



Development Services Department

Code Compliance Monthly Report

FY 2023

JULY

The Code Compliance Division of Development Services has shifted to a holistic compliance approach, focusing efforts from the outside (strategic, big picture) toward the inside, to improve the aesthetics, appearance, and perception of the City of Corpus Christi. In doing so, Code Compliance Officers are prioritizing the highly visible and most traveled areas, within our city, starting with the freeways, highways, and major arterials; moving to our major collector streets throughout the city; and finally focusing on our residential streets within our neighborhoods, all within each Council District.

The team has been restructured to be more responsive, effective, and efficient:

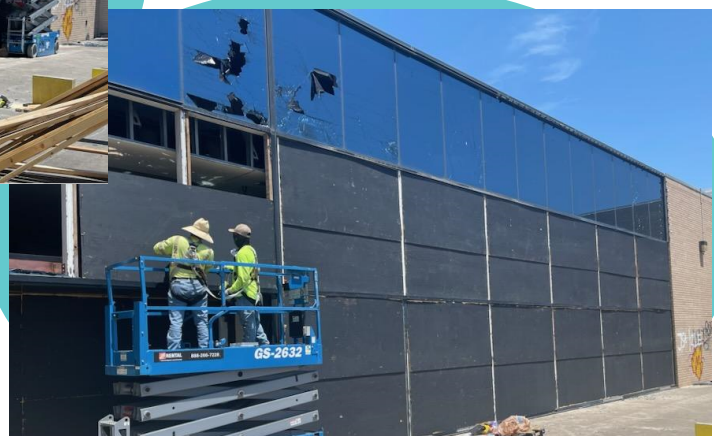
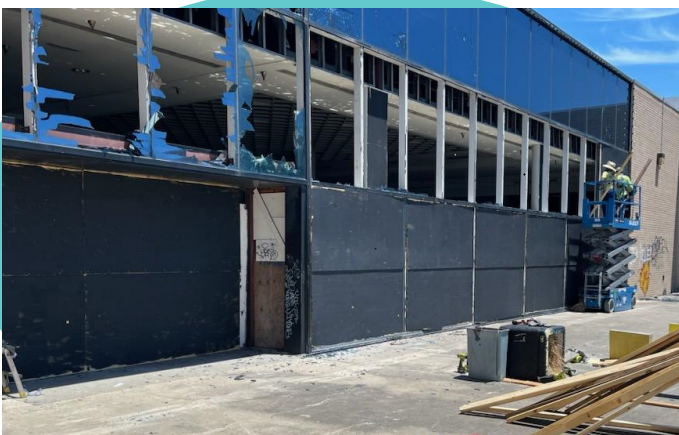
- The team has been divided into five (5) groups of compliance officers; one group for each Council District.
- Each group is led by a Senior Code Compliance Officer and supported by a Code Compliance Supervisor.
- The Senior Code Compliance Officers and the Code Compliance Supervisor will engage the community and drive compliance within each district

The following report illustrates the efforts of the district teams to bring commercial and residential properties into compliance through education and building relationships with our citizens. Preventing the deterioration of housing and commercial properties, through the enforcement and abatement of code violations will improve the quality of life for our residents and strengthen our neighborhoods, city-wide.

- Code compliance initiated 1,448 new cases in July and completed 1,940 total inspections.
 - 696 cases were proactively picked up by officers
 - 752 cases were complaint-driven, via the 311-call center.
- Officers proactively conduct weekly sweeps for illegal signs to remove blight and visual obstructions from our public right-of-way. On average, they remove 80 illegal signs each week.

Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.

Assistant Director, Tracey Cantu at TraceyC@cctexas.com / 361.826.3021 and Director, Al Raymond at Alraymond@cctexas.com / 361.826.3575 are also available to answer questions or concerns.



***Securing the Sunrise Mall
(Board-up in Progress)
- 5858 SPID - District 2***



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District 1

Senior/Lead Compliance Officer - Mike Shelton
361.945.0275 | mikesh@cctexas.com

Compliance Officers - Alex Gonzales, Sam Gomez, Ruben Hernandez, Tarcisus Romawac

Compliance Cases Initiated **474**

Inspections Completed **497**

Tall Grass / Weeds	313
Building Permits Required	3
Emergency Demolitions	4
Emergency Measures	1
Illegal Signs	46
Junked Vehicles	22
Parking on Unimproved Surfaces	7
Property Maintenance Standards	25
Short-term Rentals	1
Substandard Buildings	7
Unsecured Vacant Buildings	28
Zoning	20

Notices of Violations Issued **260**

Citations Issued **61**

Substandard Building Cases Presented to BSB **4**

Abatements Completed **50**

Mowing & Debris Removal	13
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	30
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	4

Abatements Pending **144***

Mowing & Debris Removal	120
Structures Secured (Board-ups)	22
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	3 **
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.
** 30-Day extension granted for demolition by owner.

Status of High Profile Properties

- **3170 Buddy Lawrence Drive** - Occupied Property | **Zoning violation - Vehicle repair business on a residential property.**
 - **Current Status - in violation;** Anticipated reinspection 08/18/23.
- **3174 Buddy Lawrence Drive** - Occupied Property | **Zoning violation - Vehicle repair business on a residential property.**
 - **Current Status - in violation;** Anticipated reinspection 08/18/23.
- **737 W. Corneila Drive** - Occupied Property | **Zoning violation - Heavy machinery stored on residential property.**
 - **Current Status - in violation;** Anticipated reinspection 08/21/23.



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District 2

Senior/Lead Compliance Officer - Thomas Chapa III
 361.5857186 | thomasc6@cctexas.com

Compliance Officers - Eddie Reyna, Javier Hernandez, Sherman Dixon, Thomas Rios

Compliance Cases Initiated **391**

Inspections Completed **427**

Tall Grass / Weeds	285
Building Permits Required	1
Emergency Demolitions	4
Emergency Measures	4
Illegal Dumping	1
Illegal Signs	49
Junked Vehicles	20
Parking on Unimproved Surfaces	1
Property Maintenance Standards	24
Short-term Rentals	1
Substandard Buildings	1
Unsecured Vacant Buildings	32
Zoning	4

Notices of Violations Issued **267**

Citations Issued **60**

Substandard Building Cases Presented to BSB **4**

Abatements Completed **61**

Mowing & Debris Removal	12
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	48
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	1

Abatements Pending **82 ***

Mowing & Debris Removal	54
Structures Secured (Board-ups)	24
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	4 **
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.
 **30-Day extension granted for demolition by owner.

Status of High Profile Properties

The Sunrise Mall has sat vacant and neglected for several years and has recently become a priority concern for code compliance. Unauthorized persons routinely enter the building to vandalize and steal items from the interior. The vandalism has resulted in unsafe conditions inside the building.

- 07/26/23 - Code compliance is executed an abatement work order for tall weeds, litter & solid waste, and an unsecured opening on the ground floor.
- Work will begin soon to secure all 2nd floor openings and erect a fence at access points from the parking structure to the 2nd floor of the mall... securing the skywalk to prevent access and further damage and defacement.
- **Current Status - In violation**

Code compliance inspects the property weekly to determine if any progress has been made to bring the property into compliance and/or if further code enforcement action is needed to address violations.



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District 3

Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | gracee@cctexas.com

Compliance Officers - Steven Arredondo, Diana T. Garza

Compliance Cases Initiated **237**

Inspections Completed **428**

Tall Grass / Weeds	317
Building Permits Required	1
Emergency Demolitions	4
Emergency Measures	0
Illegal Dumping	4
Illegal Signs	56
Junked Vehicles	8
Parking on Unimproved Surfaces	2
Property Maintenance Standards	219
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	11
Zoning	3

Notices of Violations Issued **138**

Citations Issued **77**

Substandard Building Cases Presented to BSB **1**

Abatements Completed **64**

Mowing & Debris Removal	10
Structures Secured (Board-ups)	6
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	48
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	1

Abatements Pending **102***

Mowing & Debris Removal	77
Structures Secured (Board-ups)	24
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1 **
Substandard Building Demolitions	0

** Man-power shortage for abatement contractors.
* 30-Day extension granted for demolition by owner.

Status of High Profile Properties

1. **Best Buy @ 4717 SPID** and other retailers at this location were inspected for accumulation of litter & solid waste on the premises. A correction notice was mailed to the Best Buy corporate office to advise of the violation. The property was reinspected and found in compliance.
- **Current Status - In compliance** | Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

2. **Academy & Ashley Furniture @ 5001 SPID** were inspected for accumulation of litter & solid waste on the premises and signs in the right-of-way. A correction notice was mailed to the corporate offices to advise of the violation. The property was reinspected and found in compliance.
- **Current Status - In compliance** | Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

3. **Pets Mart @ 5214 Blanche Moore Drive** was inspected for accumulation of litter & solid waste on the premises. A correction notice was mailed to the Pets Mart corporate office to advise of the violation. The property was reinspected and found that progress had been made.
- **Current Status - Partial Compliance** | A follow-up reinspection will be conducted to ensure the property is brought into compliance



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District 4

Senior/Lead Compliance Officer - Estella Padron
361.945.0197 | estellas@cctexas.com

Compliance Officers - Todd Shangraw, Jorge Ortiz, Hazal Prado

Compliance Cases Initiated **231**

Inspections Completed **424**

Tall Grass / Weeds	313
Building Permits Required	1
Emergency Demolitions	2
Emergency Measures	0
Illegal Signs	46
Junked Vehicles	20
Parking on Unimproved Surfaces	3
Property Maintenance Standards	15
Short-term Rentals	0
Substandard Buildings	3
Unsecured Vacant Buildings	7
Zoning	15

Notices of Violations Issued **92**

Citations Issued **42**

Substandard Building Cases Presented to BSB **2**

Abatements Completed **18**

Mowing & Debris Removal	4
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	12
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	1

Abatements Pending **26 ***

Mowing & Debris Removal	18
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	3 **
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.
** 30-Day extension granted for demolition by owner.

Status of High Profile Properties

- **1010 Naval Air Station Drive #C & 1012 Naval Air Station Drive**
 - On 07/18/23 - The Corpus Christi Fire Department reported a brush fire spread to nearby residential buildings resulting in structural damage.
 - DS compliance inspectors and code compliance officers inspected the property immediately to assess the structural stability of the buildings.
 - **An Emergency Demolition Order was issued, and placards were left at properties to prevent entry.**
 - A 30-day extension was granted to the owner to self-demolish both structures.
 - **Current Status - In violation**
- **3049 Waldron - Vacant Building | Violation - Tall Weeds**
 - Contact made with new property owner and abatement has begun.
 - The property will be monitored to ensure it is brought into compliance.
 - **Current Status - Compliance in progress**
- **700 Glenoak Drive - (2) Junked Boats**
 - Reinspection is scheduled for 08/14/23...If the property is not in compliance, a warrant will be processed to remove the boats from the property
 - **Current Status - In violation**



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District 5

Senior/Lead Compliance Officer - Josue Gomez
361.945.0256 | josueg2@cctexas.com

Compliance Officers - none assigned at this time

Compliance Cases Initiated **115**

Inspections Completed **164**

Tall Grass / Weeds	115
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	2
Illegal Signs	29
Junked Vehicles	4
Parking on Unimproved Surfaces	0
Property Maintenance Standards	9
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	2
Zoning	1

Notices of Violations Issued **87**

Citations Issued **50**

Substandard Building Cases Presented to BSB **0**

Abatements Completed **22**

Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	22
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **5 ***

Mowing & Debris Removal	3
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.

Status of High Profile Property

Code compliance conducts weekly inspections of the **Kingsley Properties (old Kings Crossing Golf Course)** to monitor for any code violations, to include with *City Ordinance Section 23-70 Tall Weeds*, requiring the properties to be mowed in their entirety.

On July 25, 2023, the property at 6302 Oso Pkwy was found in compliance.

- Four lots were found in violation: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, and 6314 Oso Pkwy, resulting in a total of eight citations issued to Kingsley Properties and the corporation's president.

On July 25, 2023, a reinspection was conducted at 6402 Lens Drive to confirm all property maintenance deficiencies have been addressed.

- **Current Status - Partial Compliance**