call (361) 826-3046.



Roland Maldonado
Supervisor
Development Services
Code Compliance Division

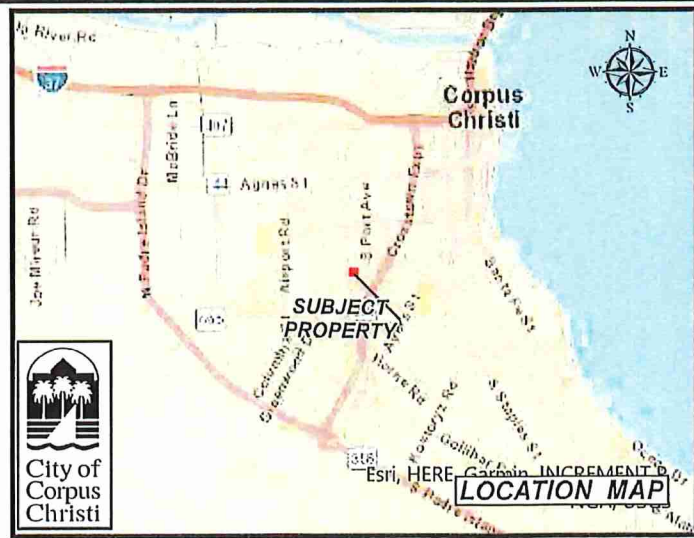
cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena,
William Ewing, Chic Henderson

CASE TIMELINE FOR 2542 MONTGOMERY ST.			
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/26/2024	n/a	n/a
Initial Inspection Completed	3/20/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)

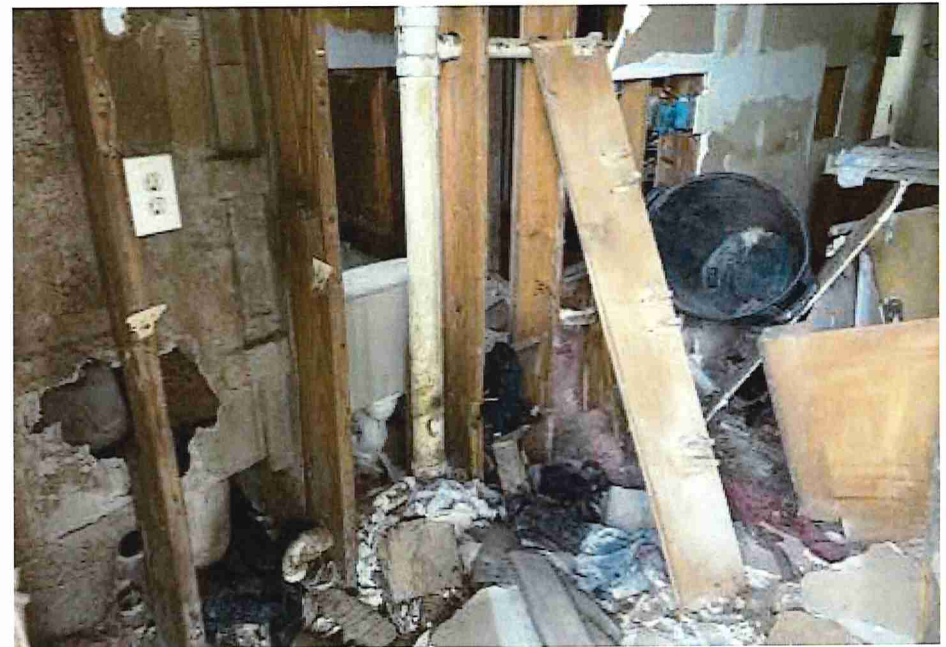


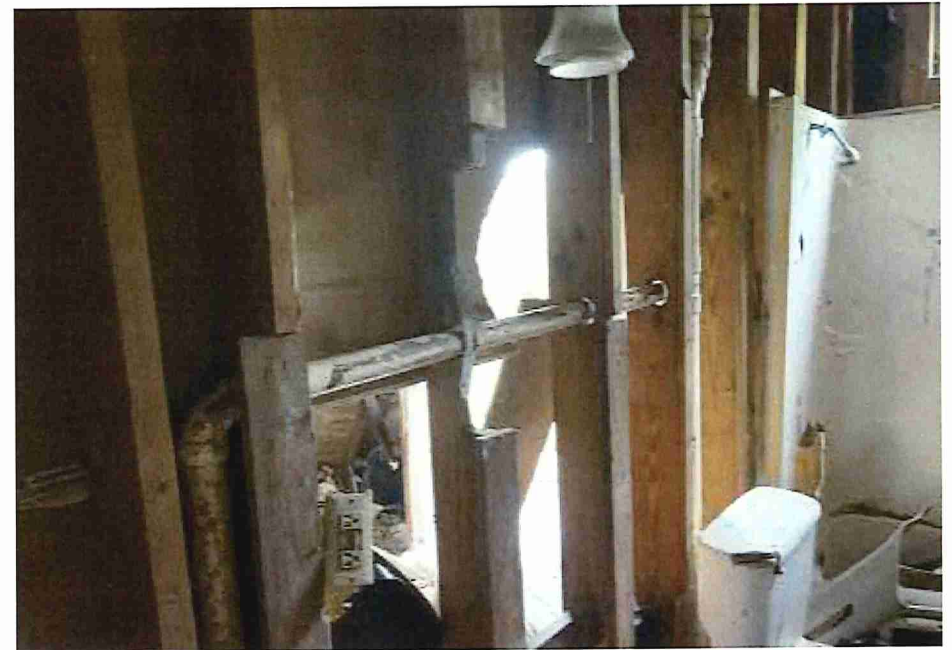
2542 MONTGOMERY ST

Aerial View

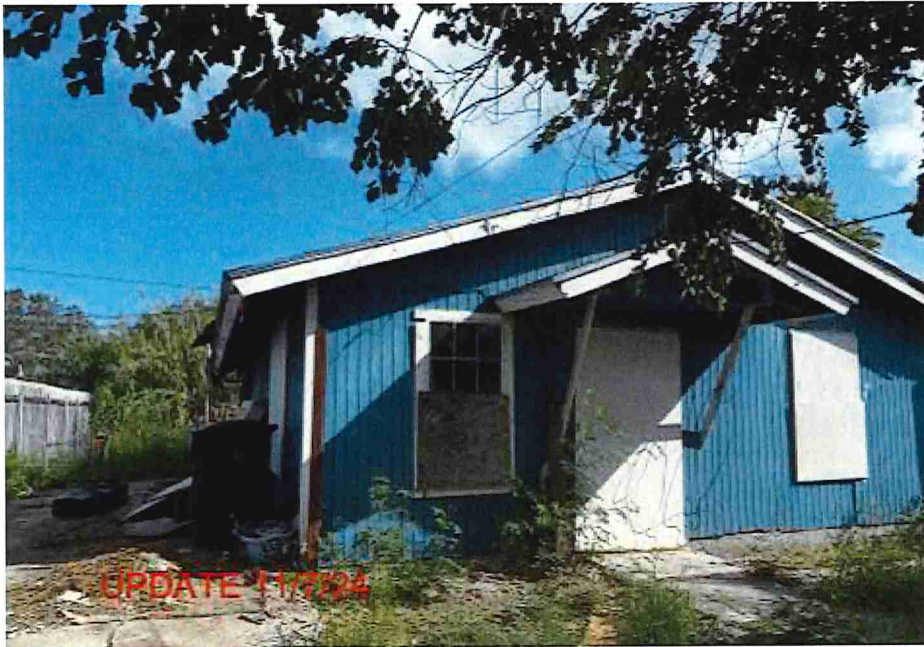


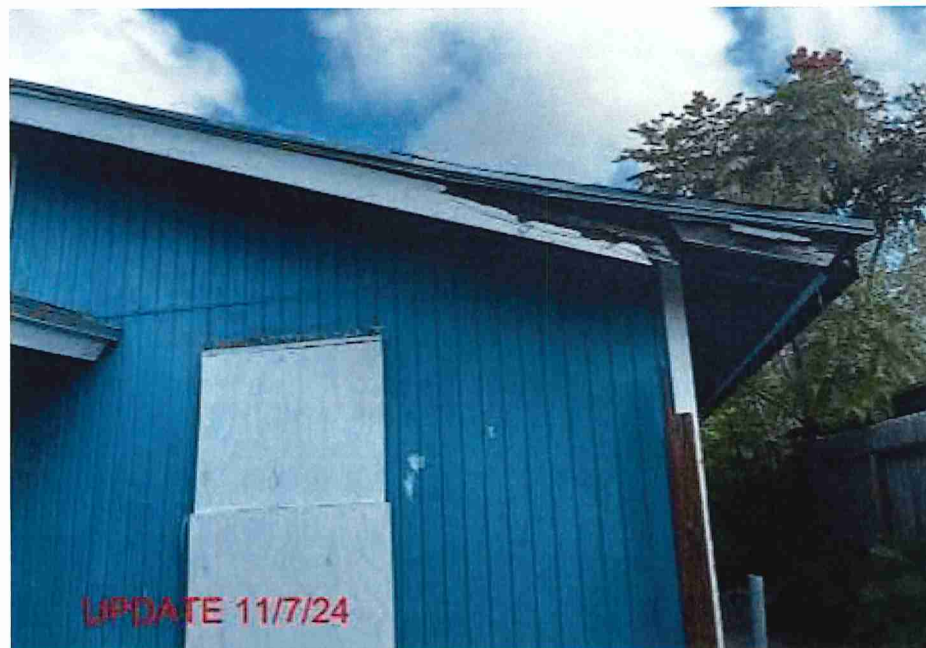












City of Corpus Christi – BUILDING SURVEY

Account Number: 4032-0006-0110

Inspection Date: 1/26/2024

Zoning Use: RS-6

Revised Date: 03/21/2024

Officer: Diana T. Garza

Property Address: 2542 MONTGOMERY ST

Legal Description: LA ARBOLEDA BLK 6 LOT 11

Owner: TREVINO ELVIRA M EST OF

Mail to: 2542 MONTGOMERY ST.

City, State, Zip: CORPUS CHRISTI, TX 78405

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
 Placard Posted on: 3/20/2024

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:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☐ Missing Screens
☐ Torn Screens
☒ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☐ Missing
☐ Damaged
☒ Poor Fit
☒ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☒ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

- ☐ Roof Type: _____
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

☐ Walls Type: _____
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

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

VIOLATION(S): 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 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED OWNER	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ELVIRA M TREVINO AKA ELVIRA MATA TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED OWNER'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
HERLINDA ELIZONDO AKA LINDA ELIZONDO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
HERLINDA ELIZONDO AKA LINDA ELIZONDO 1010 AZALEA DR. CORPUS CHRISTI, TX. 78408	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FERMIN RAMOS AKA NORMA RAMOS 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/8/24- VACANT
FERMIN RAMOS AKA NORMA RAMOS 3250 MAC ARTHUR ST. CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/30/24- UNCLAIMED
MARIA HERRERA	HEIR	B1 Letter Mailed on 3/22/2024

2542 MONTGOMERY CORPUS CHRISTI, TX. 78405		RETURNED MAIL REC'D 4/29/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MARIA HERRERA 4625 KOSTORYZ RD APT 4 CORPUS CHRISTI, TX. 78415	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/8/24- VACANT
ROSE GONZALEZ AKA ROSIE GONZALES 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/29/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ROSE GONZALEZ AKA ROSIE GONZALES 15433 FM 1325 APT. 911 AUSTIN, TX. 78728	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 5/20/24- RETURN TO SENDER UNABLE TO FORWARD
MARY LOU PEREZ 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/29/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MARY LOU PEREZ 1737 SHERMAN ST. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
KATHERINE ESPINOSA AKA KATHY ESPINOSA AKA KATHERINE T. ESPINOSA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/12/24- UNCLAIMED
UNKNOWN HEIRS OF KATHERINE ESPINOSA AKA KATHY ESPINOSA AKA KATHERINE T. ESPINOSA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
SYLVIA GARZA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- 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 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/4/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
TELEFORO TREVINO 3629 BRANIFF ST. CORPUS CHRISTI, TX. 78405-2803	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED GREEN CARD REC'D 3/29/24- SIGNED AND REC'D BY L. CASTANEDA DATE OF DELIVERY 3/25/24
HERBERTO TREVINO AKA HERBERTO RENE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF HERBERTO TREVINO AKA HERBERTO RENE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	Choose one from list	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/30/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
PRISCILLA ESPINOZA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
PRISCILLA ESPINOZA 2618 HALSEY ST. CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED GREEN CARD REC'D 3/28/24- SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
VALERIE ESPINOZA 2542 MONTGOMERY	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/4/24-

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

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



412 COKE ST. AKA 1821 LIPAN- RESIDENTIAL STRUCTURE

- 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 Standards	Section 13-22 (304.2) EXTERIOR WALLS, Section	Compliant



412 COKE ST. AKA 1821 LIPAN- RESIDENTIAL STRUCTURE

		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 Standards	Section 14-207 (a)(1) PERMIT REQUIRED	Compliant
9/10/2014	Minimum Standards	Section 13-22 (304.1) FOUNDATION	Compliant
11/26/2018	PMC Standards	302.1 Exterior Maintenance, 308.1 Accumulation of Rubbish or Garbage,	Closed
12/20/2022	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 CLEAN	Compliant
7/12/2023	Vacant Building	Section 22-6 LITTER AND SOLID WASTE	Closed
7/12/2023	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Closed
9/23/2023	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 CLEAN	Compliant
9/23/2023	Junked Vehicle	Section 13-38 JUNKED VEHICLES	Removed by City
9/23/2023	PMC Standards	505.1 Water System/General	Owner Compliance



412 COKE ST. AKA 1821 LIPAN- RESIDENTIAL STRUCTURE

Abatement history for 412 COKE ST. AKA 1821 LIPAN.

Date

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



412 COKE ST. AKA 1821 LIPAN- RESIDENTIAL STRUCTURE

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.

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V220687-120823

Property Owner: Markman Brothers Investments Corpus Christi LLC

Address (☒Residential ☐Commercial): 412 Coke St aka 1821 Lipan

Staff Recommendation(s): **Repair**

☒Residential Structure only

☐Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **repair** 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. 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: \$1,625.24
4. Utilities: ☐Active ☒Inactive-Last active date: 4/16/2019
5. Year Structure Built: 1945
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: 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, 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.

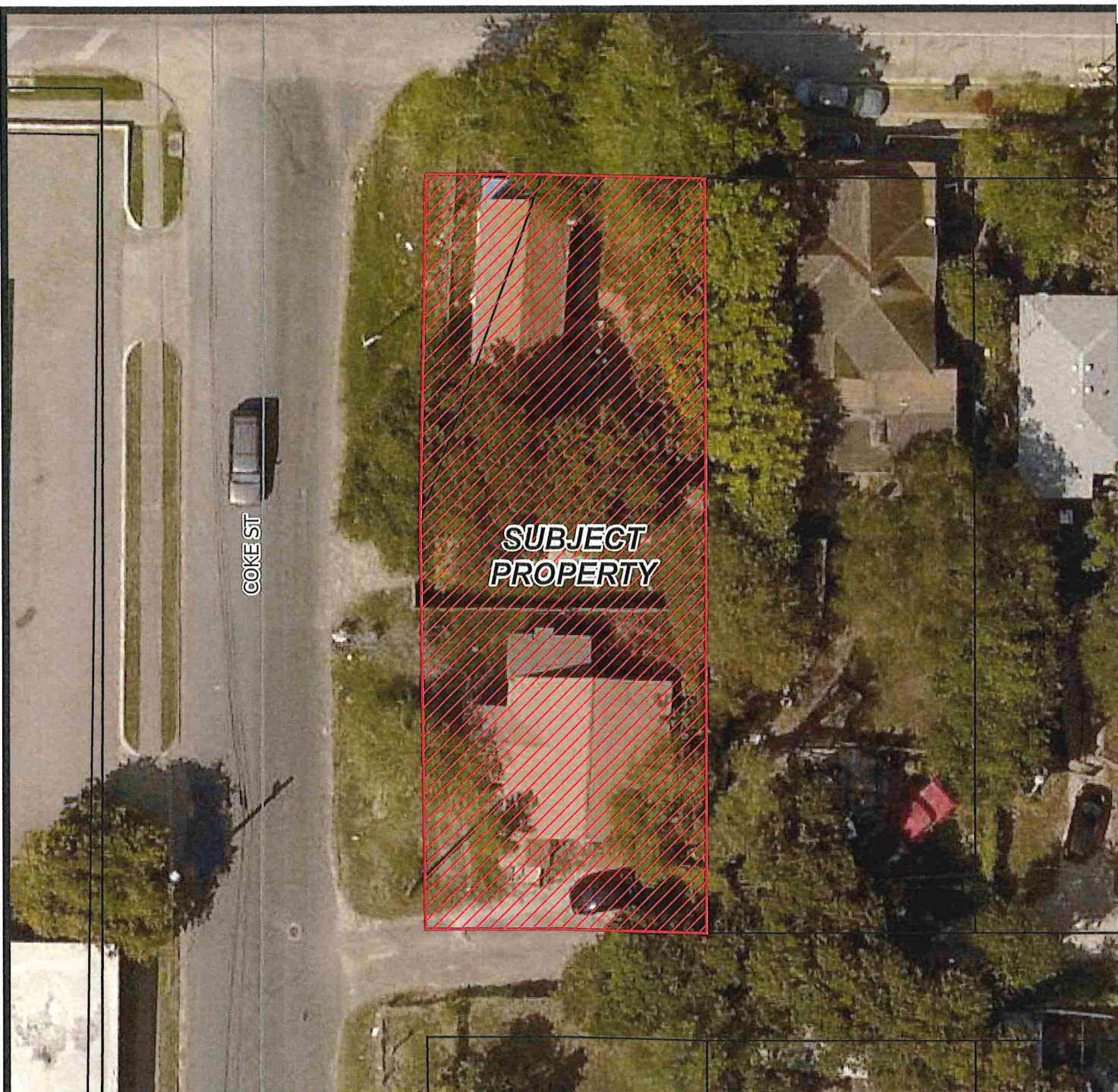


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

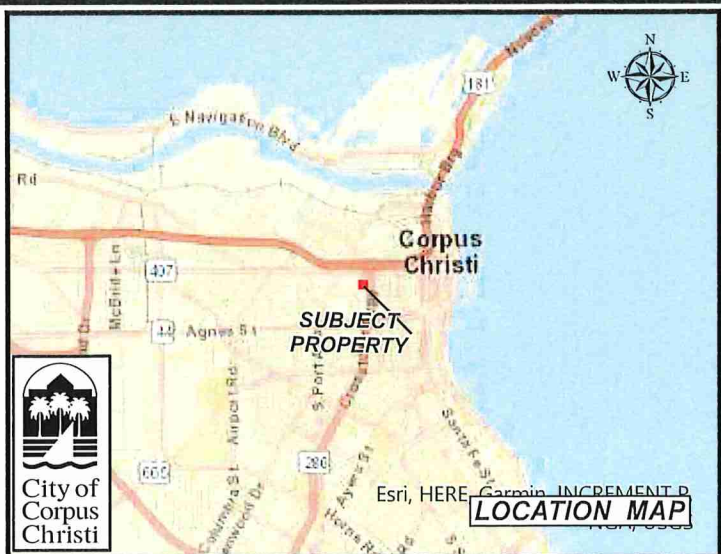
CASE TIMELINE FOR 412 COKE ST. AKA 1821 LIPAN

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 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	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)

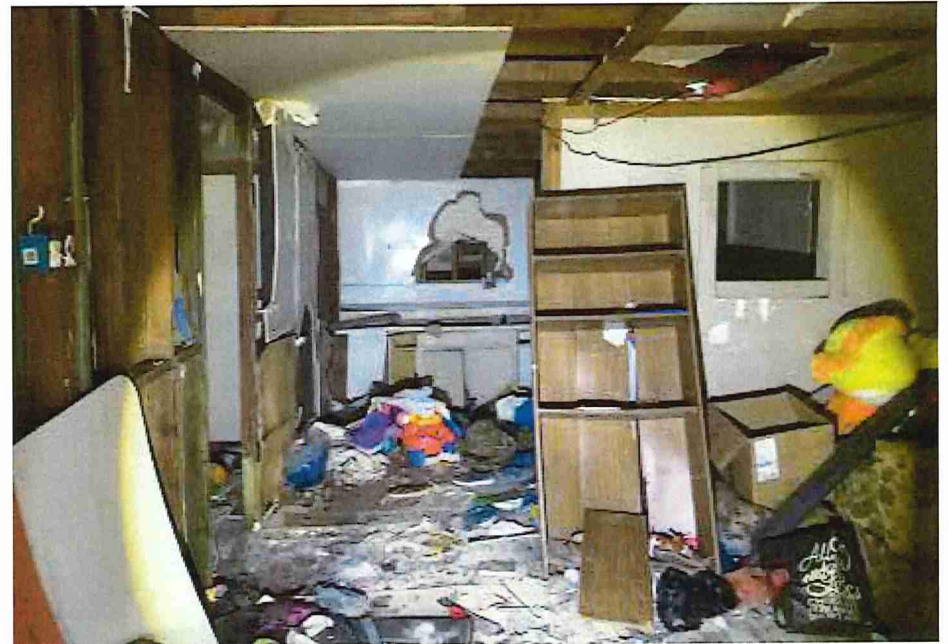


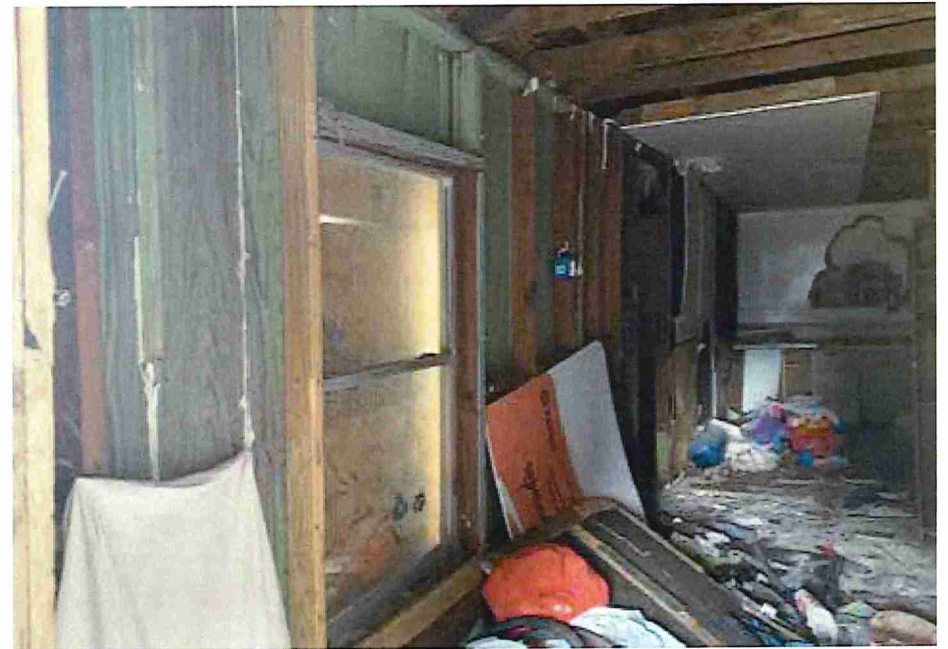
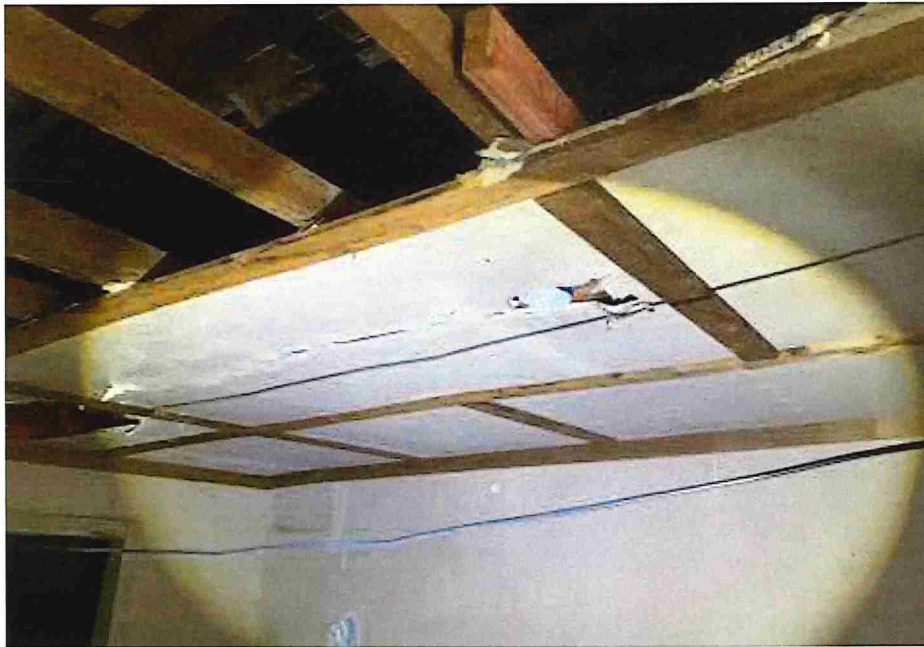
412 COKE AKA 1821 LIPAN

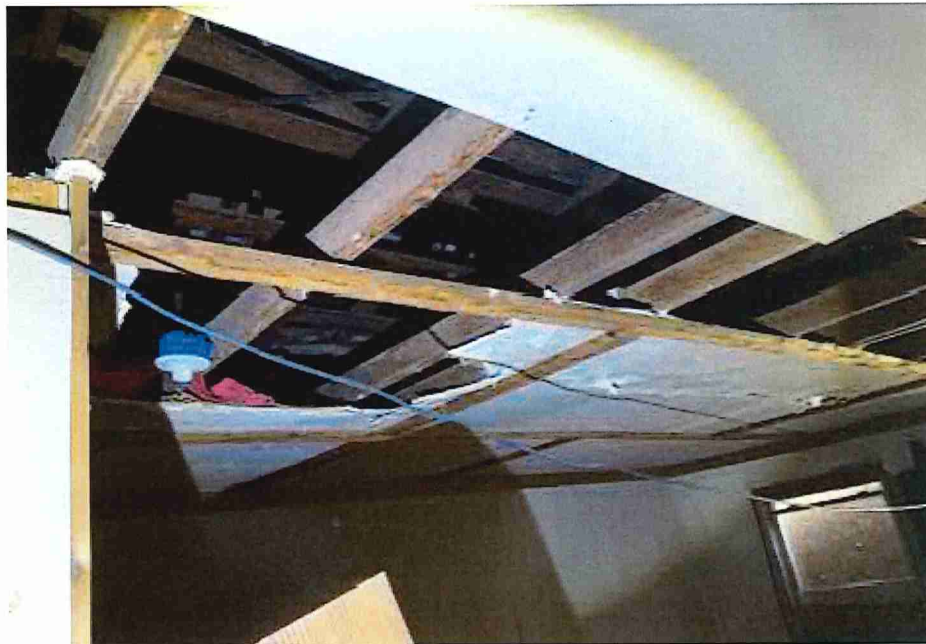
Aerial View

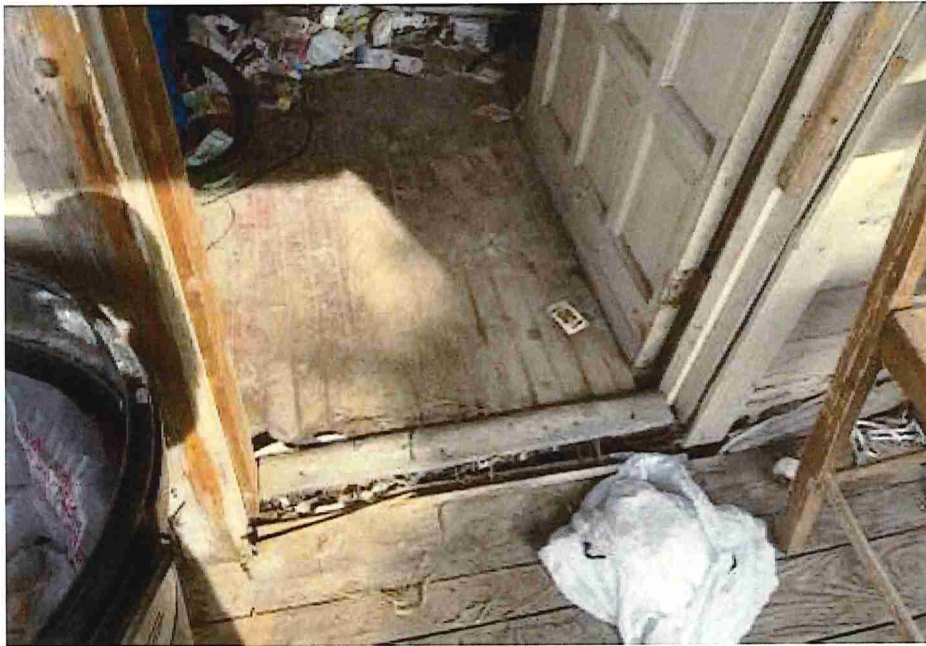












City of Corpus Christi – BUILDING SURVEY

Account Number: 6463-0016-0085

Inspection Date: 12/7/2023

Zoning Use: RM-3

Revised Date: 12/08/2023

Officer: Mike Shelton

Property Address: 412 COKE ST AKA 1821 LIPAN

Legal Description: PAUL CT E50' OF LT 8 ALL FRCL PTS OF BK 1 BRENN A

Owner: MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC

Mail to: 1925 SOUTHWEST FWY

City, State, Zip: HOUSTON, TX 77098-4800

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
 Placard Posted on: 12/7/2023

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

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

Smoke Alarms:

☐ Missing ☐ Inoperative ☐ Improperly Located ☐ Additional Alarms Required

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13,
304.13.1, 304.13.2, 304.14 &
304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☒ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10,
304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☒ Loose
☒ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13,
304.14, 304.15, 304.16, 304.18,
305.6 & 702.1)

☐ Charred Wood
☐ Missing
☒ Damaged
☒ Poor Fit
☒ Damaged / Missing Screen(s)
☐ Off Hinges
☒ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2
304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
& 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

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

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:
- ☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:

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

		VACANT UNABLE TO FORWARD
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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>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 04/18/2024	\$100/\$174	Abatement of 1 unsecured opening
2. 04/18/2024	\$285.87/\$125	Abatement of tall weeds
3. 08/08/2024	\$190.51/\$125	Abatement of tall weeds
4. 10/11/2024	\$190.51/\$125	Abatement of tall weeds
5. 02/13/2024	\$550/\$174	Abatement of 6 unsecured openings
6. 02/13/2024	\$5,890/\$125	Abatement of tall weeds & litter
7. 11/17/2022	\$780/125	Abatement of tall grass & litter

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

Property Owner: Gaye D. Dunkin & Joy D. Collins

Address (☒Residential ☐Commercial): 4113 Dinn St.

Staff Recommendation(s): **Repair**

☒Residential Structure only

☐Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **repair** 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. 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: \$35,238.09
4. Utilities: ☐Active ☒Inactive-Last active date: 6/10/2021
5. Year Structure Built: 1948
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: 4113 Dinn St.

Case # V223995-020524

OWNER: Gaye D. Dunkin & Joy D. Collins

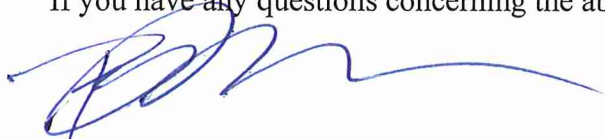
**Code Compliance Supervisor
Roland Maldonado**

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.



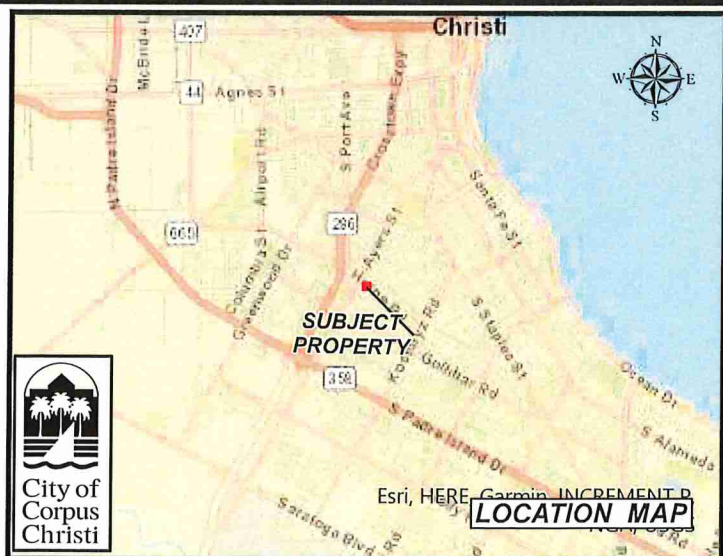
Roland Maldonado
Supervisor
Development Services
Code Compliance Division

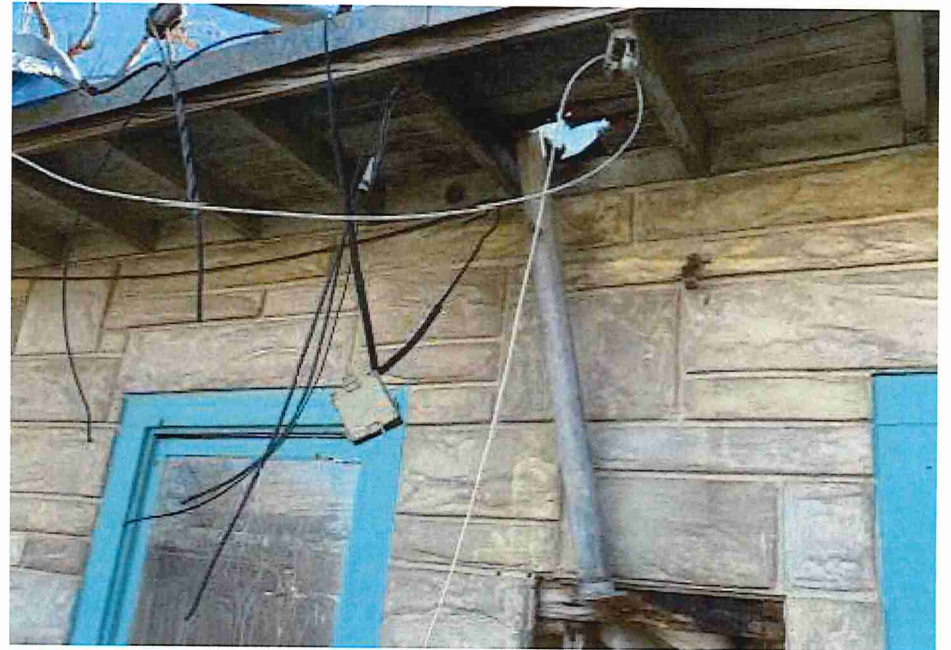
cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena,
William Ewing, Chic Henderson

CASE TIMELINE FOR 4113 DINN ST.

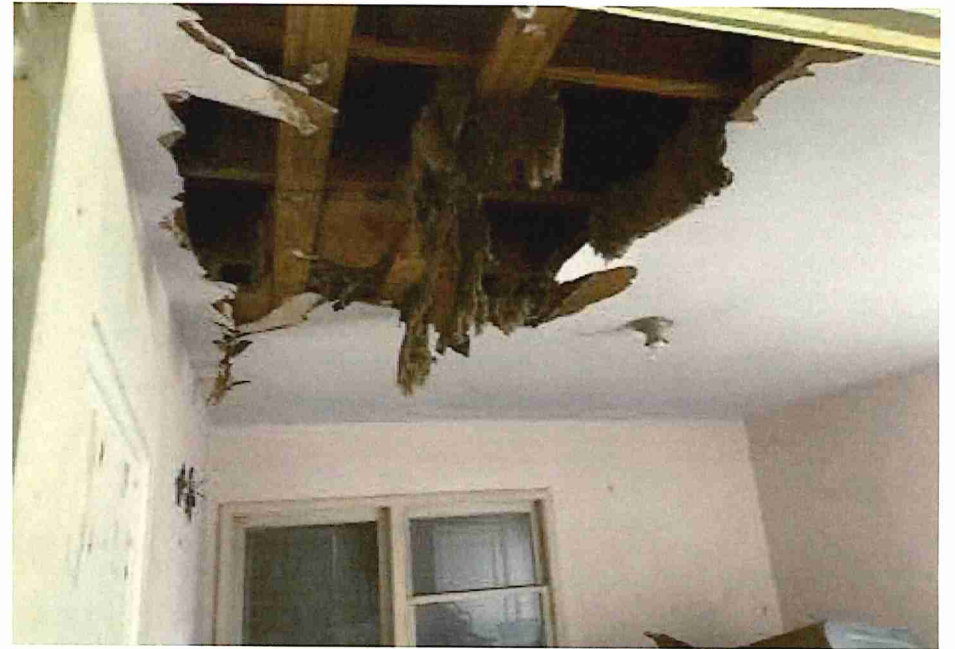
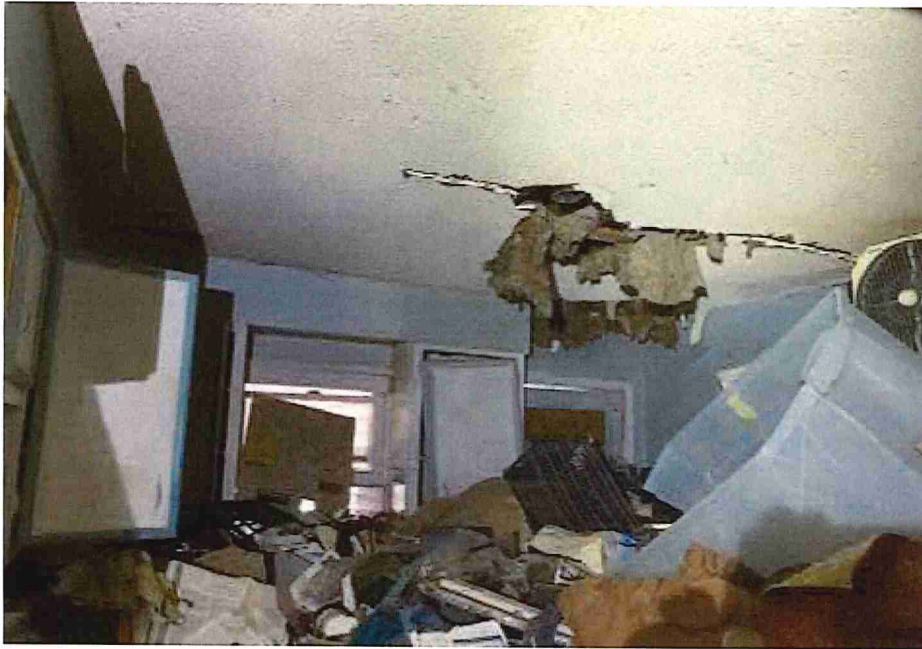
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/5/2024	n/a	n/a
Initial Inspection Completed	2/5/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known 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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)

Aerial View

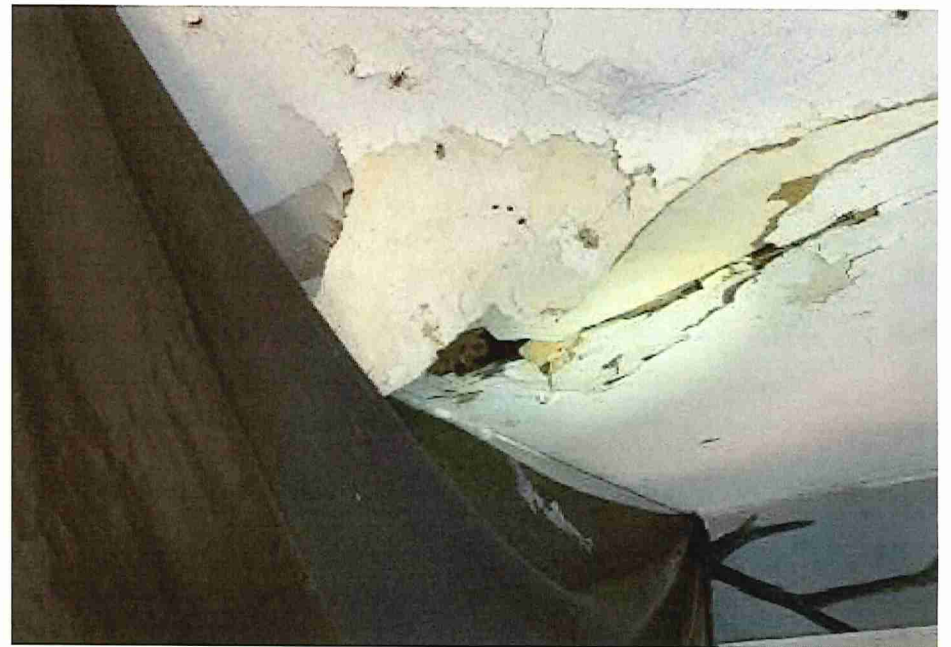
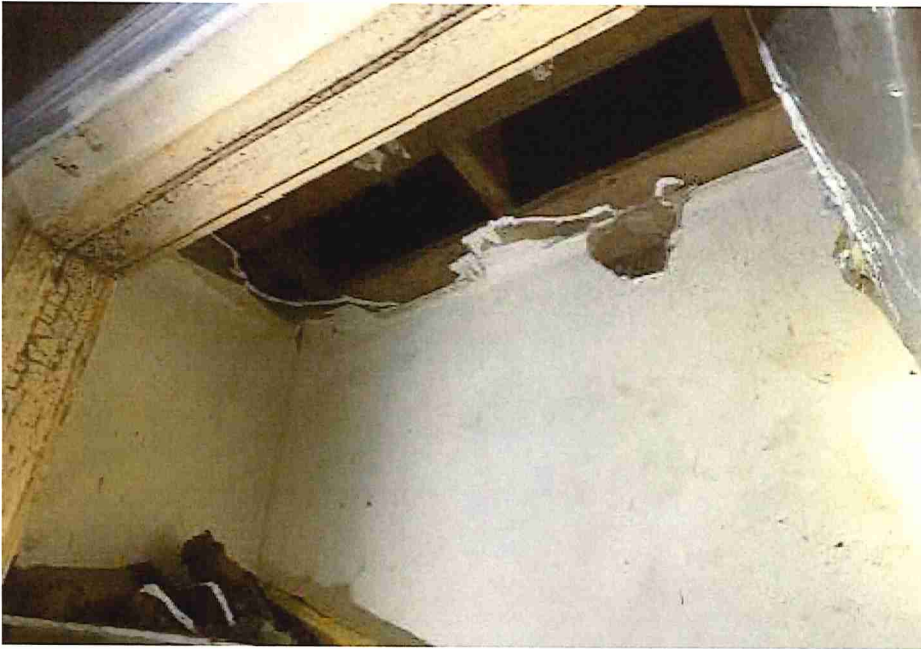














City of Corpus Christi – BUILDING SURVEY

Account Number: 198900140280

Inspection Date: 2/5/2024

Zoning Use: RS-6

Revised Date: 02/05/2024

Officer: Diana T. Garza

Property Address: 4113 DINN ST

Legal Description: CUIPER BLK 14 LOT 28

Owner: DUNKIN GAYE D AND JOY D COLLINS

Mail to: 4113 DINN ST

City, State, Zip: CORPUS CHRISTI, TX 78415-5220

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	1 <input type="checkbox"/> Story
<input checked="" type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 2/5/2024

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

<input type="checkbox"/> Building	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

☐ Charred Wood
☐ Rotten Eaves
☐ Rotten Rafter Tails
☐ Rotten Decking
☐ Missing Shingles
☒ Deteriorated Shingles
☐ Leaks
☐ Sags
☐ Buckled
☐ Collapsed
☐ Worn
☐ Torn
☐ Holes
☒ Other: (NOT ABLE TO SEE)

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☒ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☐ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☐ Missing
☒ Damaged
☒ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☒ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

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

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

VIOLATION(S): 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 4113 DINN ST. CORPUS CHRISTI, TX. 78415-5220	OWNERS	B1 Letter Mailed on 2/5/2024 RETURNED MAIL REC'D 2/29/24- RETURNED TO SENDER UNCLAIMED UNABLE TO FORWARD
GAYE D. DUNKIN AKA DARLENE DUNKIN 4113 DINN ST. CORPUS CHRISTI, TX. 78415-5220	DECEASED OWNER	B1 Letter Mailed on 2/5/2024 RETURNED MAIL REC'D 2/29/24- RETURNED TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HIER OF GAYE D. DUNKIN AKA DARLENE DUNKIN 4113 DINN ST. CORPUS CHRISTI, TX. 78415-5220	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/5/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
JOY D. COLLINS 9350 S. PADRE ISLAND DR. #93 CORPUS CHRISTI, TX. 78418-5514	OWNER	B1 Letter Mailed on 2/5/2024 RETURNED MAIL REC'D 2/29/2024- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOY D. COLLINS 2640 WALDRON RD #607 CORPUS CHRISTI, TX. 78418-4762	OWNER	B1 Letter Mailed on 2/5/2024 RETURNED GREEN CARD REC'D 2/9/24- SIGNED AND REC'D BY JOY D. COLLINS
JOY D. COLLINS 4113 DINN ST. CORPUS CHRISTI, TX. 78415-5220	OWNER	B1 Letter Mailed on 2/5/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER

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



1219 ELGIN ST. - RESIDENTIAL 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 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



1219 ELGIN ST. - RESIDENTIAL STRUCTURE

		49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
04/09/2015	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Complaint
04/07/2016	Vacant Building	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 CLEAN	Owner Compliance
11/20/2017	Vacant Building	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 CLEAN	CLOSED
12/06/2019	Dangerous Weeds	Section 342.008 ABATE DANGEROUS WEEDS	CLOSED
12/12/2019	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Complaint
12/12/2019	Vacant Building	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 CLEAN	Complaint
07/09/2021	Vacant Building	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS & Section 22-6 LITTER AND SOLID	Closed abated by city



1219 ELGIN ST. - RESIDENTIAL STRUCTURE

		WASTE & Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	
12/22/2021	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	BOARDED BY CITY
05/31/2023	Vacant Building	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 CLEAN	Complaint
01/12/2024	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Complaint
02/09/2024	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	IN PROGRESS

Abatement history for 1219 ELGIN ST.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Abatement Type</u>
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



1219 ELGIN ST. - RESIDENTIAL STRUCTURE

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

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V224417-020924

Property Owner: Est. of Santos Galvan C/O Eric Galvan

Address (☒Residential ☐Commercial): 1219 Elgin St.

Staff Recommendation(s): **Demolition**

☒Residential Structure only

☐Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$1,011.59
4. Utilities: ☐Active ☒Inactive-Last active date: 1/23/2018
5. Year Structure Built: 1950
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: 1219 Elgin St.

Case # V224417-020924

OWNER: Est. of Santos Galvan

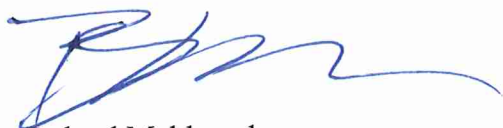
**Code Compliance Supervisor
Roland Maldonado**

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.

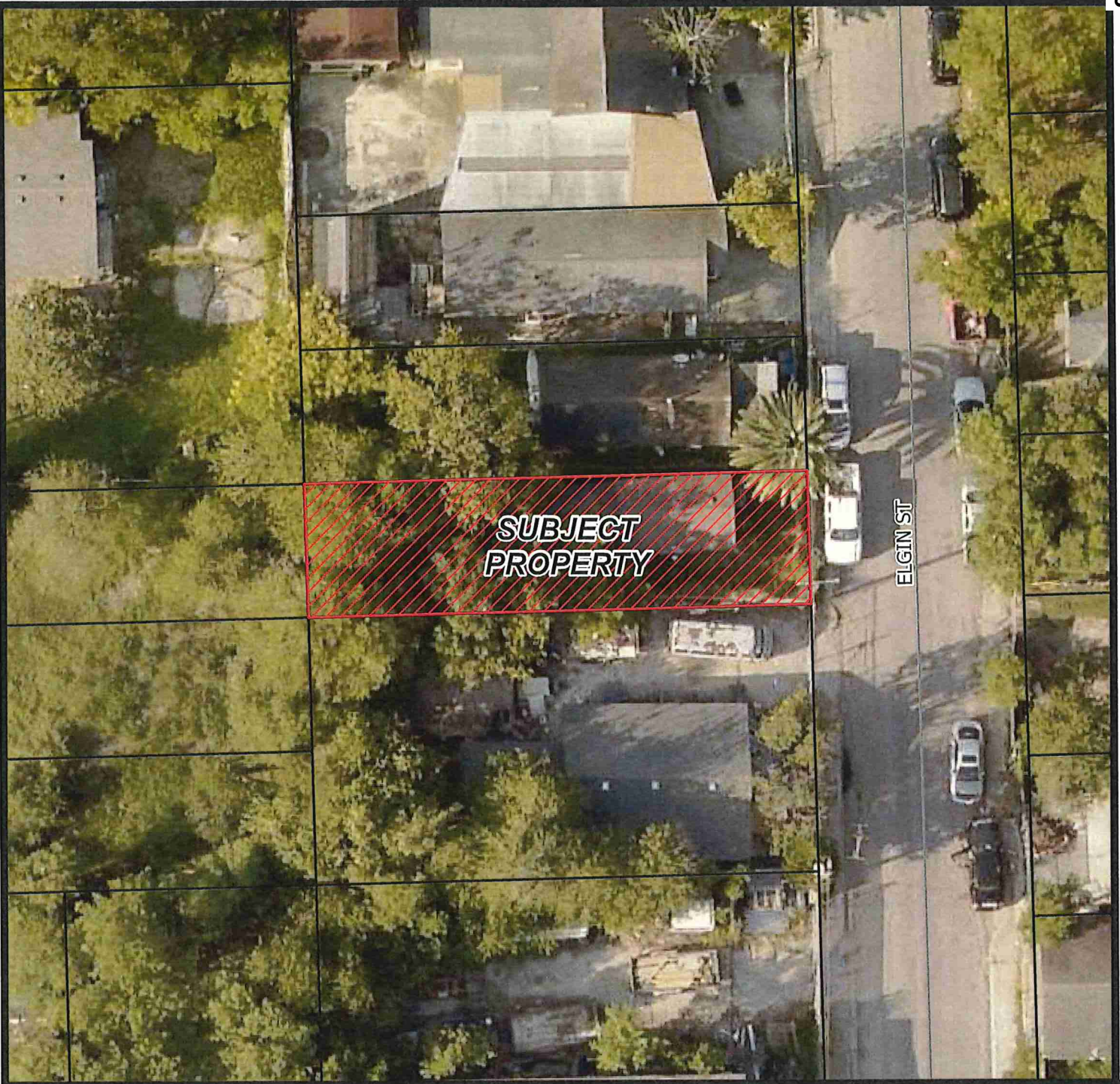


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

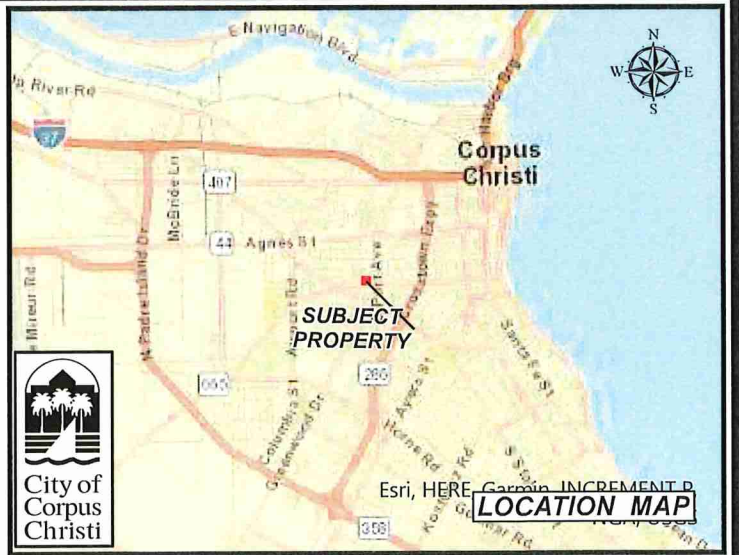
CASE TIMELINE FOR 1219 ELGIN ST.

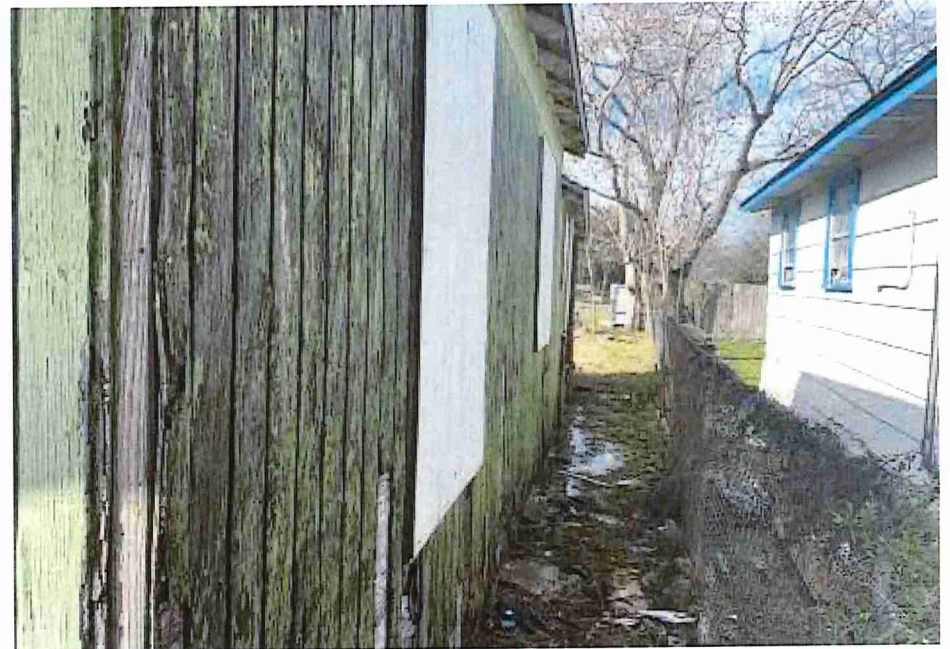
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/3/2024	n/a	n/a
Initial Inspection Completed	2/3/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/14/2024	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	2/21/2024	Returned mail rec'd 2/21/2024-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	3/15/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	3/19/2024	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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 214.0016
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	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)

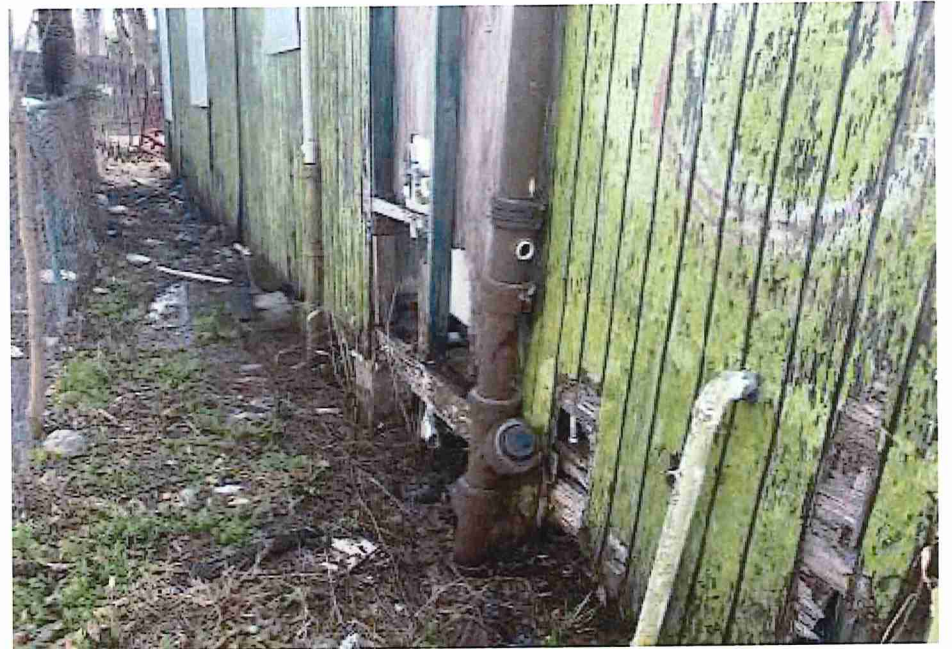


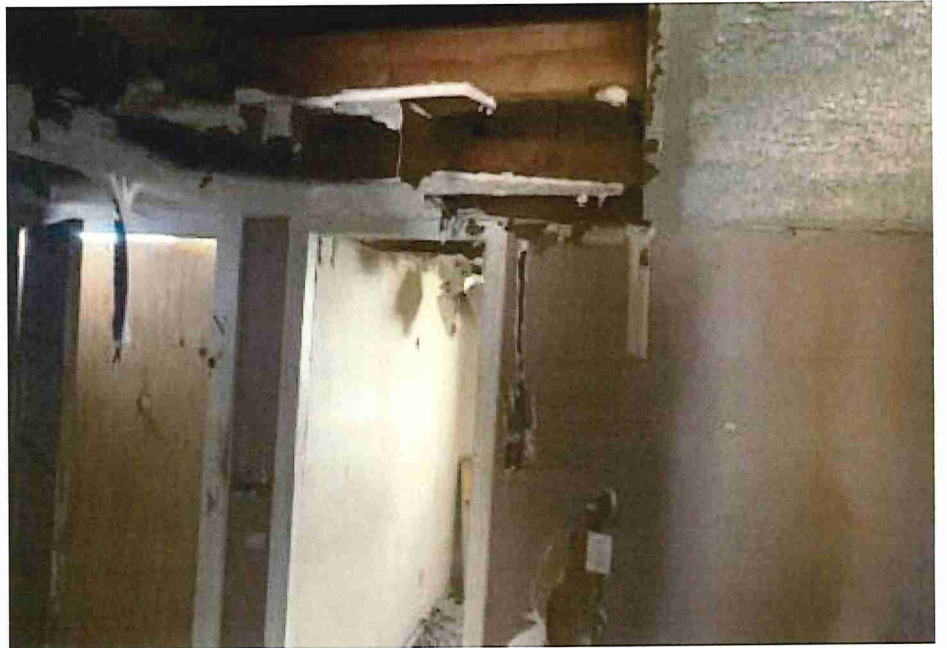
1219 ELGIN ST

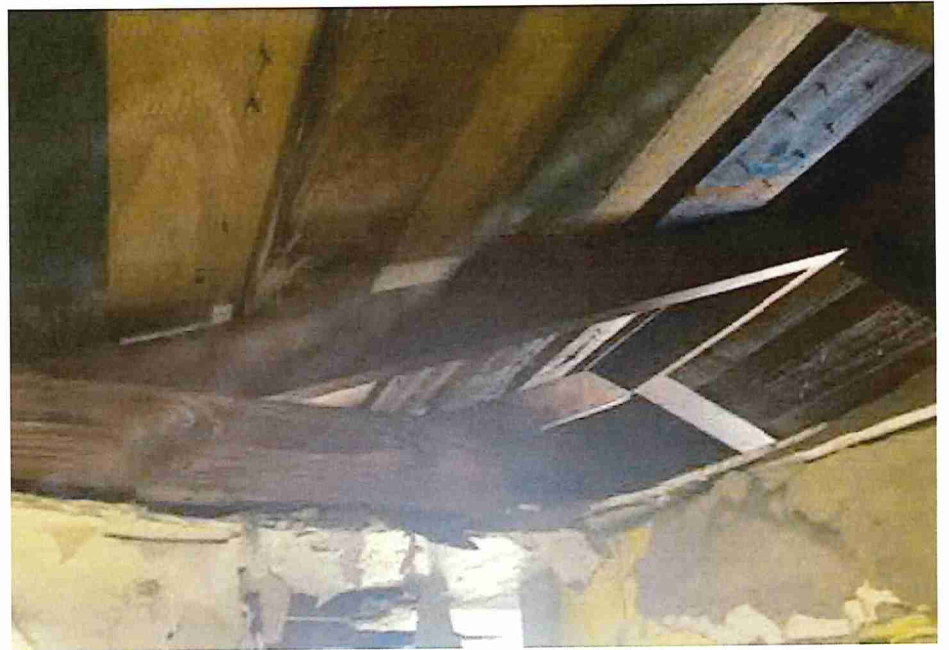
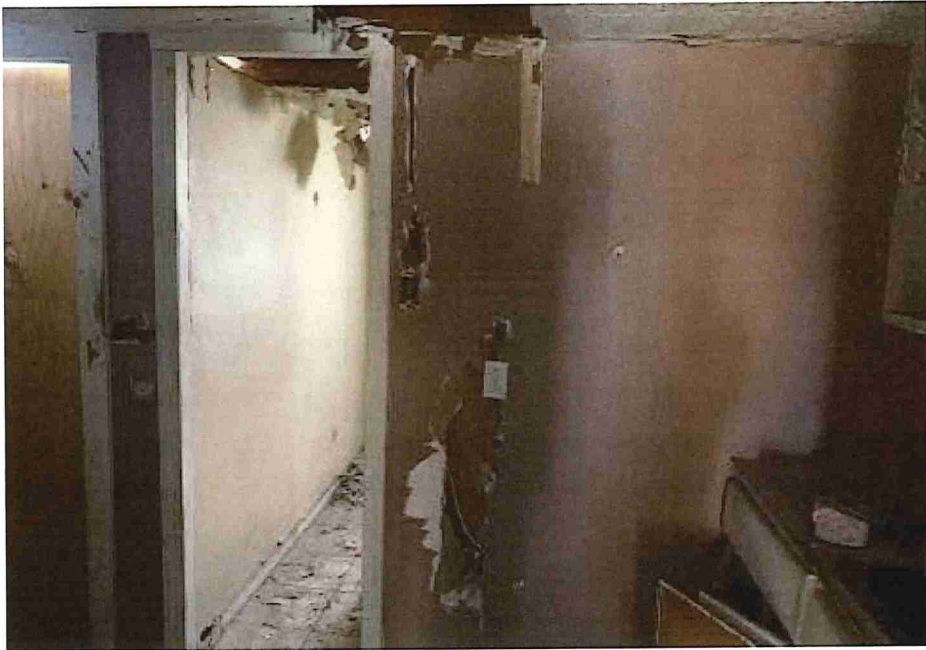
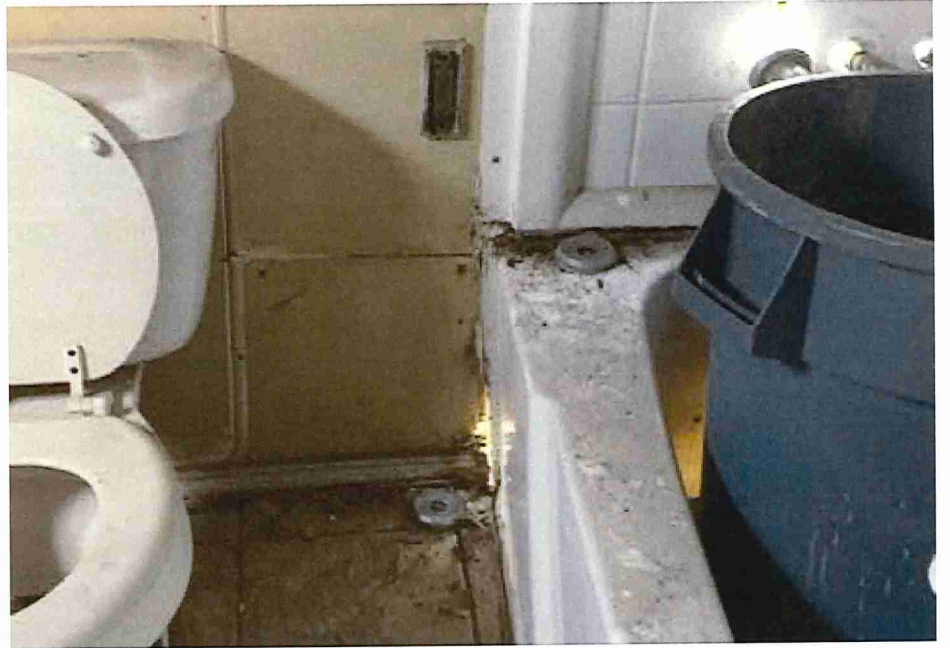
Aerial View











City of Corpus Christi – BUILDING SURVEY

Account Number: 4062-0002-0070

Inspection Date: 2/3/2024

Zoning Use: RS-6

Revised Date: 02/13/2024

Officer: Mike Shelton

Property Address: 1219 ELGIN ST

Legal Description: LA PALOMA LT 7 BLK 2

Owner: GALVAN SANTOS EST OF C/O ERIC GALVAN

Mail to: 4434 ELVIRA DR

City, State, Zip: Corpus Christi, TX 78416-2446

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

Placard Posted on: 2/3/2024

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☒ Inadequate Support
☒ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☒ Missing Skirting
☐ Missing Access Cover
☒ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☒ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☒ Missing
☒ Damaged
☒ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☒ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☒ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

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

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

VIOLATION(S): 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 insanitary, 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 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, 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 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416-2446	DECEASED OWNER	B1 Letter Mailed on 2/14/2024
EST OF SANTOS GALVAN C/O ERIC GALVAN 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	DECEASED OWNER	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF SANTOS GALVAN 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416-2446	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/14/2024
UNKNOWN HEIRS OF SANTOS GALVAN 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
EDUARDO S. GALVAN 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
EDUARDO S. GALVAN 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER REFUSED UNABLE TO FORWARD
EDUARDO S. GALVAN	HEIR	B1 Letter Mailed on 2/14/2024

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

1219 ELGIN ST. CORPUS CHRISTI, TX .78405		
ERIC GALVAN 2030 ROCKFORD CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024
AMY LOPEZ GALVAN 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024
AMY LOPEZ GALVAN 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 3/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
AMY LOPEZ GALVAN 2030 ROCKFORD CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED GREEN CARD REC'D 2/20/24- SIGNED BY RHG
AMY LEE GALVAN 5702 DOMINGO PENA CORPUS CHRISTI, TX. 78417	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 3/15/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SANTOS GALVAN JR 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	DECEASED HEIR	B1 Letter Mailed on 2/14/2024
SANTOS GALVAN JR 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	DECEASED HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
SANTOS GALVAN JR 2030 ROCKFORD CORPUS CHRISTI, TX. 78416	DECEASED HEIR	B1 Letter Mailed on 2/14/2024 RETURNED GREEN CARD REC'D 2/20/24- SIGNED BY RHG
CORINA GALVAN 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	DECEASED HEIR	B1 Letter Mailed on 2/14/2024
CORINA GALVAN 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	DECEASED HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- 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		
UNKNOWN HEIRS OF CORINA GALVAN 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 3/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
GUADALUPE CRUZ JR 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024
GUADALUPE CRUZ JR 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
GUADALUPE CRUZ JR 1514 43 RD ST LUBBOCK, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED GREEN CARD REC'D 2/21/24- SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK RETURNED MAIL REC'D 3/14/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD (RETURN MAIL RECEIPT MISSING)
ADRIANA PEQUENO 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024
ADRIANA PEQUENO 1219 ELGIN ST. CORPUS CHRISTI, TX .78405	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 2/21/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
ADRIANA PEQUENO 1055 JONES AVE FRESNO, CA. 93706	HEIR	B1 Letter Mailed on 2/14/2024 RETURNED MAIL REC'D 4/4/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MARIA PEQUENO 4434 ELVIRA DR. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 2/14/2024
MARIA PEQUENO	HEIR	B1 Letter Mailed on 2/14/2024

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

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

Abatement history for 804 14TH ST

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
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 14th St. – ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	804 14 th 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 14th 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 Compliance Supervisor: Roland Maldonado

Case# V224436-020924

Property Owner: Teresa Moreno Nava

Address (☒Residential ☐Commercial): 804 14th St.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$6,674.61
4. Utilities: ☐Active ☒Inactive-Last active date: None
5. Year Structure Built: N/A
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: 804 14TH 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

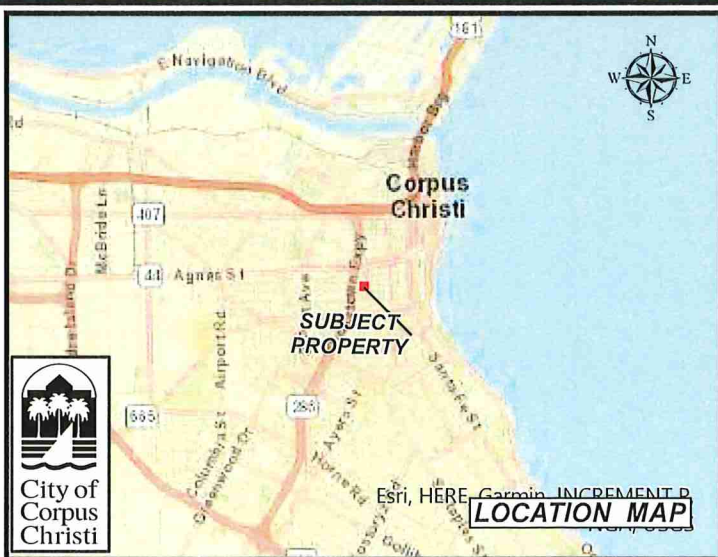
cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena

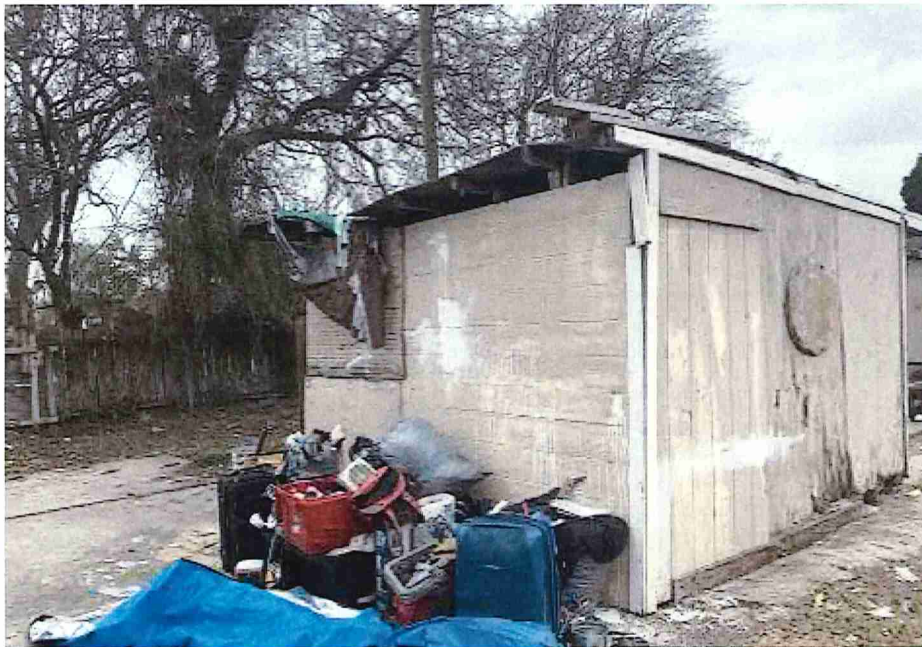
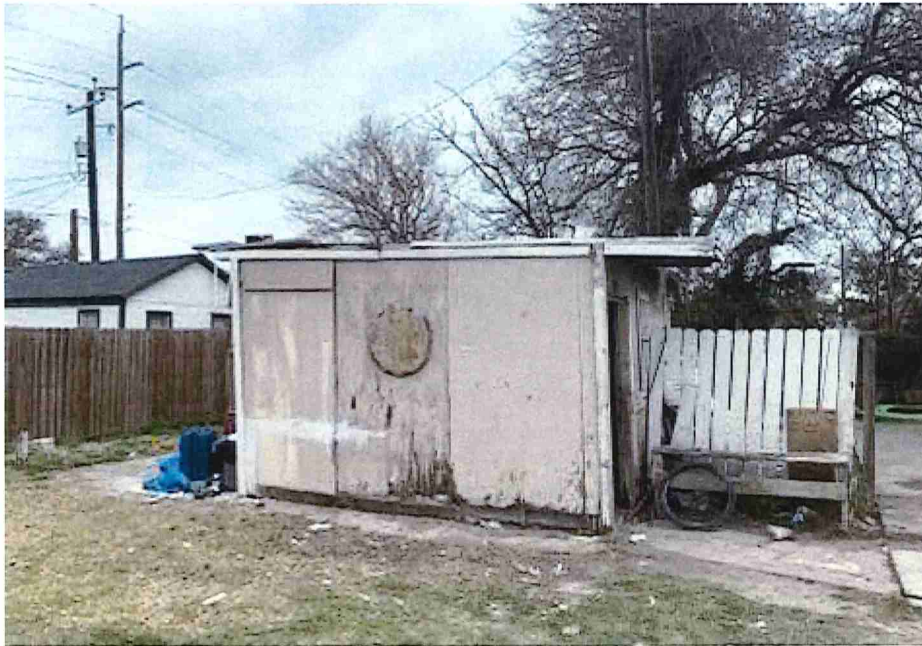
CASE TIMELINE FOR 804 14TH ST

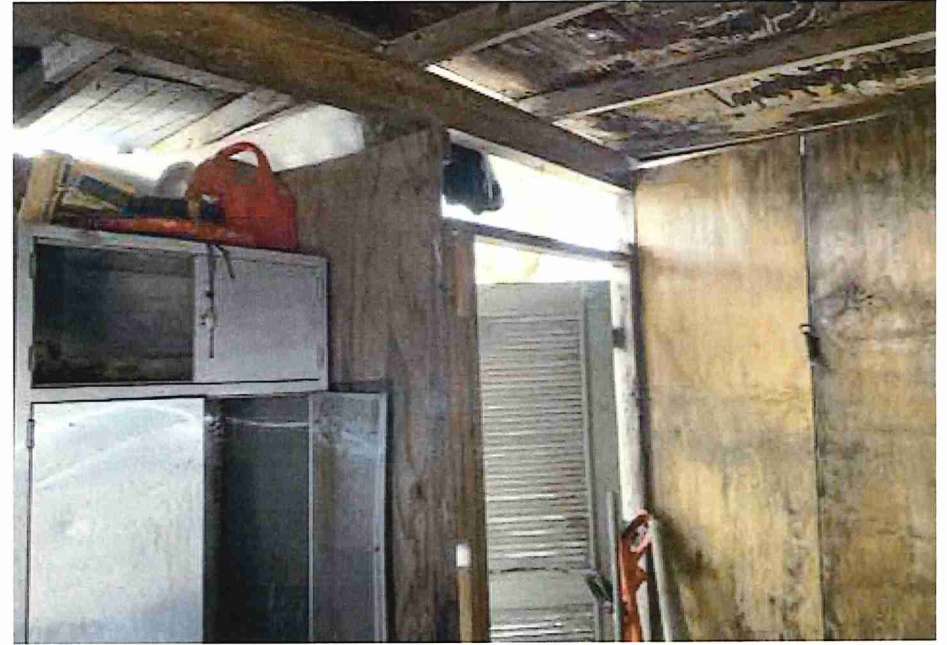
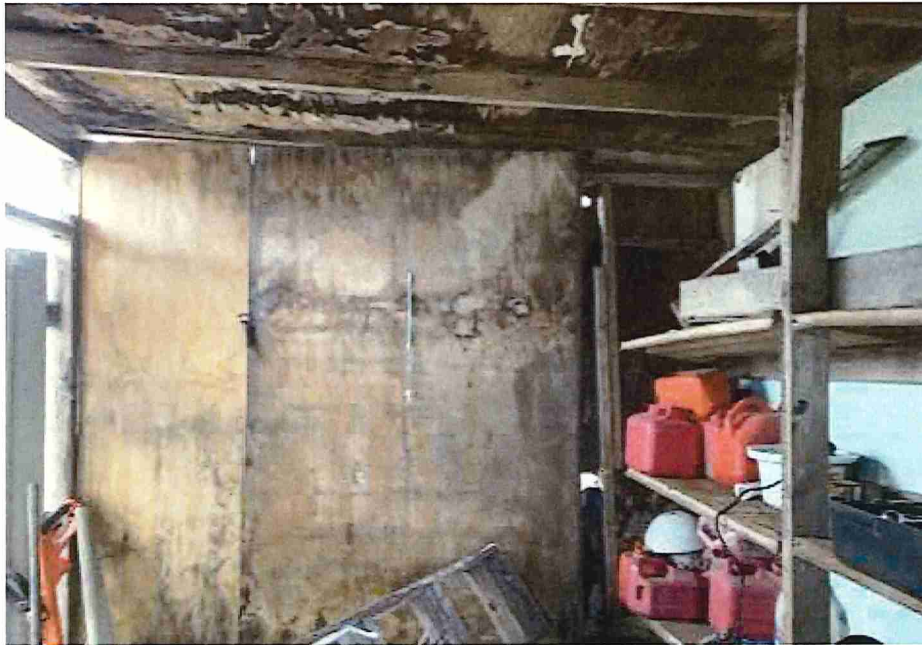
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/8/2024	n/a	n/a
Initial Inspection Completed	2/8/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known 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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)

COLEMAN AVE

14TH ST

**SUBJECT
PROPERTY****804 14TH ST****Aerial View**









CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



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
 Zoning District: CI
 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: Wood Frame Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type: SHINGLE

X ☒ Rotten
 X ☒ Loose
 X ☒ Torn
 X ☒ Holes
☐ Missing
☐ Other:

Wall Type: WOOD FRAME

X ☒ Rotten
 X ☒ Leaning
 X ☒ Buckled
☐ Missing
☐ Other:

Foundation Type: PAD

X ☒
☐ Sunken
 X ☒ Cracked
☐ Rotten

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): 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.

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

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

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

HUDSON & KEYSE LLC-LIENHOLDER 806 14 TH ST. CORPUS CHRISTI, TX. 78404	LIENHOLDER	B1 Letter Mailed on 2/21/2024 RETURNED MAIL REC'D 4/11/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
HUDSON & KEYSE LLC-LIENHOLDER 804 14 TH ST. CORPUS CHRISTI, TX. 78404	LIENHOLDER	B1 Letter Mailed on 2/21/2024 RETURNED MAIL REC'D 3/5/2024- RETURN TO SENDER VACANT UNABLE TO FORWARD
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-LIENHOLDER 1019 BRAZOS ST. JAMES S. EARL RUDDER BUILDING PO BOX 12079 AUSTIN, TX. 78711-2079	LIENHOLDER	B1 Letter Mailed on 2/21/2024 RETURNED GREEN CARD REC'D 2/26/24- SIGNED BY TEXAS COMPTROLLER STAMP DATE OF DELIVERY 2/23/24
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-LIENHOLDER 806 14 TH ST. CORPUS CHRISTI, TX. 78404	LIENHOLDER	B1 Letter Mailed on 2/21/2024 RETURNED MAIL REC'D 4/11/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
TEXAS SEC OF STATE FOR HUDSON & KEYSE LLC-LIENHOLDER 806 14 TH ST. CORPUS CHRISTI, TX. 78404	LIENHOLDER	B1 Letter Mailed on 2/21/2024 RETURNED MAIL REC'D 3/5/2024- RETURN TO SENDER VACANT UNABLE TO FORWARD
THERESA NAVA VILLEGAS 806 14 TH ST. CORPUS CHRISTI, TX. 78404	HEIR	B1 Letter Mailed on 3/1/2024 RETURNED MAIL REC'D 3/15/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
THERESA NAVA VILLEGAS 804 14 TH ST. CORPUS CHRISTI, TX. 78404	HEIR	B1 Letter Mailed on 3/1/2024 RETURNED MAIL REC'D 3/15/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
THERESA NAVA VILLEGAS 4829 MILDRED CORPUS CHRISTI, TX. 78411	HEIR	B1 Letter Mailed on 3/1/2024 RETURNED MAIL REC'D 3/15/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD

UNKNOWN HEIRS OF ROGER NAVA 806 14 TH 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 TH 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 14TH ST – RESIDENTIAL & ACCESSORY STRUCTURE(S)**

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

Abatement history for 806 14th ST.

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

Total: \$2,218.00



806 14TH ST – RESIDENTIAL & ACCESSORY STRUCTURE(S)

CCPD calls to property:

Nature of Call	806 14 th 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 14TH 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 Compliance Supervisor: Roland Maldonado

Case# V224432-020924

Property Owner: Abundio Nava & WF Maria Teresa

Address (☒Residential ☐Commercial): 806 14th St.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$36,307.43
4. Utilities: ☐Active ☒Inactive-Last active date: 1/12/2021
5. Year Structure Built: 1955
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: 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.

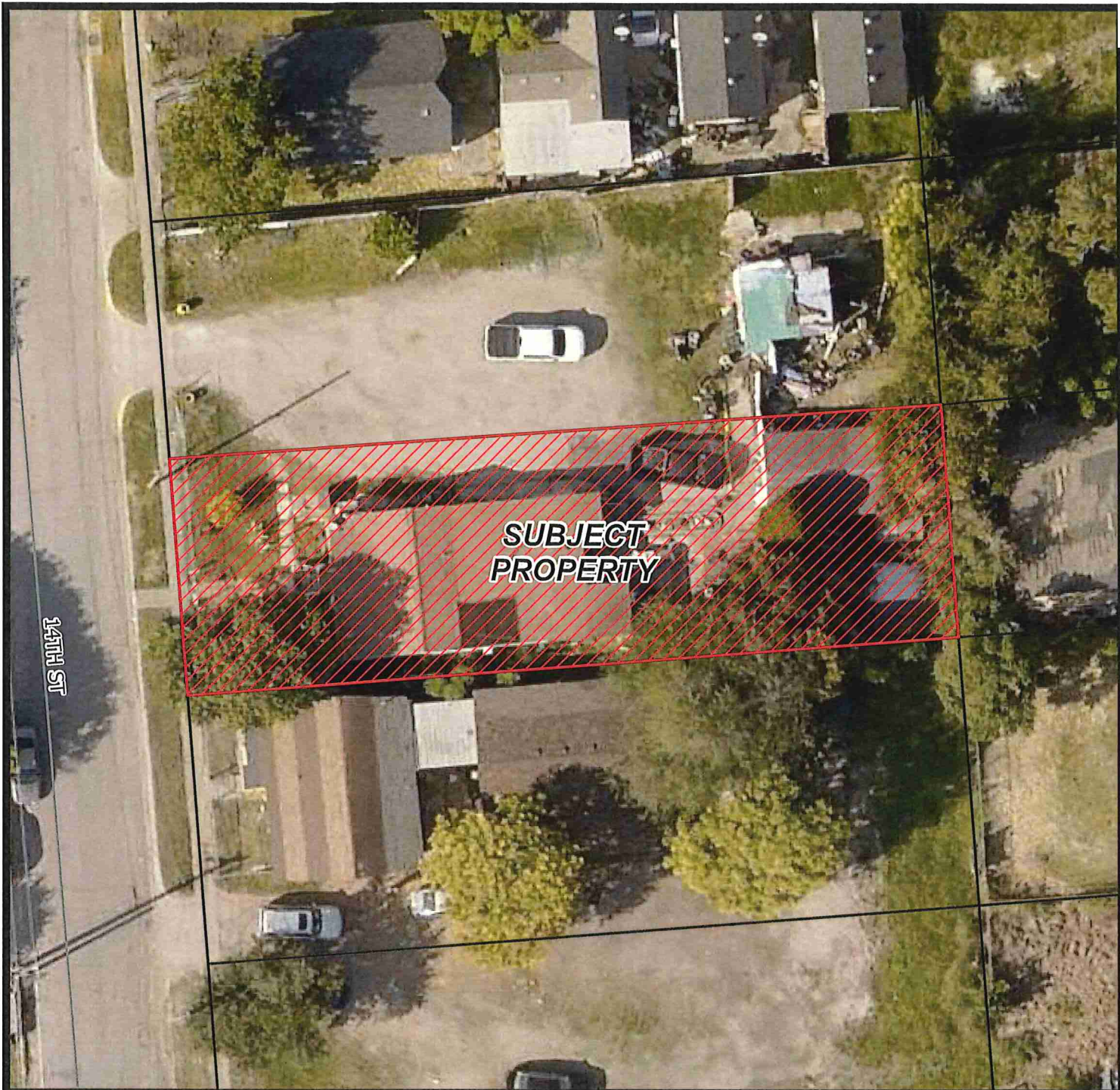


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 806 14TH ST.

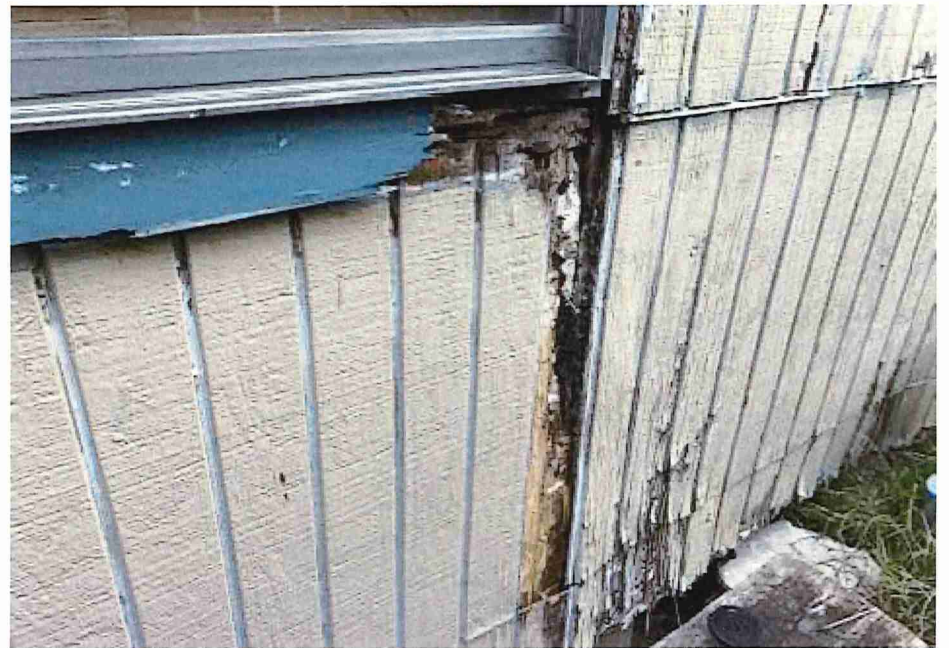
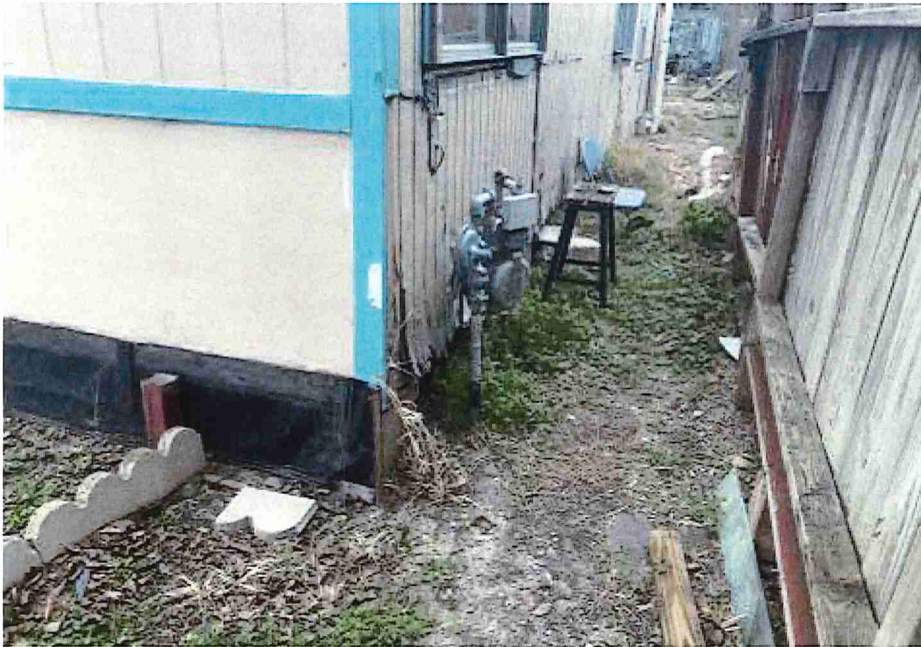
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/8/2024	n/a	n/a
Initial Inspection Completed	2/8/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known 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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)

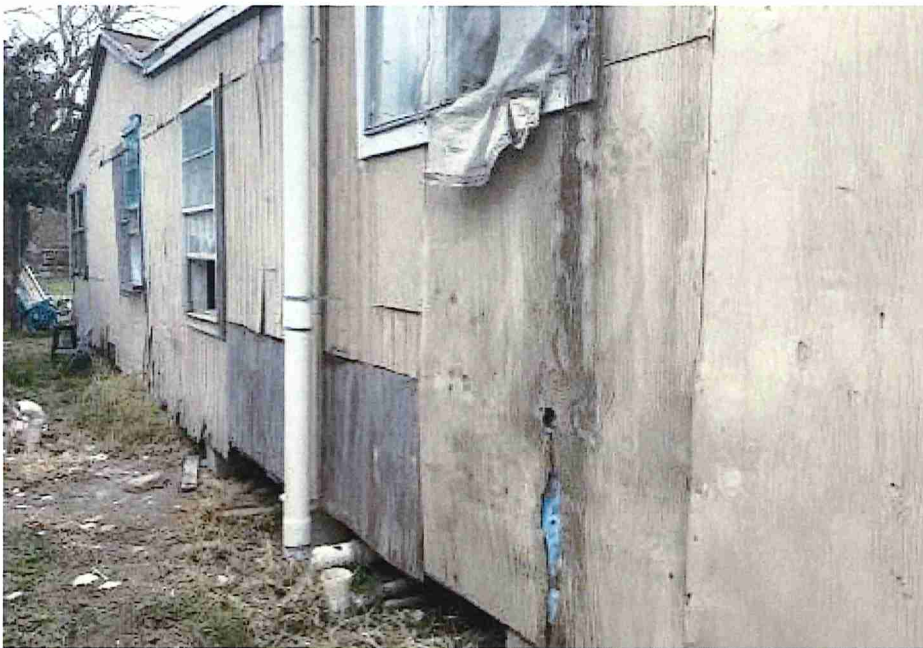


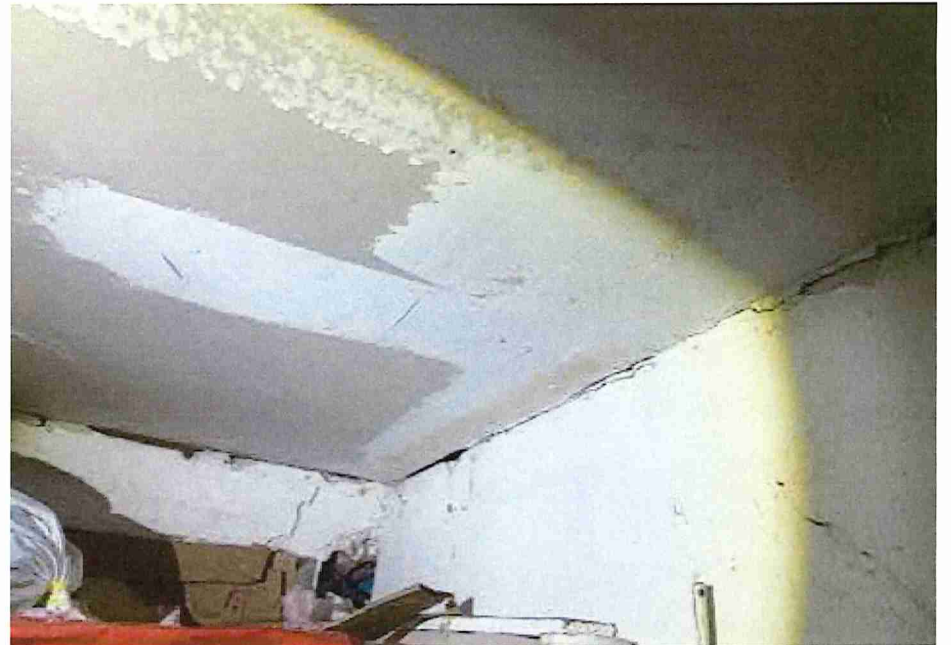
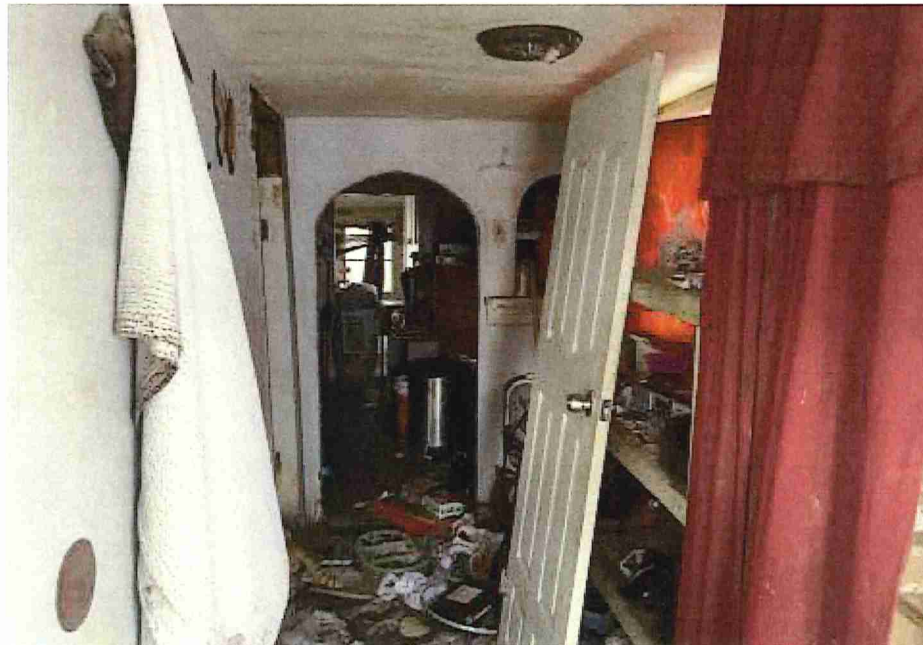
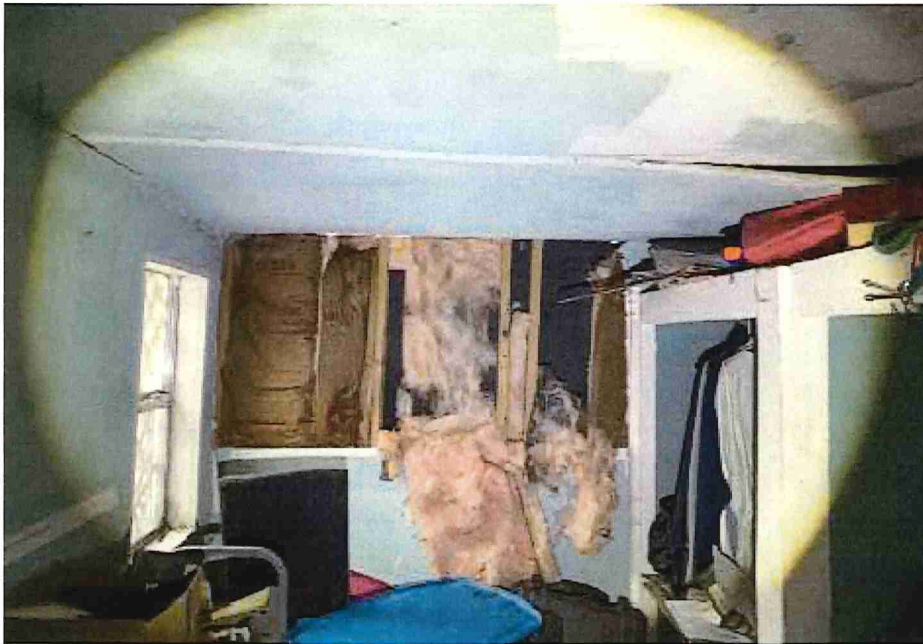
806 14TH ST

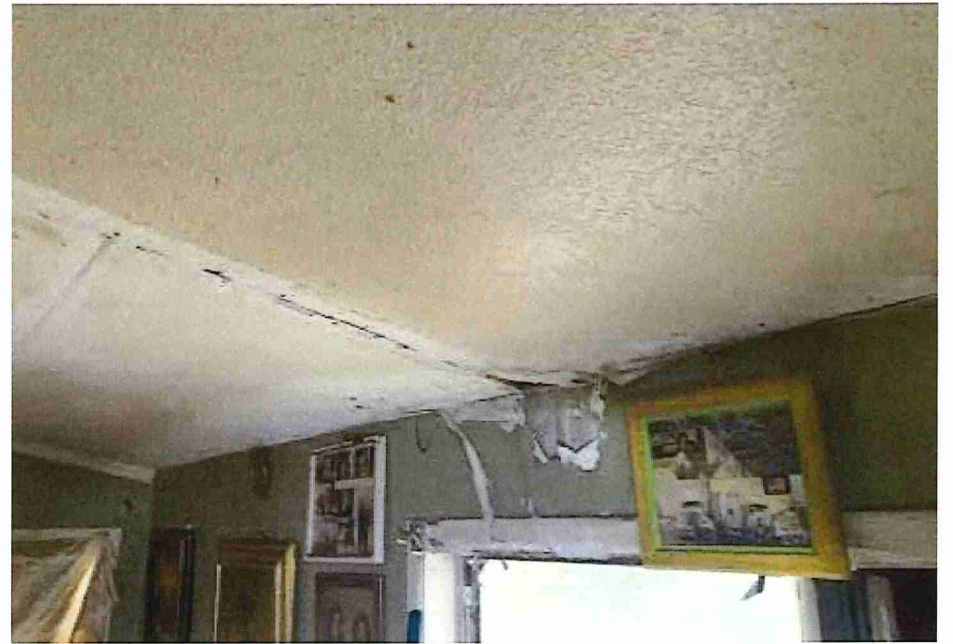
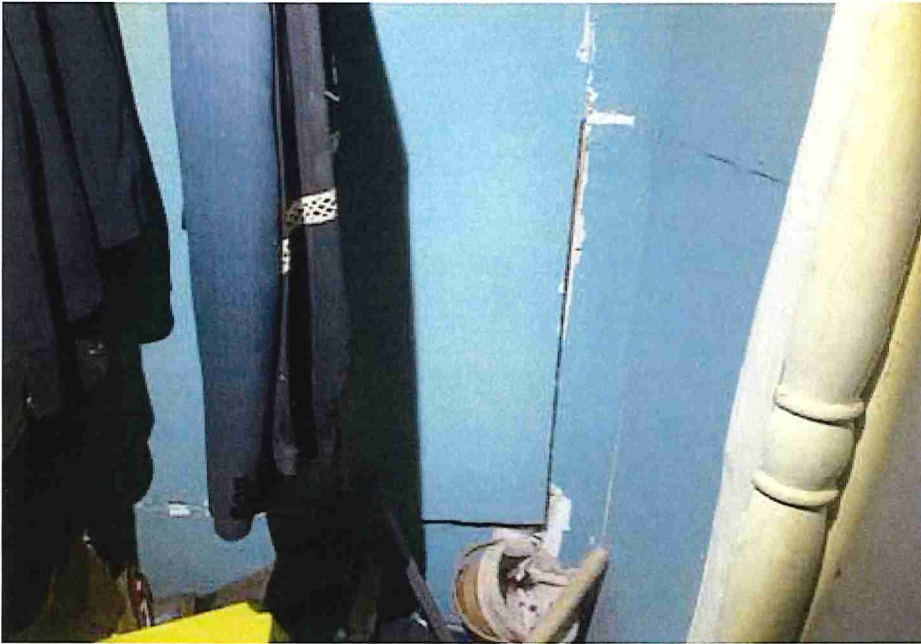
Aerial View



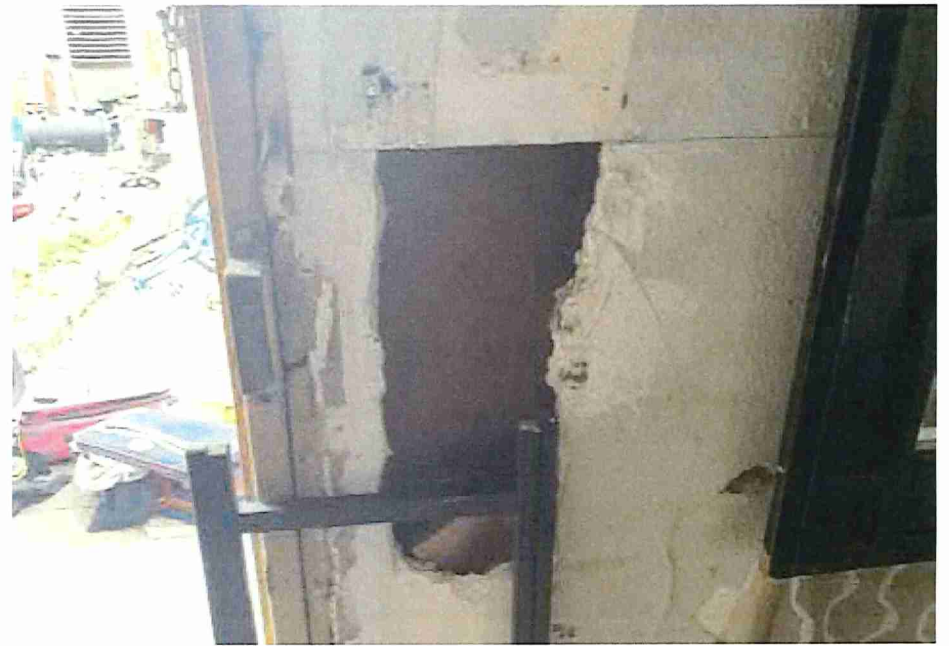












City of Corpus Christi – BUILDING SURVEY

Account Number: 2350-0010-0060

Inspection Date: 2/8/2024

Zoning Use: CI

Revised Date: 02/15/2024

Officer: Mike Shelton

Property Address: 806 FOURTEENTH ST

Legal Description: EXT TO S END LT 6 BK 10

Owner: NAVA ABUNDIO WF MARIA TERESA

Mail to: 806 14TH ST

City, State, Zip: CORPUS CHRISTI, TX 78404

☒ Dwelling ☐ Commercial ☒ Accessory ☐ Sq. Ft. ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 3 ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
 Placard Posted on: 2/8/2024

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:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☒ Inadequate Support
☒ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☒ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☒ Torn Screens
☐ Missing / Broken Sash
☒ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☒ Missing / Broken Boards
☐ Loose
☒ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☒ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☒ Missing
☒ Damaged
☒ Poor Fit
☒ Damaged / Missing Screen(s)
☒ Off Hinges
☐ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☒ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☒ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type:
☒ Rotten
☐ Loose
☐ Torn
☒ Holes
☐ Missing

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

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



CODE ENFORCEMENT DIVISION

ACCESSORY # 1 BUILDING SURVEY



Address: 806 FOURTEENTH ST
 Legal Description: EXT TO S END LT 6 BK 10
 Tax Account No: 2350-0010-0060
 Property Owner: NAVA ABUNDIO JR & WF MARIA TERESA
 Mailing Address: 806 14TH ST
 City, State, Zip: CORPUS CHRISTI, TX 78404

Inspection Date: 2/8/2024
 Zoning District: CI
 Compliance Officer: 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 Type: Wood Frame Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

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

Wall Type:

☒ Rotten
☒ Leaning
☒ Buckled
☒ Missing
☐ Other:

Foundation Type:

☒ Sunken
☐ Cracked
☐ Rotten
☐ Other:

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			



CODE ENFORCEMENT DIVISION

ACCESSORY #2 BUILDING SURVEY



Address: 806 FOURTEENTH ST
 Legal Description: EXT TO S END LT 6 BK 10
 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

Inspection Date: 2/8/2024
 Zoning District: CI
 Compliance Officer: 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 Type: Wood Frame Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

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

Wall Type:

☒ Rotten
☒ Leaning
☒ Buckled
☒ Missing
☐ Other:

Foundation Type:

☒ Sunken
☐ Cracked
☐ Rotten
☐ Other:

Description	Max	Unit A	Unit B	Unit C	Unit D
Roofing Frame	16	8			
Roof Cover	17	12			
Wall Framing	18	8			
Siding	15	8			
Foundation	24	10			
Doors/Windows	10	4			
Total %	100	50			

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

CORPUS CHRISTI, TX. 78404		RETURN TO SENDER VACANT UNABLE TO FORWARD
JASON NAVA 706 FAIRVIEW RD. LORETTO, TN. 38469	HEIR	B1 Letter Mailed on 2/20/2024
MARIA TERESA NAVA 806 14 TH ST. CORPUS CHRISTI, TX. 78404	HEIR	B1 Letter Mailed on 2/20/2024 RETURNED MAIL REC'D 3/4/2024- RETURN TO SENDER VACANT UNABLE TO FORWARD
MARIA TERESA NAVA 1000 HAMMERLY BLVD #285 HOUSTON, TX. 77080	HEIR	B1 Letter Mailed on 2/20/2024
DANIEL NAVA 806 14 TH ST. CORPUS CHRISTI, TX. 78404	DECEASED HEIR	B1 Letter Mailed on 2/20/2024 RETURNED MAIL REC'D 4/11/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ROGER NAVA 806 14 TH ST. CORPUS CHRISTI, TX. 78404	DECEASED HEIR	B1 Letter Mailed on 2/20/2024 RETURNED MAIL REC'D 4/15/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL INSTITUTION-LIENHOLDER 8200 JONES DR. MCLEAN, VA. 22102-3110	LIENHOLDER	B1 Letter Mailed on 2/20/2024 RETURNED GREEN CARD REC'D 3/4/24- SIGNED AND REC'D BY JAMELL NEWMARK DATE OF DELIVERY 2/26/24
FEDERAL HOME LOAN MORTGAGE CORP-A FINANCIAL INSTITUTION-LIENHOLDER 806 14 TH ST. CORPUS CHRISTI, TX. 78404	LIENHOLDER	B1 Letter Mailed on 2/20/2024 RETURNED MAIL REC'D 4/11/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT OF TEXAS-LIENHOLDER 1000 LOUISIANA SUITE 2300 HOUSTON, TX. 77002	LIENHOLDER	B1 Letter Mailed on 2/20/2024 RETURNED GREEN CARD REC'D 3/4/24- SIGNED AND REC'D BY UNREADABLE DATE OF DELIVERY 2/26/24
ALAMDOR S. HAMDANI-US ATTNY, SOUTH DISTRICT OF TEXAS-LIENHOLDER 806 14 TH ST. CORPUS CHRISTI, TX. 78404	LIENHOLDER	B1 Letter Mailed on 2/20/2024 RETURNED MAIL REC'D 4/11/24- RETURN TO SENDER UNCLAIMED

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

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



1258 GOLLA DR. - RESIDENTIAL & ONE ACCESSORY STRUCTURE

- 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



1258 GOLLA DR. - RESIDENTIAL & ONE ACCESSORY STRUCTURE

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

Abatement history for 1258 GOLLA DR.

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



1258 GOLLA DR. - RESIDENTIAL & ONE ACCESSORY STRUCTURE

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)



1258 GOLLA DR. - RESIDENTIAL & ONE ACCESSORY STRUCTURE

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.

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V234656-061124

Property Owner: Anges Nolan

Address (☒Residential ☐Commercial): 1258 Golla Dr.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$15,655.34
4. Utilities: ☐Active ☒Inactive-Last active date: 7/27/2020
5. Year Structure Built: 1949
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: 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.

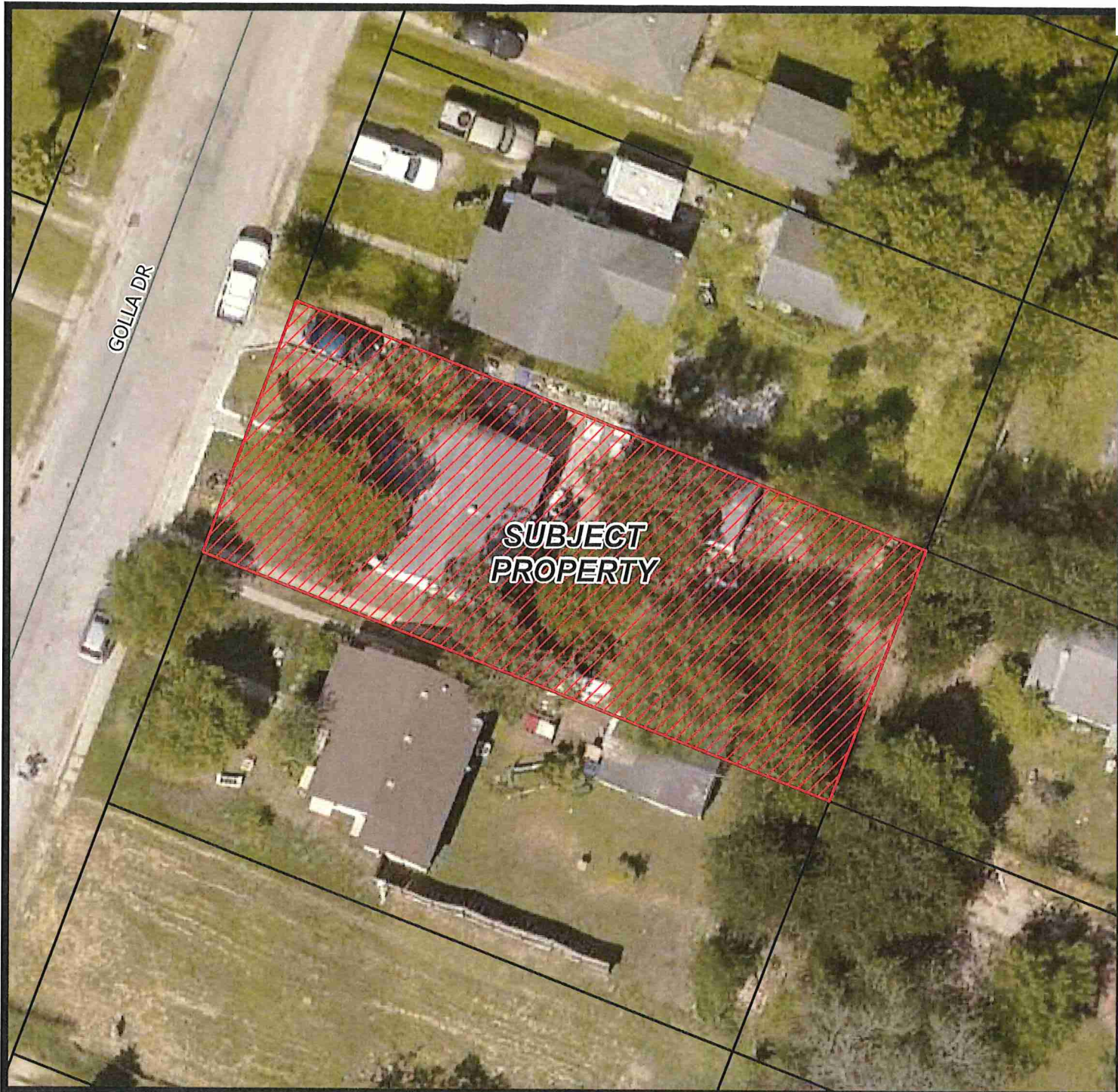


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

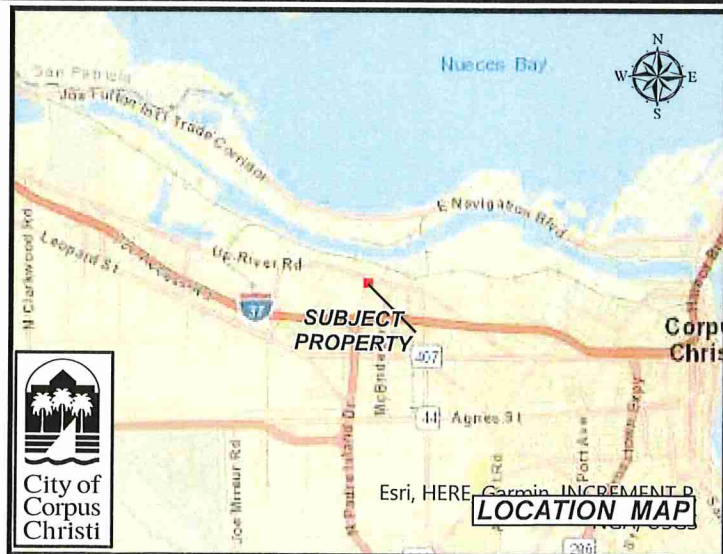
CASE TIMELINE FOR 1258 GOLLA DR.

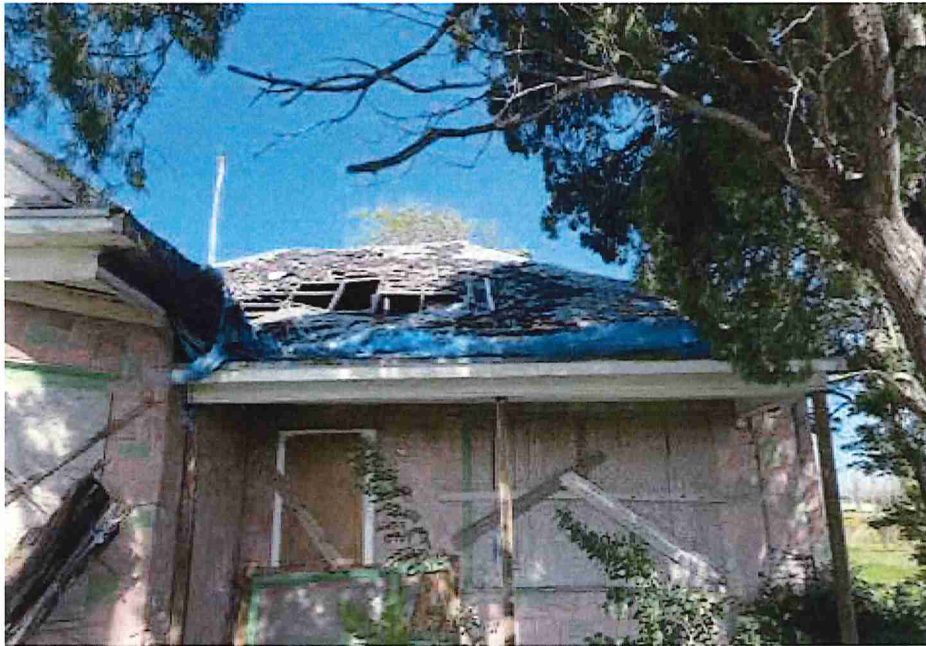
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	6/7/2024	n/a	n/a
Initial Inspection Completed	6/7/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known 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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)



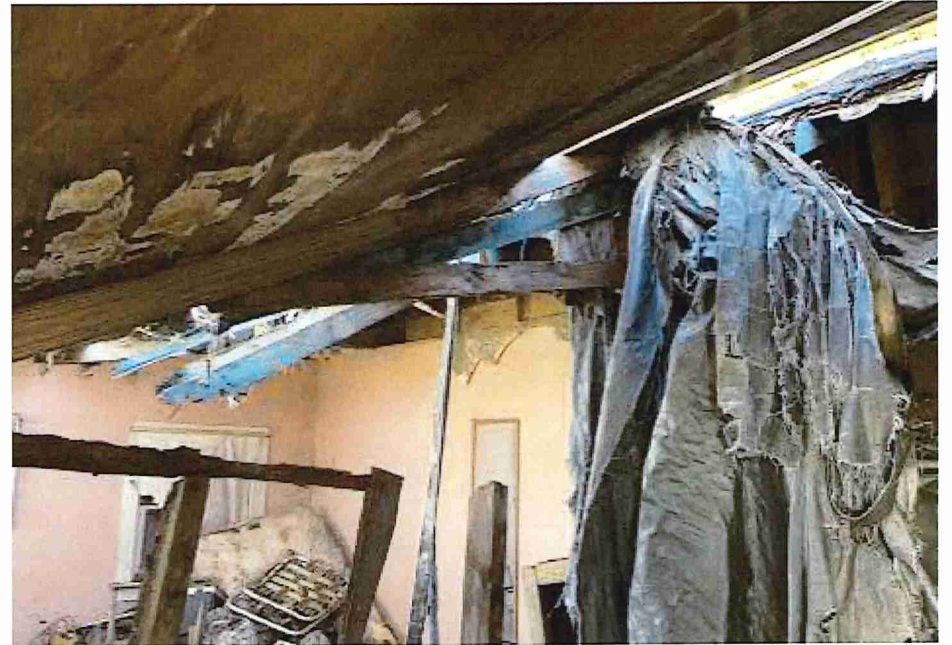
1258 GOLLA DR

Aerial View

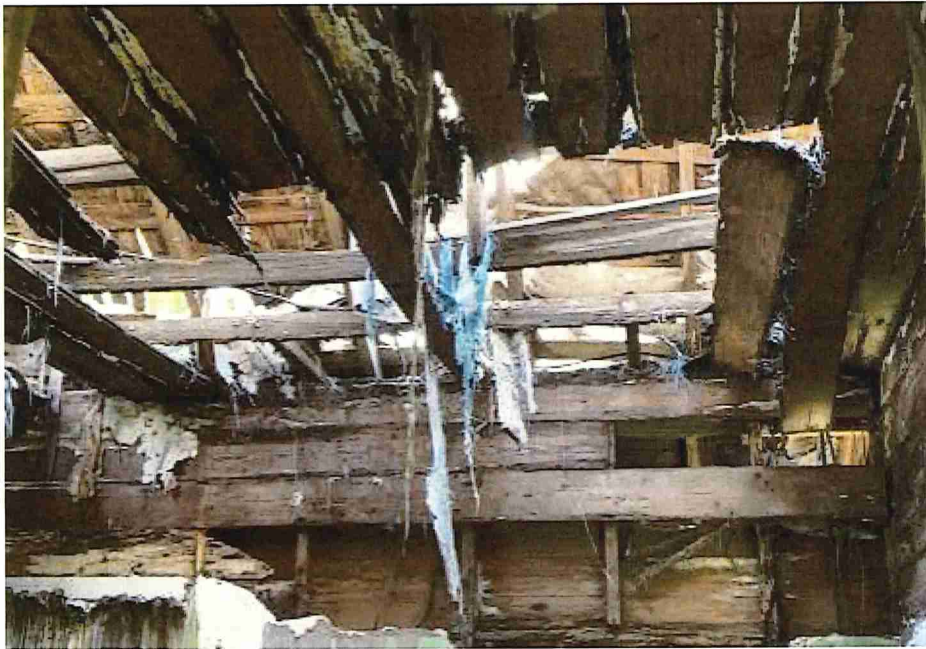












City of Corpus Christi – BUILDING SURVEY

Account Number: 474000030320

Inspection Date: 6/7/2024

Zoning Use: RS-6

Revised Date: 06/17/2024

Officer: Mike Shelton

Property Address: 1258 GOLLA DR

Legal Description: MANCHESTER PLACE BLK 3 LOT 32

Owner: NOLAN AGNES

Mail to: 1258 GOLLA DR

City, State, Zip: CORPUS CHRISTI, TX 78407-1312

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

Placard Posted on: 6/7/2024

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☒ Damaged Floor Joist
☒ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☒ Torn Screens
☐ Missing / Broken Sash
☒ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☒ Missing
☒ Damaged
☒ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☒ Blocked Exit
☒ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☒ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

- TYPE: SHED _____
☐ Roof Type: SHINGLE
☒ Rotten
☒ Loose
☐ Torn
☒ Holes
☐ Missing
☐ Walls Type: WOOD FRAAME
☒ Rotten
☒ Leaning
☒ Buckled
☐ Missing
☐ Other:
☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 1258 GOLLA DR
 Legal Description: MANCHESTER PLACE BLK 3 LOT 32
 Tax Account No: 4740-0003-0320
 Property Owner: NOLAN AGNES
 Mailing Address: 1258 GOLLA DR
 City, State, Zip: CORPUS CHRISTI, TX 78407-1312

Inspection Date: 2/1/2024
 Zoning District: RS-6
 Compliance Officer: Mike Shelton
 Placard Date: 2/1/2024
 Case No: V224151-020624

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type: SHINGLE

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

Wall Type: WOOD FRAME

☒ Rotten
☒ Leaning
☒ Buckled
☒ Missing
☐ Other:

Foundation Type: SLAB

☐ Sunken
☐ 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

LAST UPDATED ON: Wednesday, November 06, 2024

Owner(s): AGNES NOLAN

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

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

CORPUS CHRISTI, TX. 78407		RETURN TO SENDER VACANT UNABLE TO FORWARD
JUDY POURNER 1258 GOLLA DR. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 6/18/2024 RETURNED MAIL REC'D 6/26/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
JUDY POURNER 157 COUNTY RD 3085 ORANGE GROVE, TX. 78372	HEIR	B1 Letter Mailed on 6/18/2024 RETURNED GREEN CARD REC'D 6/25/24- SIGNED AND REC'D BY THOMAS I. POURNER DATE OF DELIVERY 6/22/24
OTHA U. NOLAN 1258 GOLLA DR. CORPUS CHRISTI, TX. 78407	DECEASED OWNER	B1 Letter Mailed on 6/18/2024 RETURNED MAIL REC'D 6/26/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF OTHA U. NOLAN 1258 GOLLA DR. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/18/2024 RETURNED MAIL REC'D 6/26/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
PAM NOLAN 1258 GOLLA DR. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/10/2024 RETURNED MAIL REC'D 7/18/24 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD
BEN NOLAN 1258 GOLLA DR. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/10/2024 RETURNED MAIL REC'D 7/18/24 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD
GARRY NOLAN JR 1258 GOLLA DR. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/10/2024 RETURNED MAIL REC'D 7/18/24 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.**DateCost/Admin FeeCase 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

Property Owner: Tyre Bell Jr ETALS

Address (☒Residential ☐Commercial): 2418 John St.

Staff Recommendation(s): **Demolition**

☒Residential Structure only

☐Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$2,184.15
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.

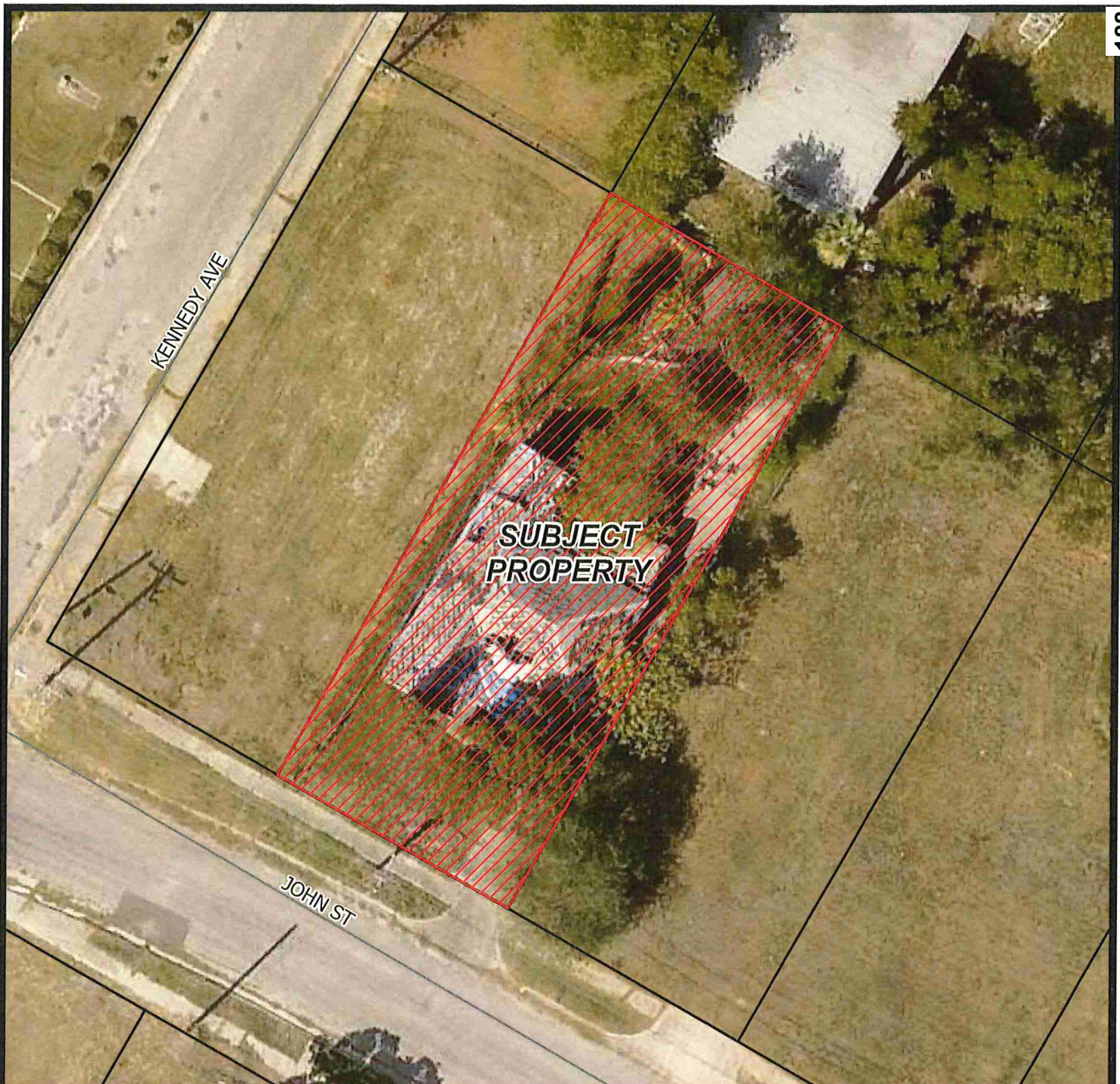


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)

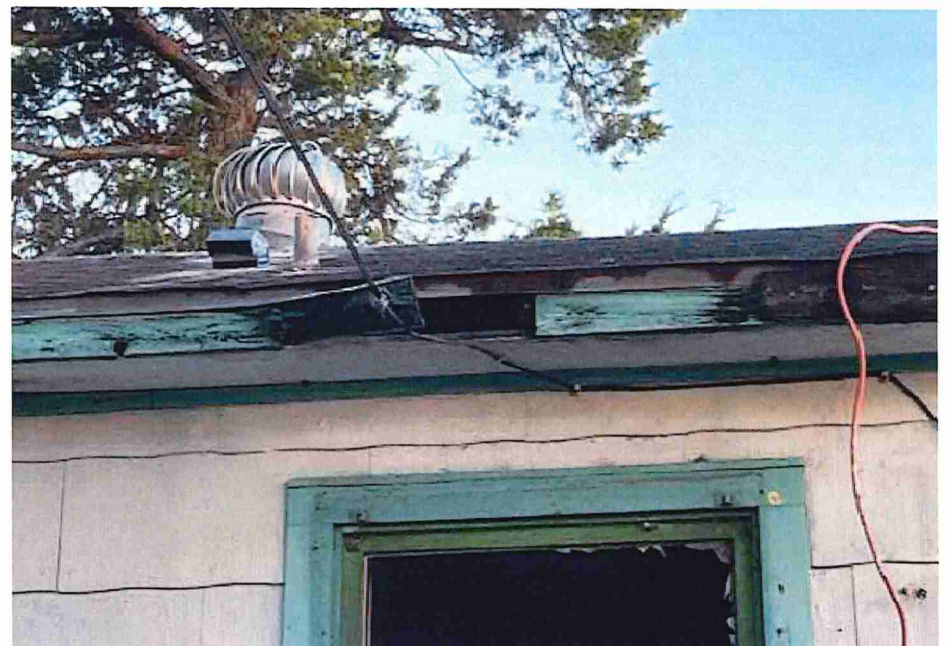
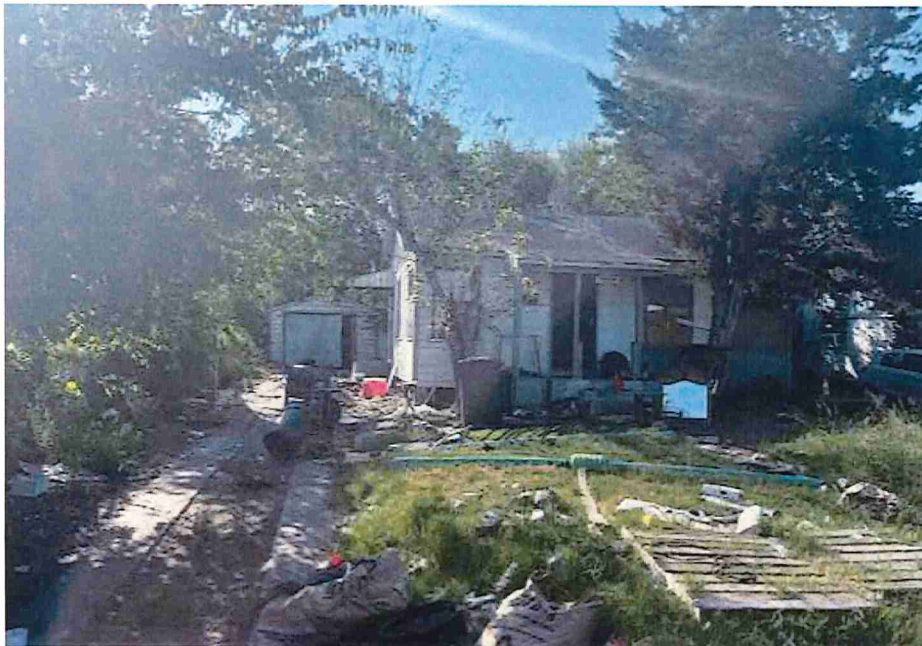


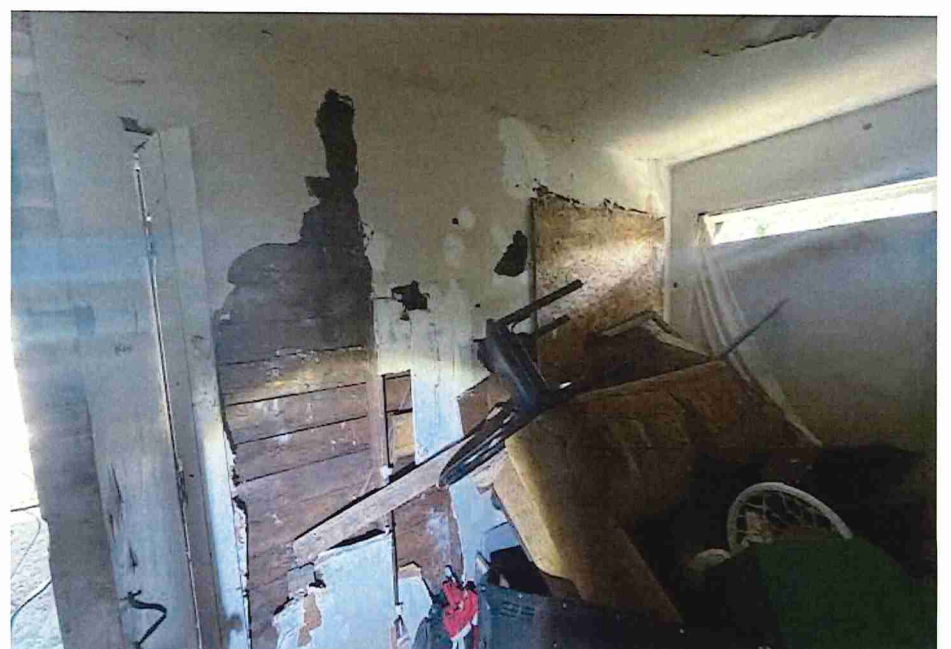
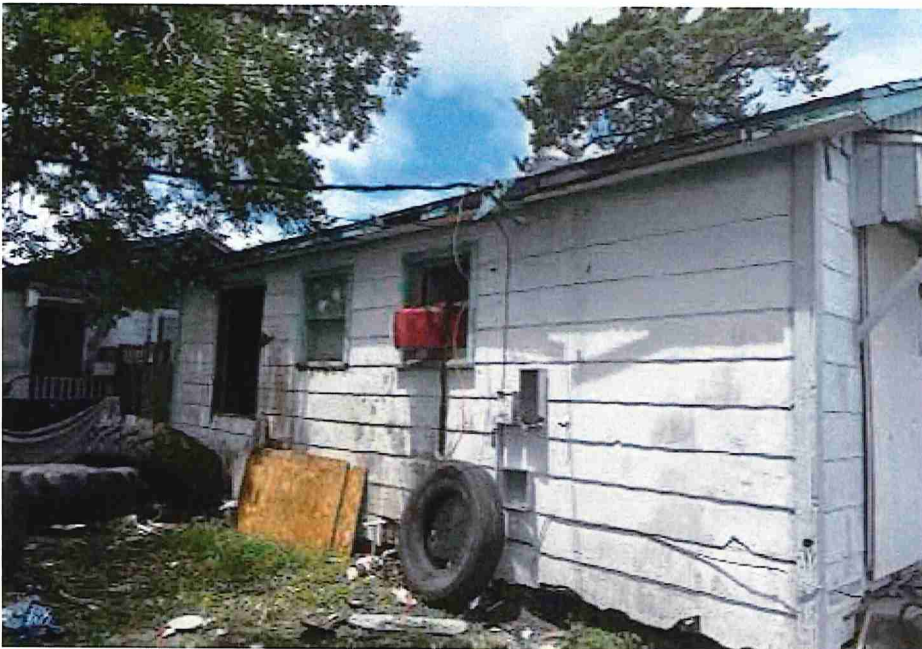
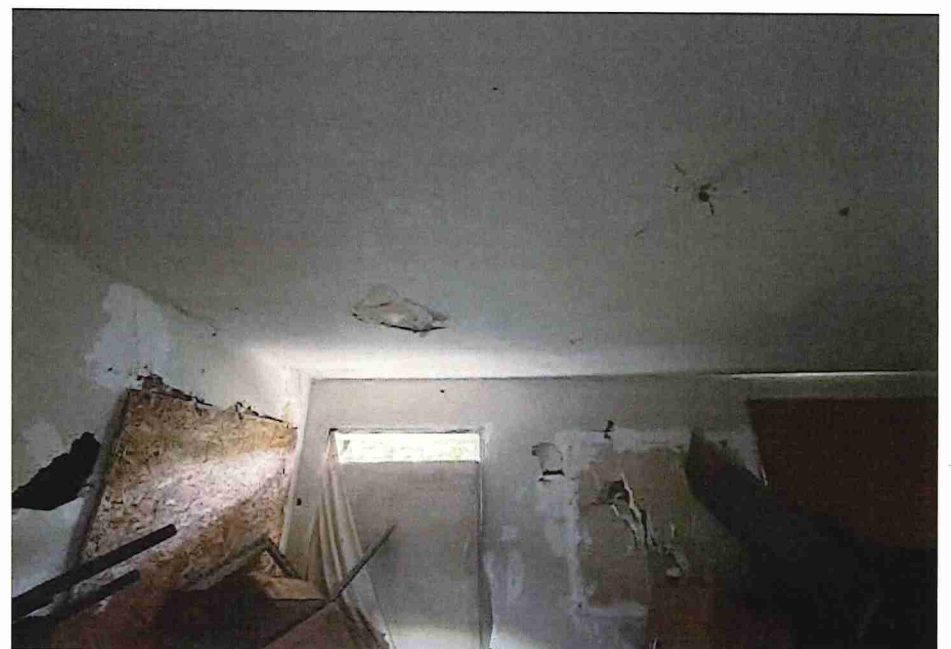
2418 JOHN ST

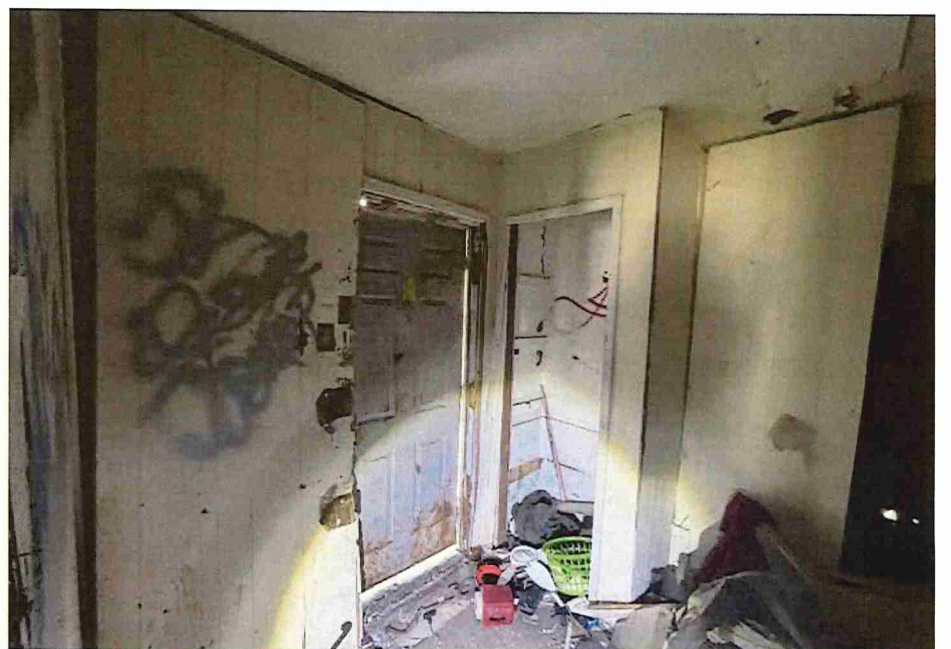
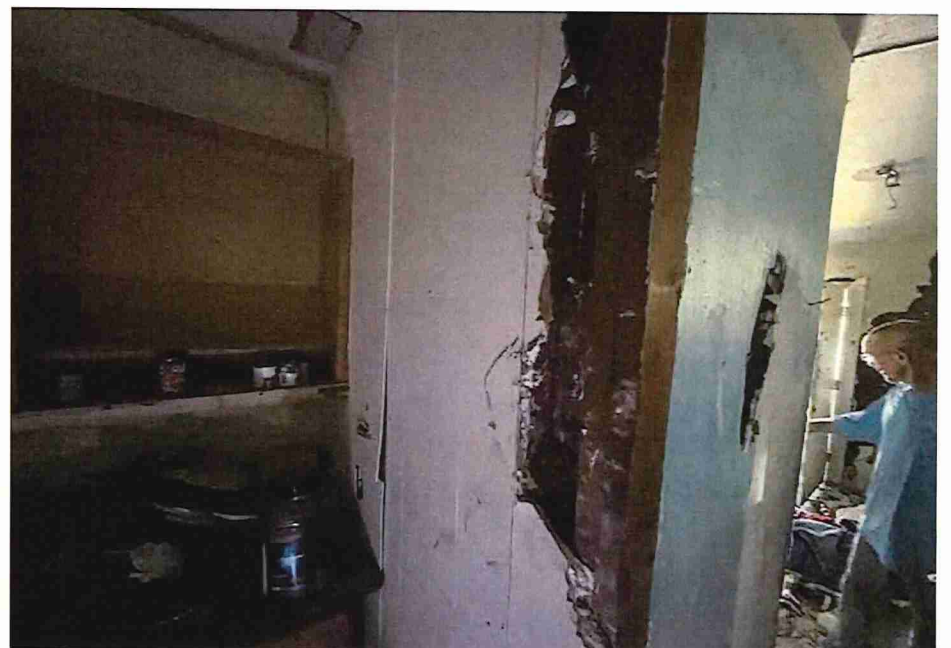
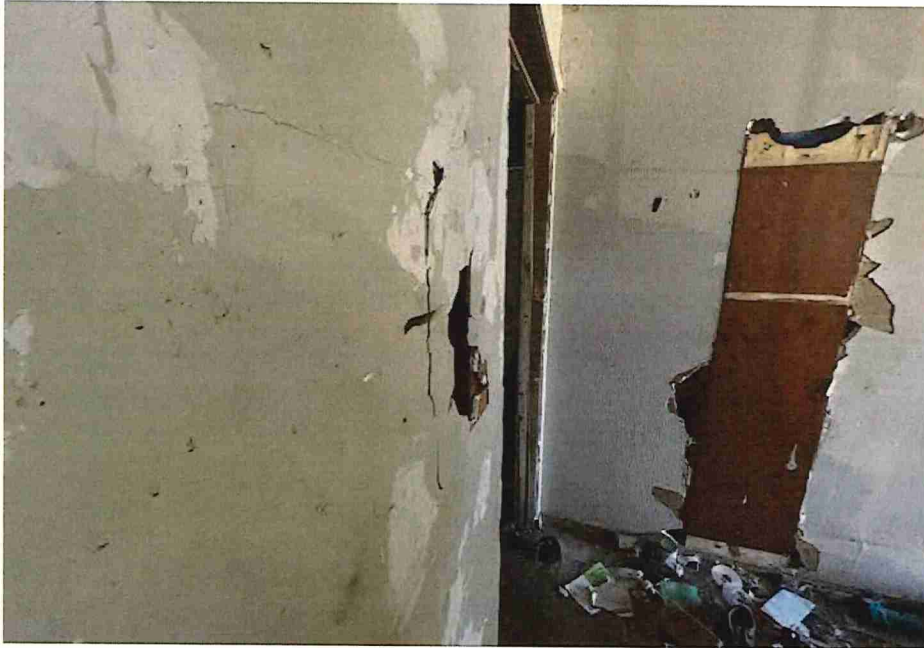
Aerial View

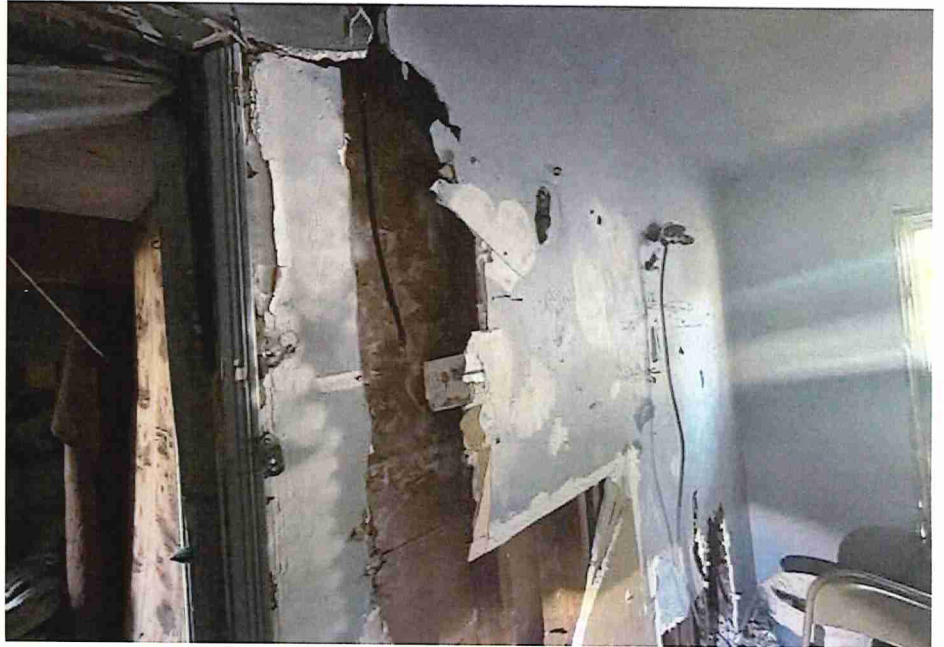
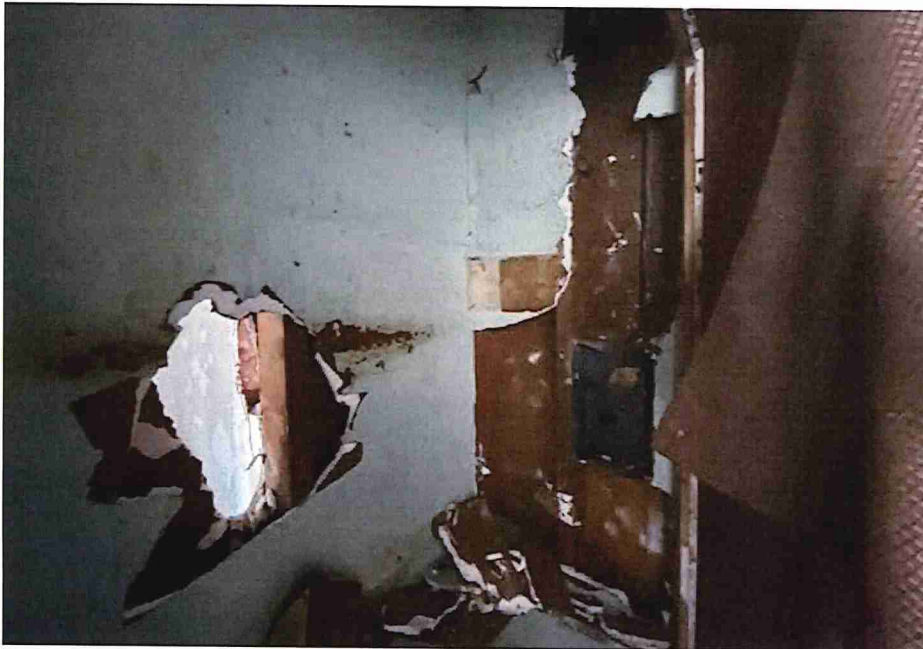


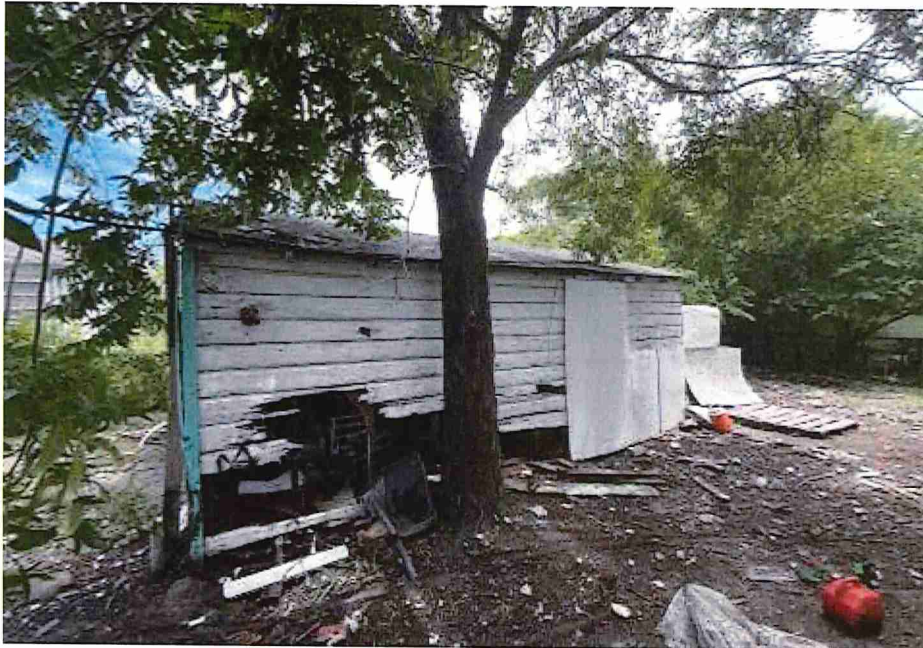
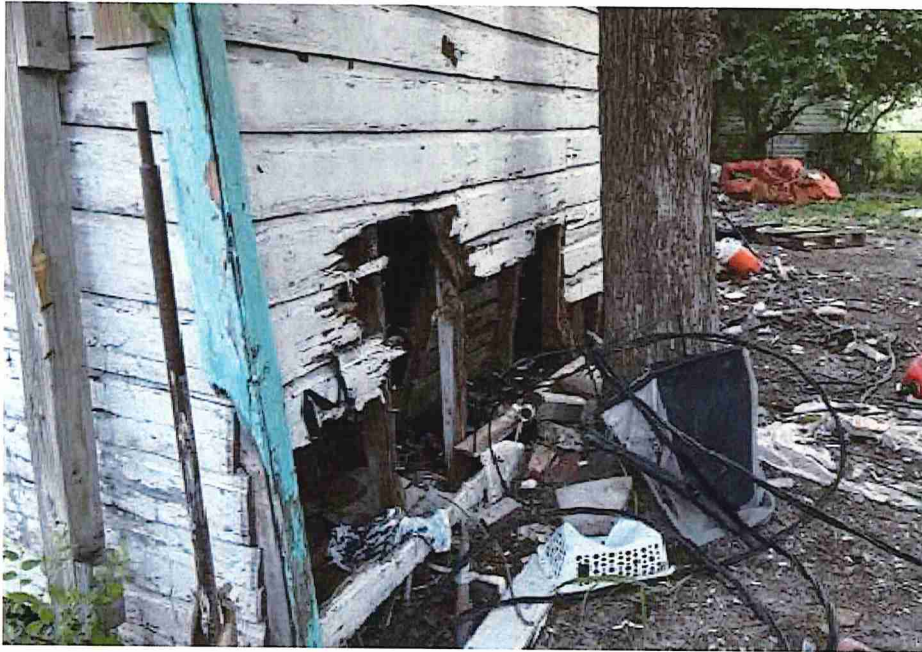
City of
Corpus
Christi











City of Corpus Christi – BUILDING SURVEY

Account Number: 8013-0002-0100

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

City, State, Zip: CORPUS CHRISTI, TX 78412-3152

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
 Placard Posted on: 1/8/2024

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:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☒ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☒ Damaged Floor Joist
☒ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☐ Broken Glass
☒ Missing Screens
☐ Torn Screens
☒ Missing / Broken Sash
☒ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☐ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☒ Missing
☒ Damaged
☐ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☒ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

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

VIOLATION(S): 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.

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.

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

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

UNKNOWN HEIRS OF ETHEL MAE MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024
UNKNOWN HEIRS OF ETHEL MAE MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
PAMELA SUE SHIELDS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
PAMELA SUE SHIELDS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
PAMELA SUE SHIELDS 6203 HOLLOW PINES HOUSTON, TX. 77044	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/14/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CAROL ANNE MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CAROL ANNE MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/18/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER

		VACANT UNABLE TO FORWARD
CLAUDETTE CHARISSE EVANS 1105 NEWHAVEN DR. FAYETTEVILLE, GA. 30215	HEIR	B1 Letter Mailed on 1/9/2024
GLORIA JOYCE MONTEIRO-JONES 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
GLORIA JOYCE MONTEIRO-JONES 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF GLORIA JOYCE MONTEIRO-JONES 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF GLORIA JOYCE MONTEIRO-JONES 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/31/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
TERRI L'DOIR BROWNE 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
TERRI L'DOIR BROWNE 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/31/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD

TERRI L'DOIR BROWNE 3359 NAVAJO PL DALLAS, TX. 75221	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED GREEN CARD REC'D 1/18/24- SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
OMOLARA TARA BIGGS 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/7/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
OMOLARA TARA BIGGS 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 1/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
OMOLARA TARA BIGGS 11310 HERALD SQUARE DR. HOUSTON, TX. 77099	HEIR	B1 Letter Mailed on 1/9/2024 RETURNED MAIL REC'D 2/13/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ASTOR GARTHANIEL MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	DECEASED HEIR	B1 Letter Mailed on 7/17/2024
ASTOR GARTHANIEL MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	DECEASED HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
UNKNOWN HEIRS OF ASTOR GARTHANIEL MERCER 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/17/2024
UNKNOWN HEIRS OF ASTOR GARTHANIEL MERCER 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
JOHN C WILLIAMS JR 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
JOHN C WILLIAMS JR 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER

		NO SUCH NUMBER UNABLE TO FORWARD
DOMINIQUE ADENI MONTIERO 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
DOMINIQUE ADENI MONTIERO 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
LEE A WEST 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
LEE A WEST 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
WILLIAM CHARLES JONES 501 RONSON DR. CORPUS CHRISTI, TX. 78412-3152	HEIR	B1 Letter Mailed on 7/17/2024
WILLIAM CHARLES JONES 2418 JOHN ST. CORPUS CHRISTI, TX. 78407	HEIR	B1 Letter Mailed on 7/17/2024 RETURNED MAIL REC'D 7/26/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD



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

Abatement history for 938 MENDOZA ST.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
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 Injury	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 Suspicious 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.

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V229763-041524

Property Owner: Estate of Maria H. Cantu c/o Maria C. Chavez IND EXEC

Address (☒Residential ☐Commercial): 938 Mendoza St.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$26,367.36
4. Utilities: ☐Active ☒Inactive-Last active date: 4/13/2023
5. Year Structure Built: 1971
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: 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.

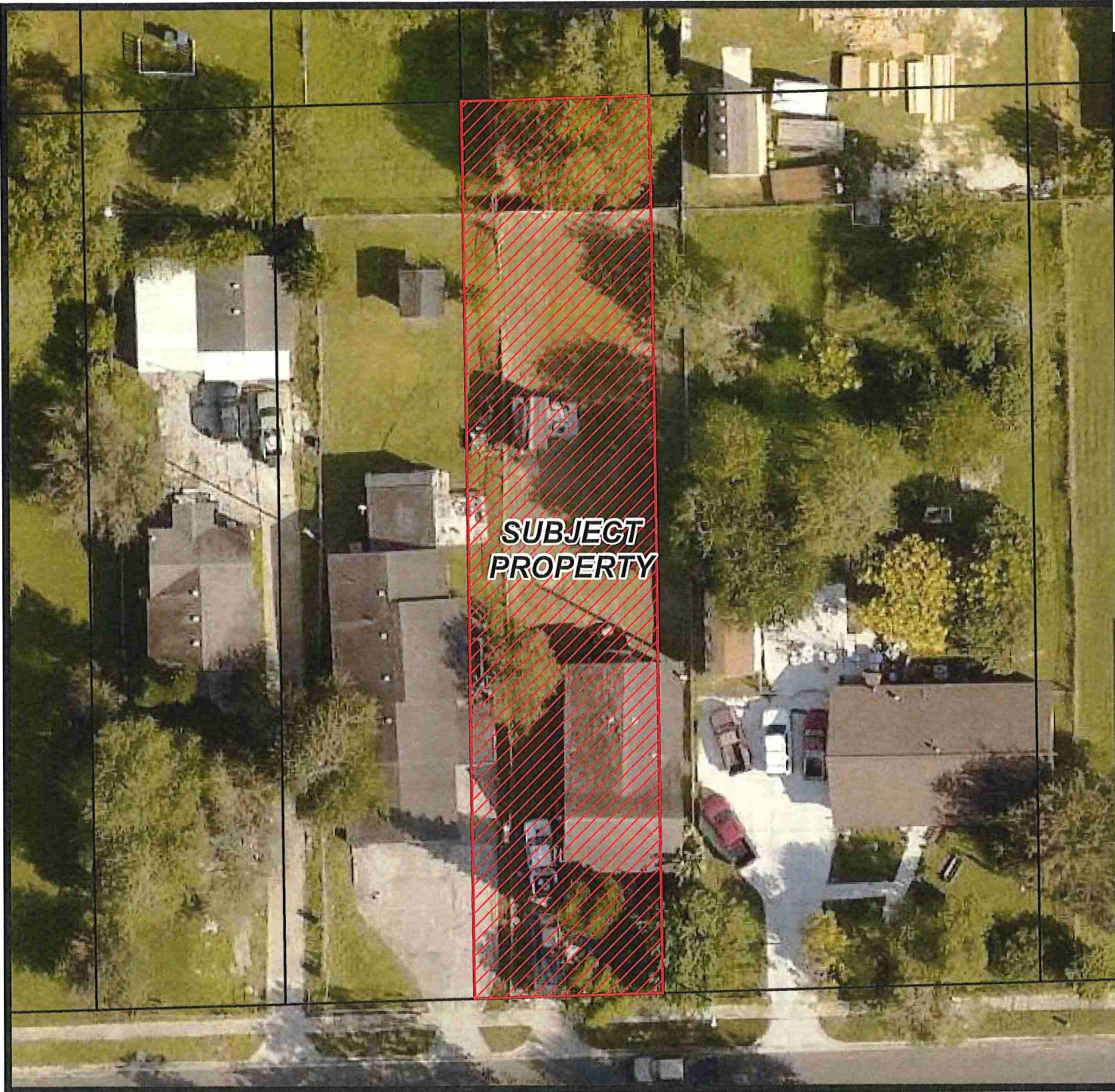


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

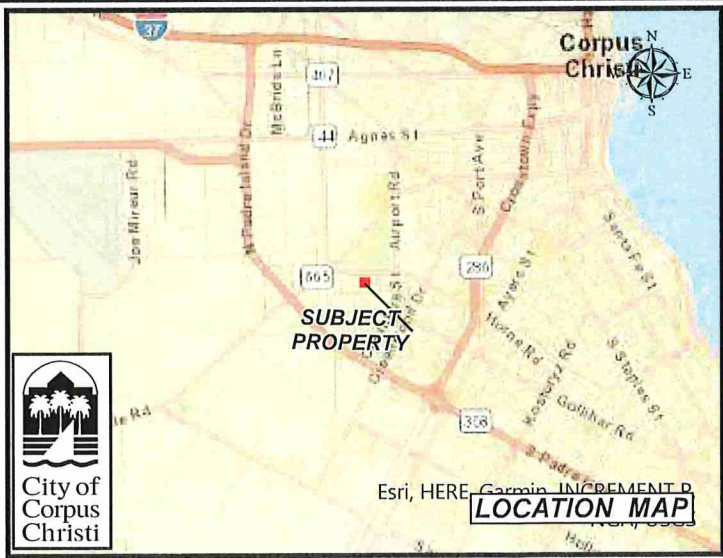
CASE TIMELINE FOR 938 MENDOZA ST.

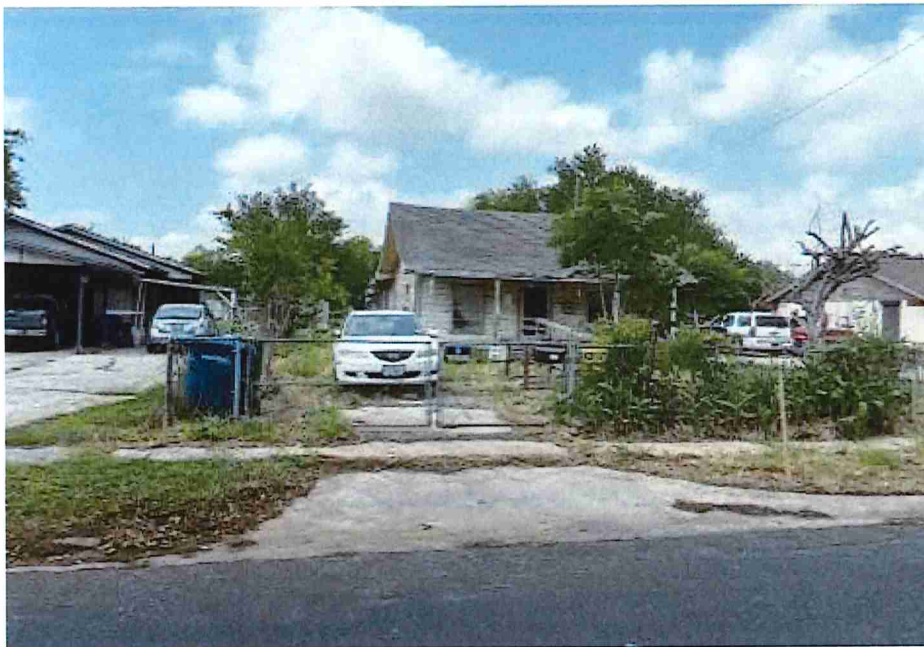
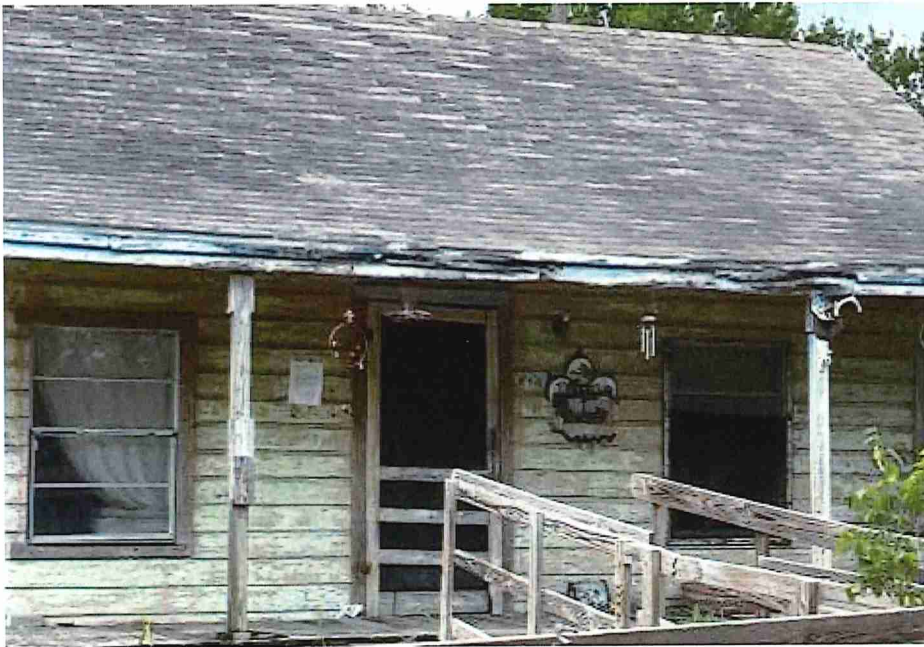
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/11/2024	n/a	n/a
Initial Inspection Completed	4/11/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/30/2024	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	6/11/2024	Returned mail rec'd 6/11/24-Return to sender, refused, 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	6/30/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	7/22/2024	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)



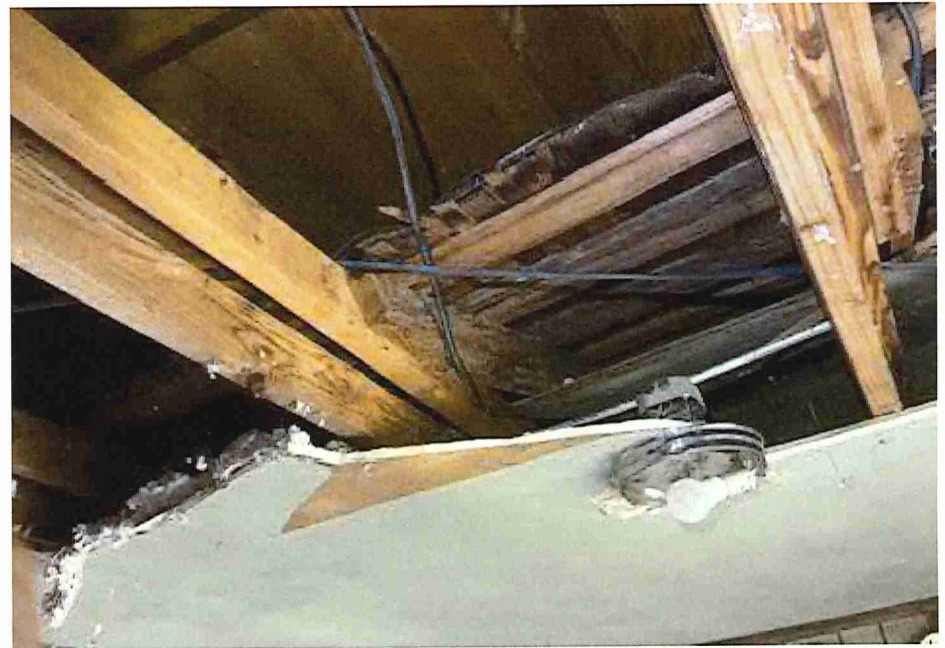
938 MENDOZA ST

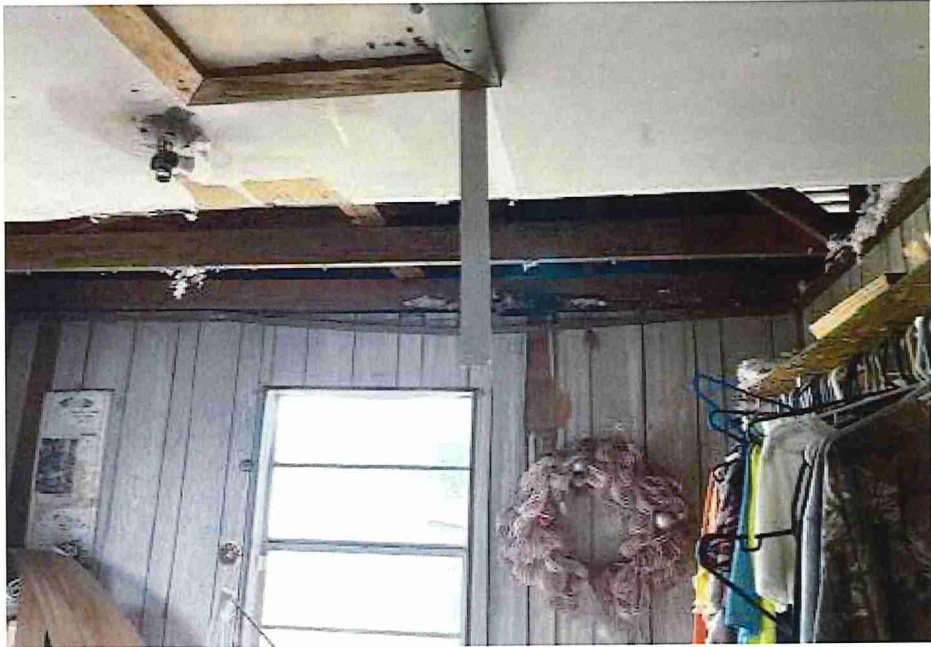
Aerial View

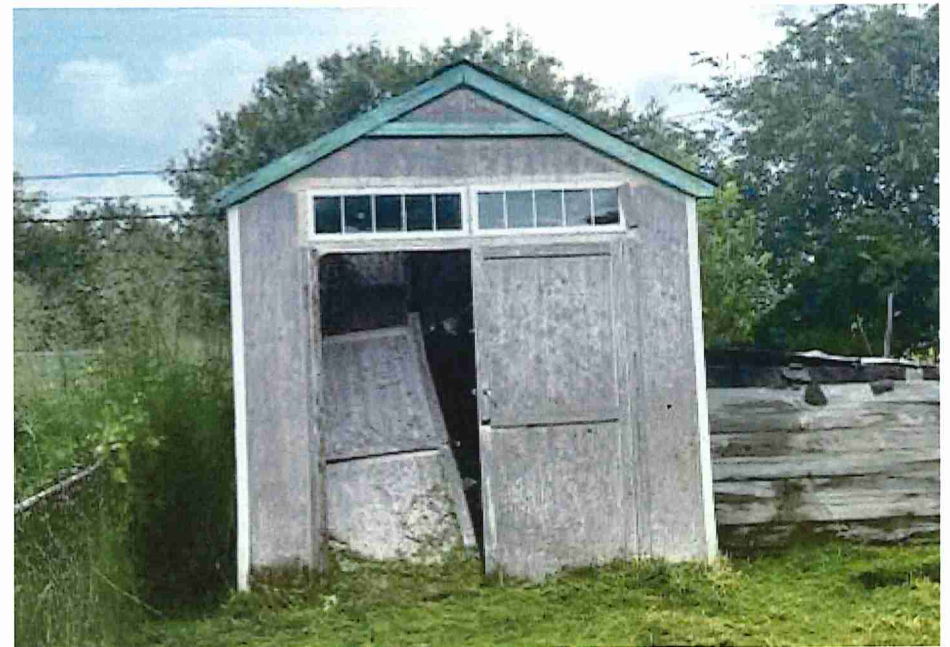


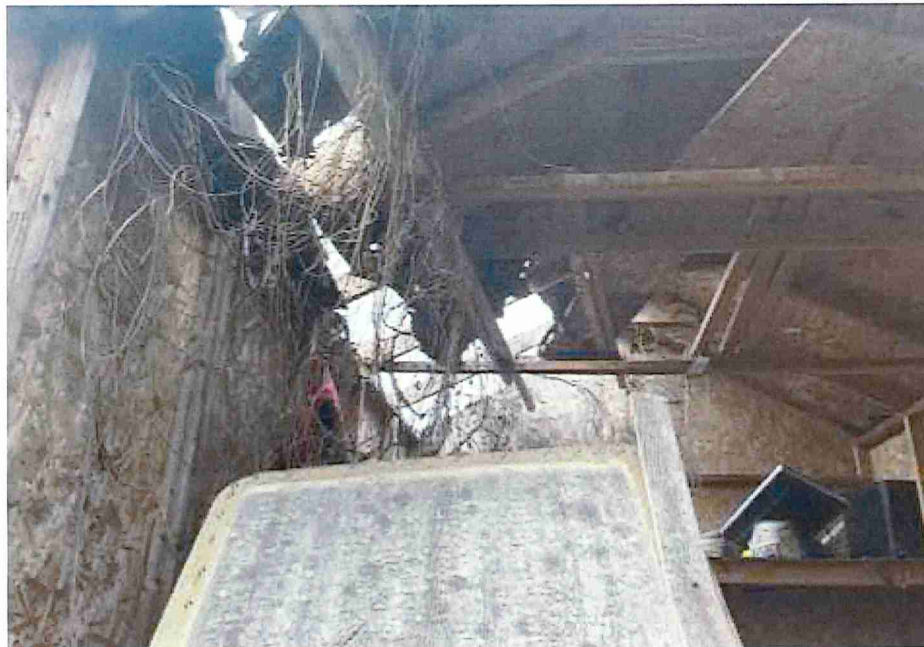
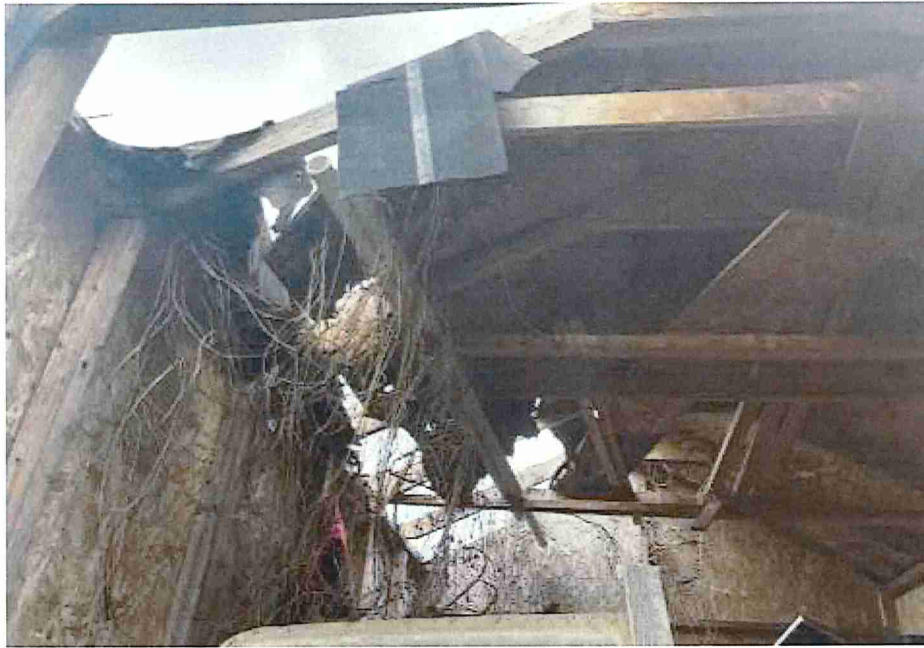












City of Corpus Christi – BUILDING SURVEY

Account Number: 4100-0005-0211

Inspection Date: 4/11/2024

Zoning Use: RS-6

Revised Date: 05/24/2024

Officer: Diana T. Garza

Property Address: 938 MENDOZA ST

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

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> 1. Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 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:

<input type="checkbox"/> Building	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☒ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☐ Missing
☒ Damaged
☐ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☒ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type:
☒ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing

☐ Walls Type:
☒ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:
- ☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 938 MENDOZA ST
 Legal Description: LAGUNA ACRES LT 21B BK 5
 Tax Account No: 4100-0005-0211
 Property Owner: CANTU MARIA H ESTATE OF
 Mailing Address: C/O MARIA C CHAVEZ IND EXEC 6315 VICTORIA
 City, State, Zip: HOUSTON, TX 77020

Inspection Date: 4/11/2024
 Zoning District:
 Compliance Officer: Grace Elledge
 Placard Date: 5/22/2024
 Case No: V229763-041524

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

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

Wall Type:

☒ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

Foundation Type:

☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

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

HOUSTON, TX 77020		
NAOMI CANTU HERNANDEZ 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
OLGA CANTU ROY 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
OLGA CANTU ROY 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
OLGA CANTU ROY 12300 FLEMING DR APT 175 HOUSTON, TX 77013	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL RECD' 6/27/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
JOSE LUIS CANTU JR 6315 VICTORIA HOUSTON, TX 77020	HEIR	B1 Letter Mailed on 5/30/2024
JOSE LUIS CANTU JR 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
JOSE LUIS CANTU JR 254 CAPE COD CORPUS CHRISTI, TX 78412	HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER ATTEMPTED- NOT KNOWN UNABLE TO FORWARD
JUAN C. CANTU 6315 VICTORIA HOUSTON, TX 77020	DECEASED HEIR	B1 Letter Mailed on 5/30/2024
JUAN C CANTU 938 MENDOZA ST CORPUS CHRISTI, TX 78416	DECEASED HEIR	B1 Letter Mailed on 5/30/2024 RETURNED MAIL REC'D 6/11/24- RETURN TO SENDER REFUSED 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 RETURNED 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 UNABLE TO FORWARD
ARTURO C. CANTU AKA CLEMENTE ARTURO CANTU	HEIR	B1 Letter Mailed on 5/30/2024

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 Structure	Substandard accessory structure	In Progress



4917 MORAVIAN DR. - ACCESSORY STRUCTURE

02/29/2024	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters	In progress
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Abatement history for 4917 MORAVIAN DR.

Date

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

Property Owner: Gonzalo R. Cabello

Address (☒Residential ☐Commercial): 4917 Moravian Dr.

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

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

Therefore, the owner be required to **demolish** the 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: \$59,360.36
4. Utilities: ☒Active ☐Inactive-Last active date:
5. Year Structure Built: 1952
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: 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.

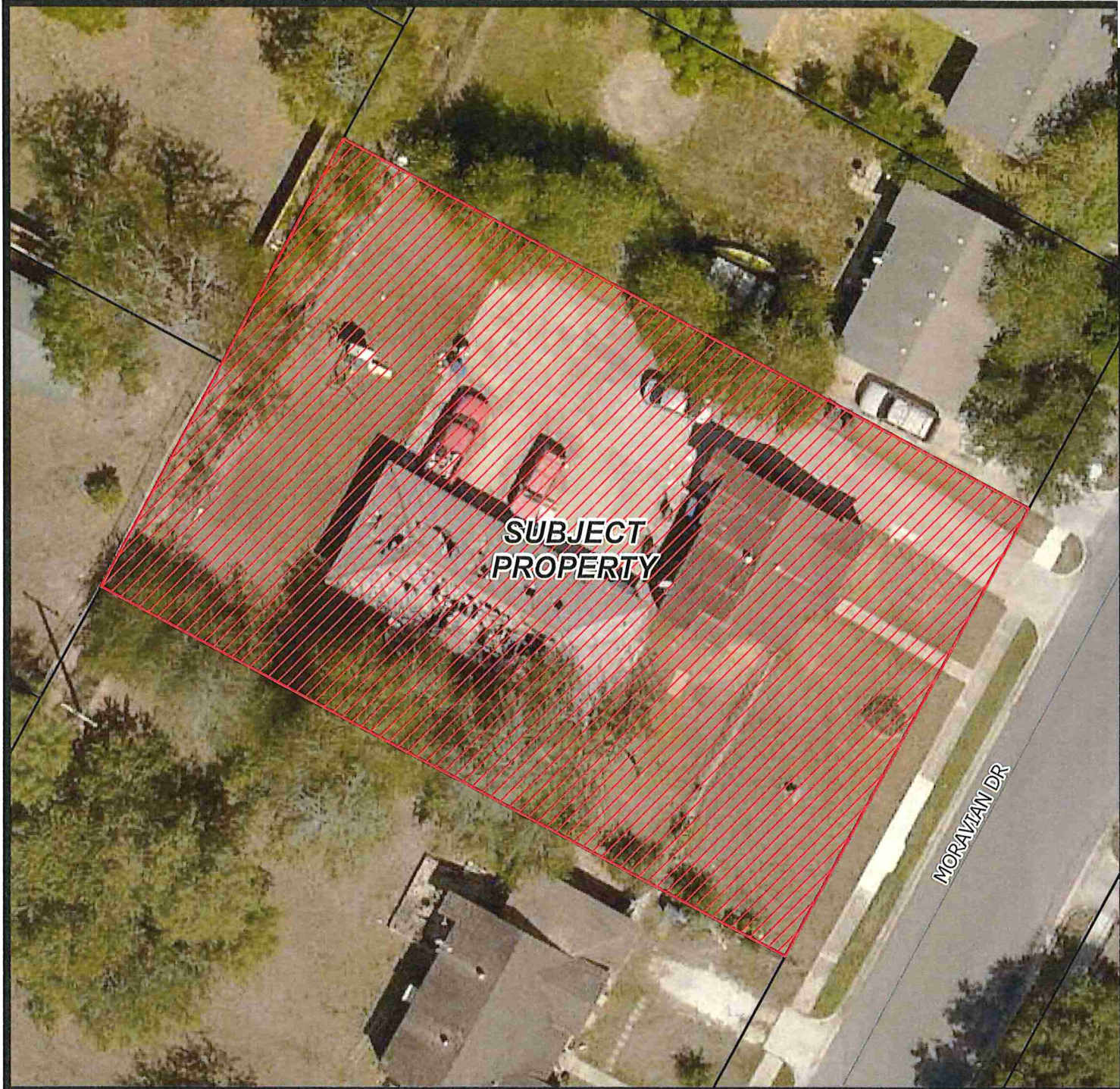


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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 Potential Violation	1/29/2024	n/a	n/a
Initial Inspection Completed	1/29/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	6/7/2024	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	6/18/2024	Returned mail rec'd-Return 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	7/8/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	8/14/2024	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)



4917 MORAVIAN

Aerial View









CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY



Address: 4917 MORAVIAN DR
 Legal Description: LEXINGTON ESTS BLK 5 LOT 15
 Tax Account No: 4403-0005-0150
 Property Owner: CABELLO GONZALO R
 Mailing Address: 4917 MORAVIAN DR.
 City, State, Zip: CORPUS CHRISTI, TX 78415-2713

Inspection Date: 1/29/2024
 Zoning District:
 Compliance Officer: Diana T. Garza
 Placard Date: 6/3/2024
 Case No: V223582-012924

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

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

Wall Type:

☒ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

Foundation Type:

☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

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

CORPUS CHRISTI, TX. 78413-2828		SIGNED BY UNREADABLE
UNKNOWN HEIRS OF GONZALO R. CABELLO 6417 LONG MEADOW DR. CORPUS CHRISTI, TX. 78413-2828	UNKNOWN HEIRS OF DECEASED OWNER	B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/11/24 SIGNED BY UNREADABLE
CYNTHIA CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF CYNTHIA CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
DIANA AYALA 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	HEIR	B1 Letter Mailed on 6/7/2024
ESMERALDA BLACK 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	HEIR	B1 Letter Mailed on 6/7/2024
DANIEL CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF DANIEL CABELLO 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
DANIEL CABELLO 15560 HALINOR ST. HESPERIA, CA. 92345	DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF DANIEL CABELLO 15560 HALINOR ST. HESPERIA, CA. 92345	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 7/2/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ROBERTO CABELLO	HEIR	B1 Letter Mailed on 6/7/2024

4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713		
ROBERTO CABELLO 2133 NODDING PINES DR #716 CORPUS CHRISTI, TX. 78414	HEIR	B1 Letter Mailed on 6/7/2024
MELISSA FLORES 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	HEIR	B1 Letter Mailed on 6/7/2024
SYLVIA MCCOWN 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	DECEASED HEIR	B1 Letter Mailed on 6/7/2024
UNKNOWN HEIRS OF SYLVIA MCCOWN 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
SYLVIA MCCOWN 118 POCONO RD. BOERNE, TX. 78006	DECEASED HEIR	B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/13/24- SIGNED BY UNREADABLE
UNKNOWN HEIRS OF SYLVIA MCCOWN 118 POCONO RD. BOERNE, TX. 78006	UNKNOWN HEIRS OF DECEASED HEIR	B1 Letter Mailed on 6/7/2024
JAMES ROYCE MCCOWN III 4917 MORAVIAN DR. CORPUS CHRISTI, TX. 78415-2713	HEIR	B1 Letter Mailed on 6/7/2024
JAMES ROYCE MCCOWN III 118 POCONO RD. BOERNE, TX. 78006	HEIR	B1 Letter Mailed on 6/7/2024 RETURNED GREEN CARD REC'D 6/13/24- 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 SIDEWALKS, CURBS, AND GUTTERS CLEAN	Owner Compliance
4/06/2022	Vacant Building	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 CLEAN	Owner Compliance
2/08/2024	Vacant Building	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 CLEAN	Owner Compliance
2/15/2024	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	IN PROGRESS

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

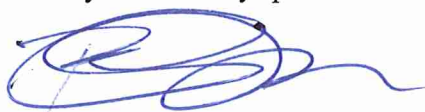
**Code Compliance Supervisor
Roland Maldonado**

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.

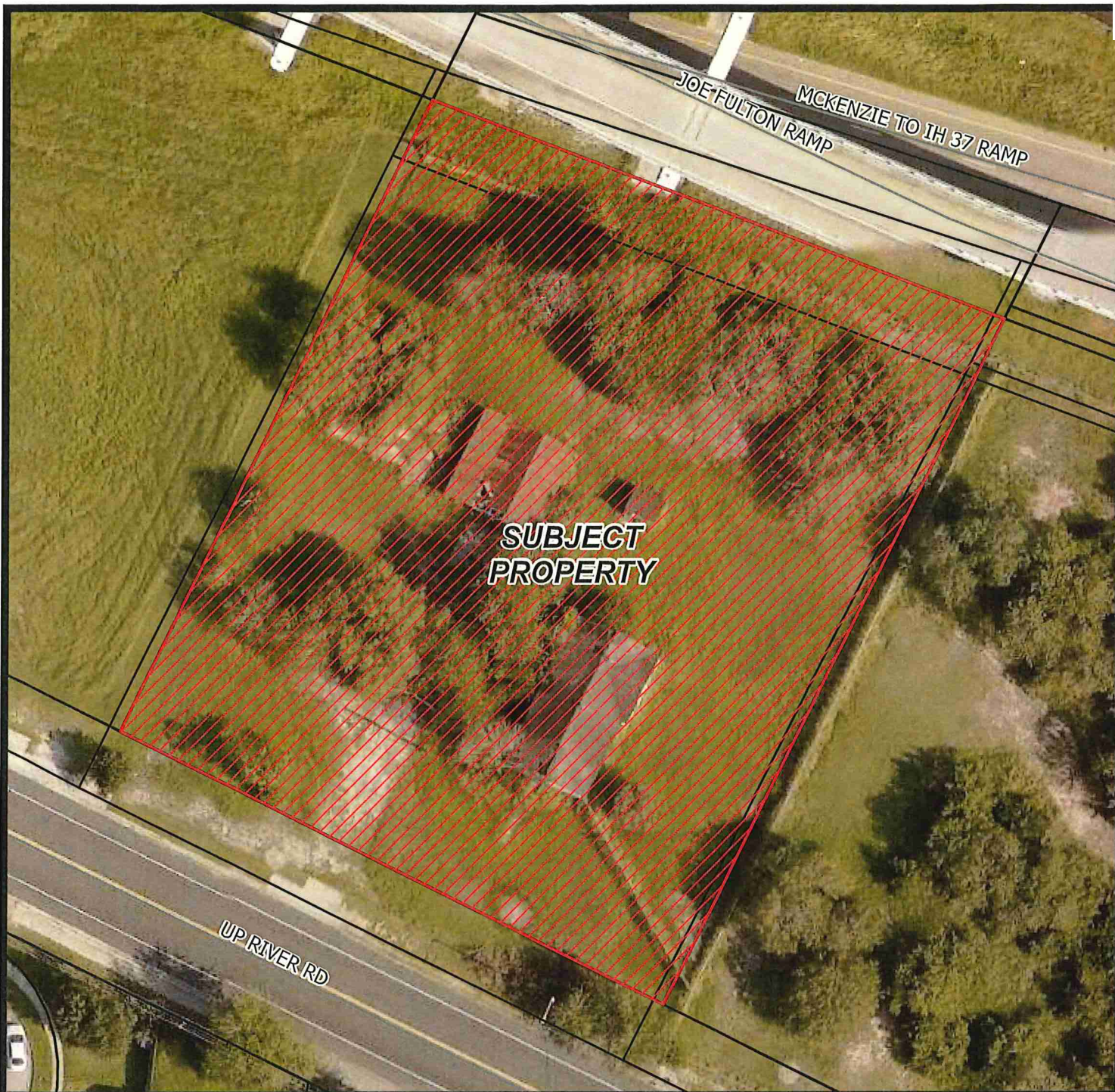


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 10350 UP RIVER RD.

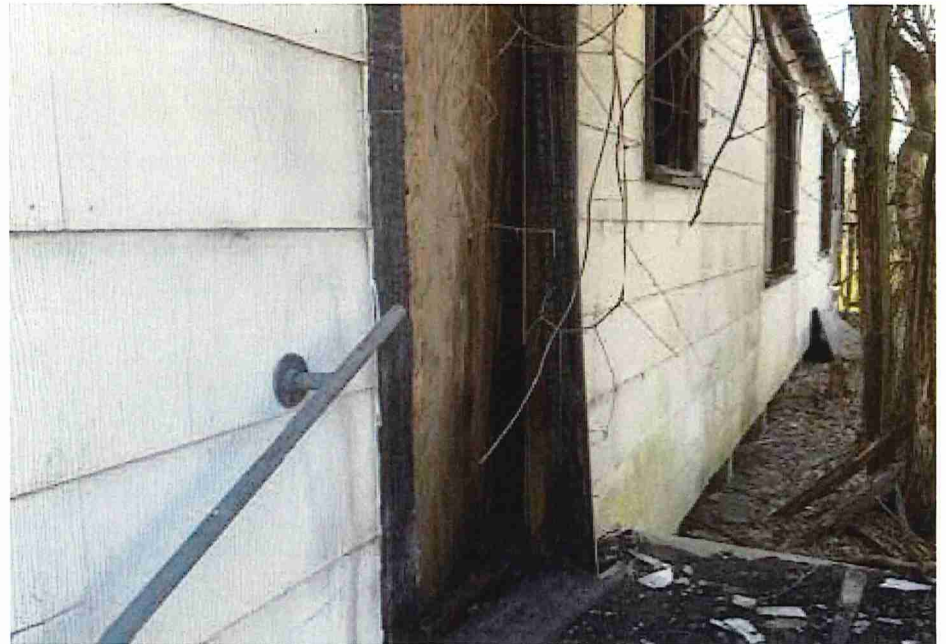
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/15/2024	n/a	n/a
Initial Inspection Completed	2/15/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known 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 than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	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	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)

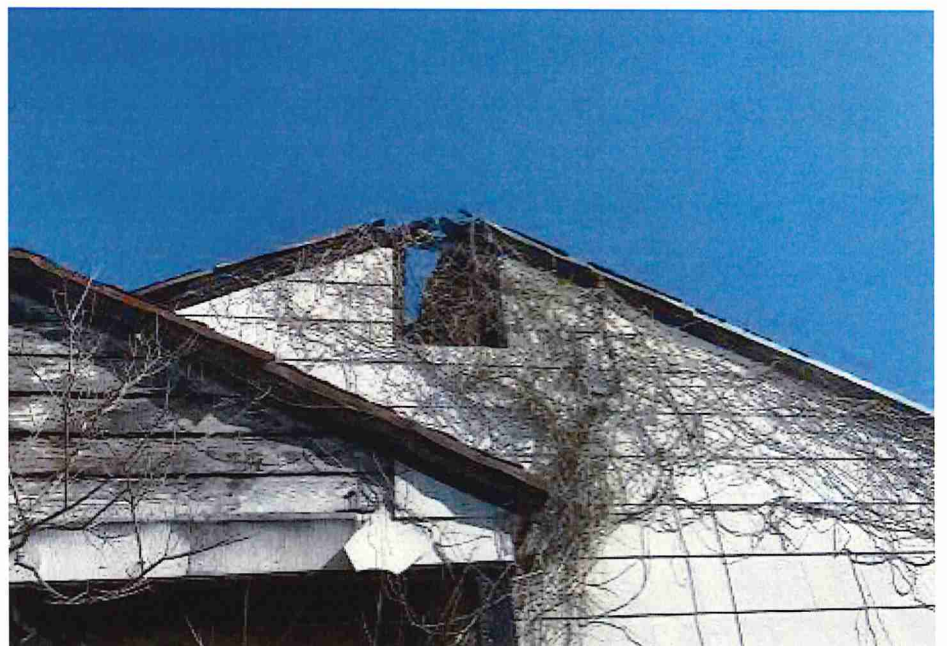


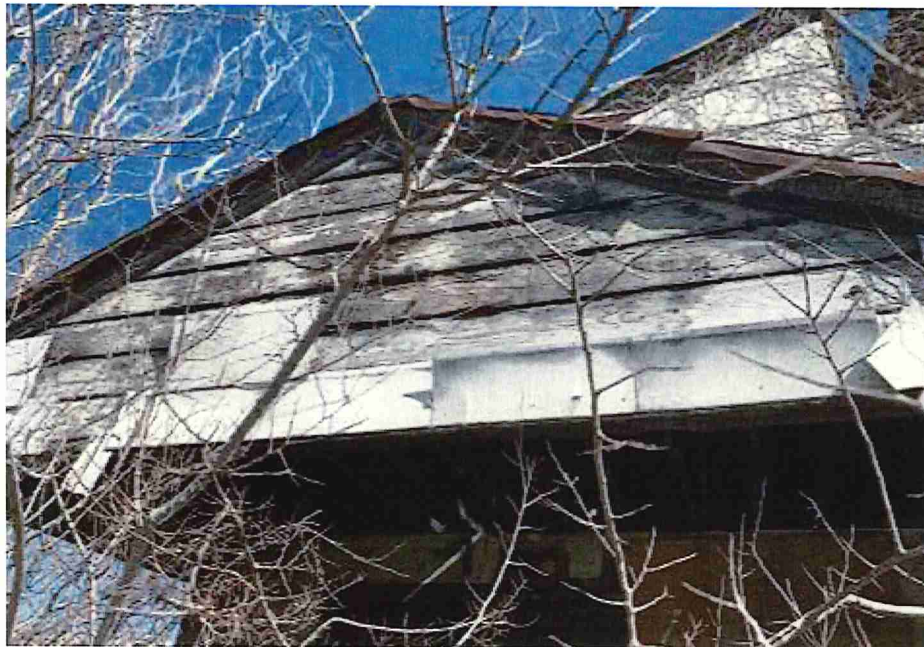
10350 UP RIVER RD

Aerial View

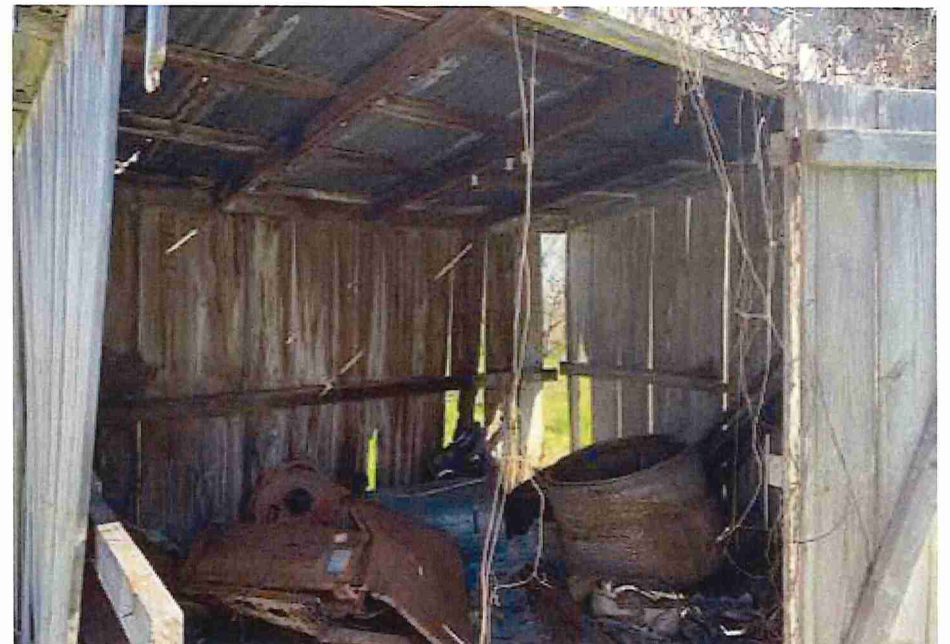


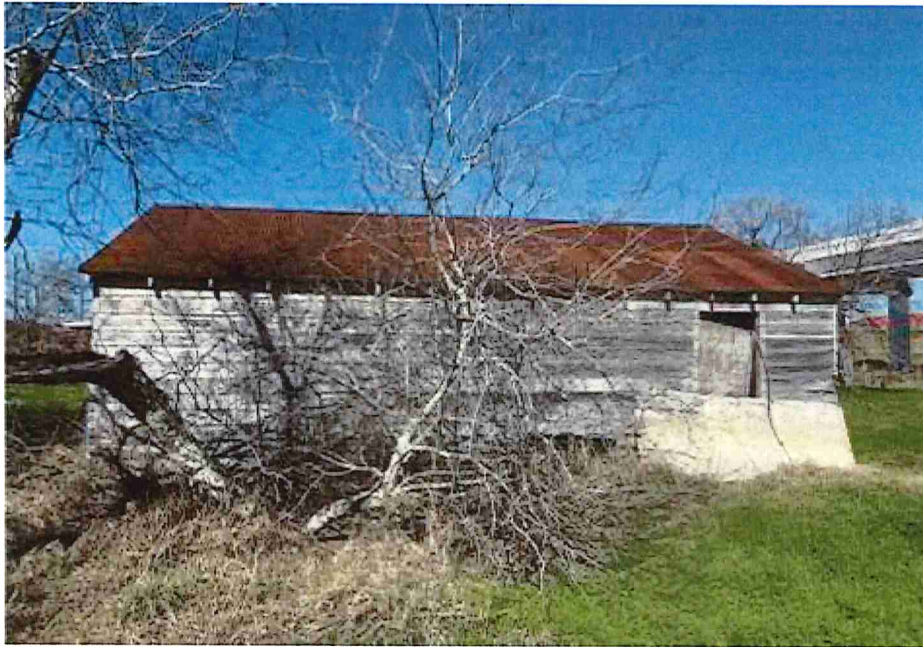


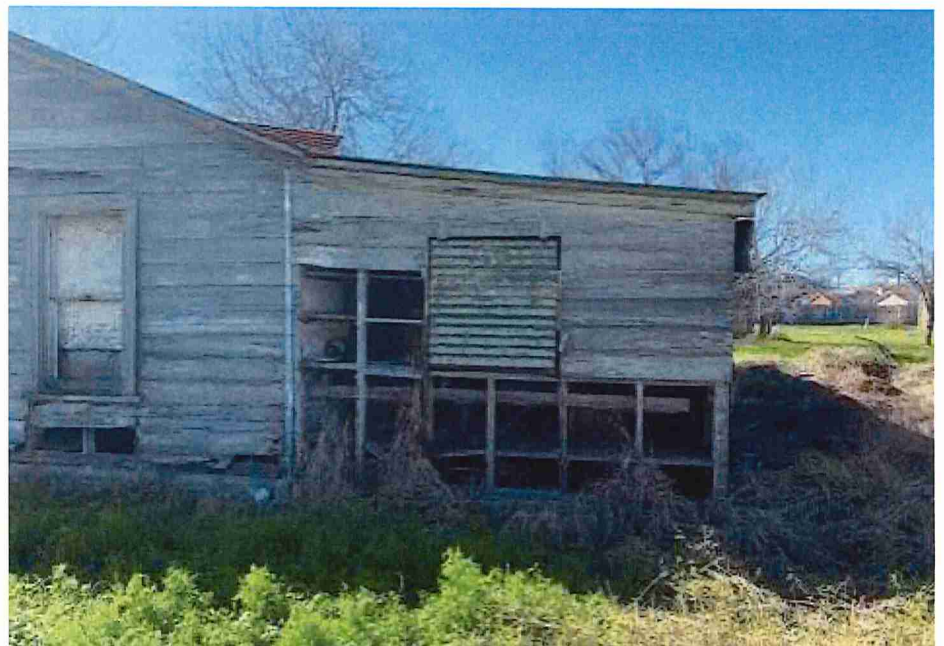
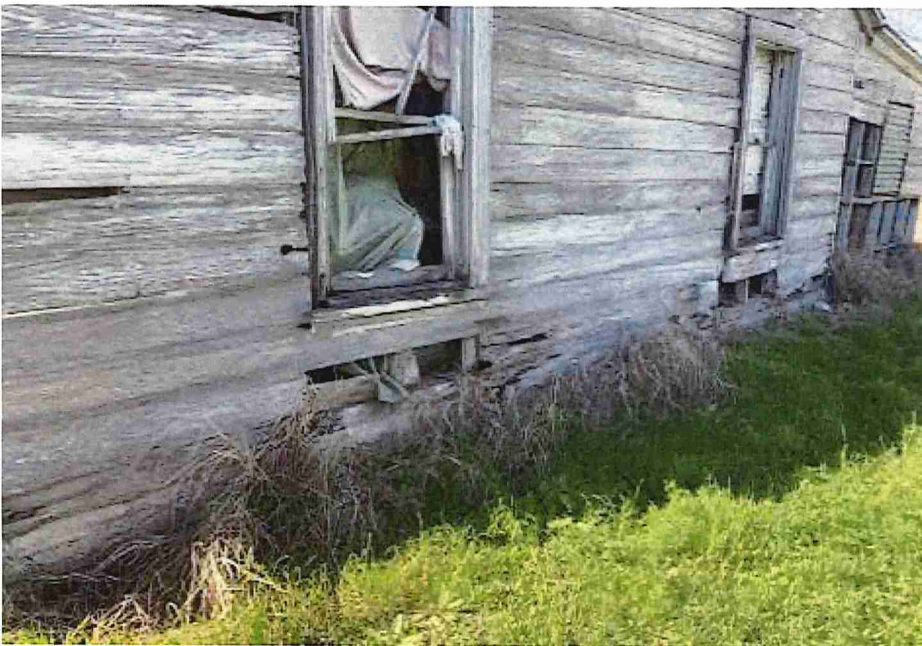
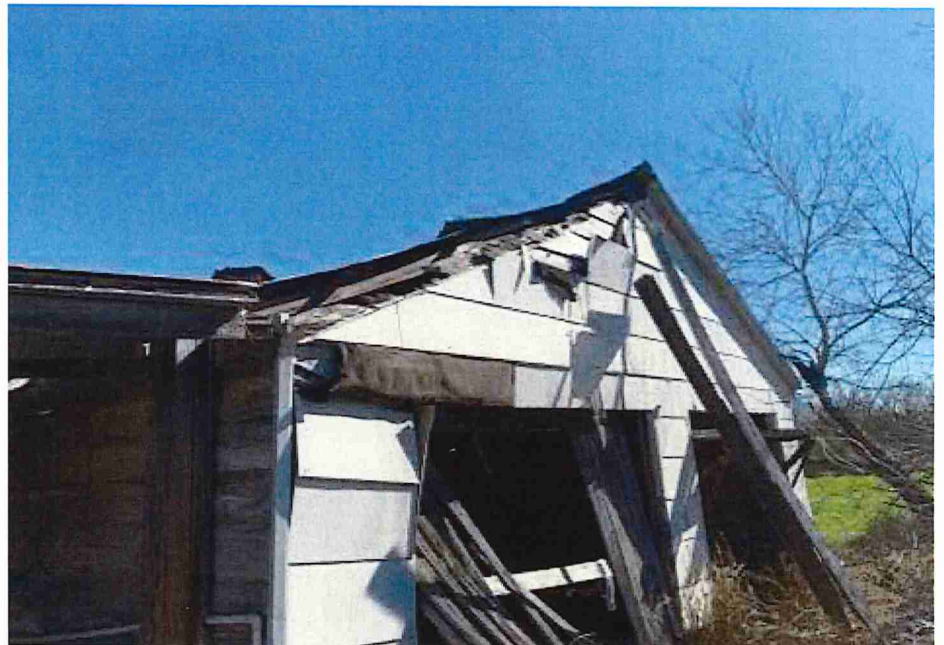
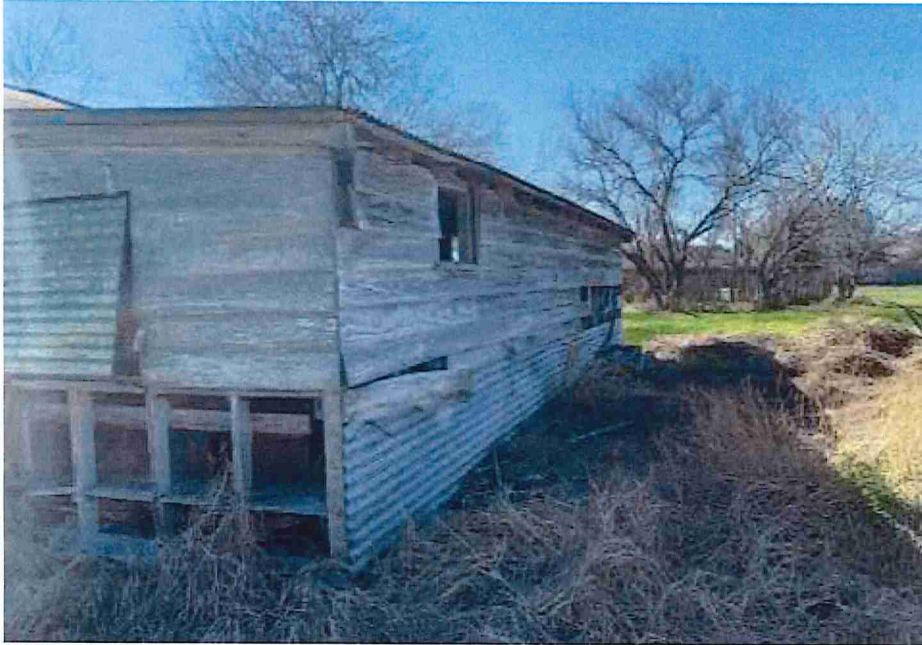














City of Corpus Christi – BUILDING SURVEY

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 OF LT 6 BLK 1

Owner: COFFEY LISA

Mail to: PO Box 875

City, State, Zip: HOBBS, NM 88241-0875

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Fire Damage	3 <input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 2/12/2024

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Mechanical
<input checked="" type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

<input checked="" type="checkbox"/> Charred Wood	<input type="checkbox"/> Rotten Wood	<input type="checkbox"/> Rotten Corner Boards
<input checked="" type="checkbox"/> Missing Boards	<input type="checkbox"/> Badly in Need of Paint	<input checked="" type="checkbox"/> Siding Broken / Missing
<input type="checkbox"/> Holes	<input type="checkbox"/> Cracks	<input type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Leans	<input type="checkbox"/> Missing Brick	<input type="checkbox"/> Loose Brick
<input checked="" type="checkbox"/> Damaged Exterior Trim	<input type="checkbox"/> Other:	

ROOF:

(304.1 & 304.7)

Type:

<input checked="" type="checkbox"/> Charred Wood	<input type="checkbox"/> Rotten Eaves	<input type="checkbox"/> Rotten Rafter Tails
<input type="checkbox"/> Rotten Decking	<input type="checkbox"/> Missing Shingles	<input type="checkbox"/> Deteriorated Shingles
<input type="checkbox"/> Leaks	<input type="checkbox"/> Sags	<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed	<input type="checkbox"/> Worn	<input type="checkbox"/> Torn
<input type="checkbox"/> Holes	<input type="checkbox"/> Other:	

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input checked="" type="checkbox"/> Inadequate Support	<input type="checkbox"/> Rotten Wood	<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Piers Missing	<input checked="" type="checkbox"/> Cracks/Perimeter Wall	<input type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Pads Missing/Cracked	<input type="checkbox"/> Missing Skirting	<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Exposed Sills	<input type="checkbox"/> Rotten Sills	<input checked="" type="checkbox"/> Damaged Floor Joist
<input type="checkbox"/> Sagging Floor Joist	<input type="checkbox"/> Other:	

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☒ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☒ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☒ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☒ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☒ Charred Wood
☒ Missing
☒ Damaged
☐ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☒ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☒ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

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

WATER HEATER:

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

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

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

ACCESSORY SURVEY:

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

- TYPE: _____
☐ Roof Type: METAL
☐ Rotten
☒ Loose
☒ Torn
☒ Holes
☐ Missing

☐ Walls Type: WOOD FRAME
☒ Rotten
☒ Leaning
☒ Buckled
☐ Missing
☐ Other:

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



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY BUILDING #1



Address: 10350 UP RIVER RD
 Legal Description: MCKINZIE .9622 AC OUT OF LT 6 BLK 1
 Tax Account No: 4973-0001-0060
 Property Owner: COFFEY LISA
 Mailing Address: PO BOX 875
 City, State, Zip: HOBBS, NM 88241-0875

Inspection Date: 11/12/2024
 Zoning District:
 Compliance Officer: SAMUEL GOMEZ
 Placard Date:
 Case No: V224818-021524

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: **Wood Frame** Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

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

Wall Type:

☒ Rotten
☒ Leaning
☐ Buckled
☒ Missing
☐ Other:

Foundation Type:

☐ Sunken
☒ Cracked
☐ Rotten
☐ Other:

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				



CODE ENFORCEMENT DIVISION

ACCESSORY BUILDING SURVEY BUILDING #2



Address: 10350 UP RIVER RD
 Legal Description: MCKINZIE .9622 AC OUT OF LT 6 BLK 1
 Tax Account No: 4973-0001-0060
 Property Owner: COFFEY LISA
 Mailing Address: PO BOX 875
 City, State, Zip: HOBBS, NM 88241-0875

Inspection Date: 11/12/2024
 Zoning District:
 Compliance Officer: Samuel Gomez
 Placard Date:
 Case No: V224818-021524

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: **Wood Frame** Masonry Fire Damage
 (302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

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

Wall Type:

☒ Rotten
☒ Leaning
☐ Buckled
☒ Missing
☐ Other:

Foundation Type:

☐ Sunken
☐ Cracked
☒ Rotten
☐ Other:

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): 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.

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.

604.1 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.

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