



# Development Services Department Code Compliance Monthly Report

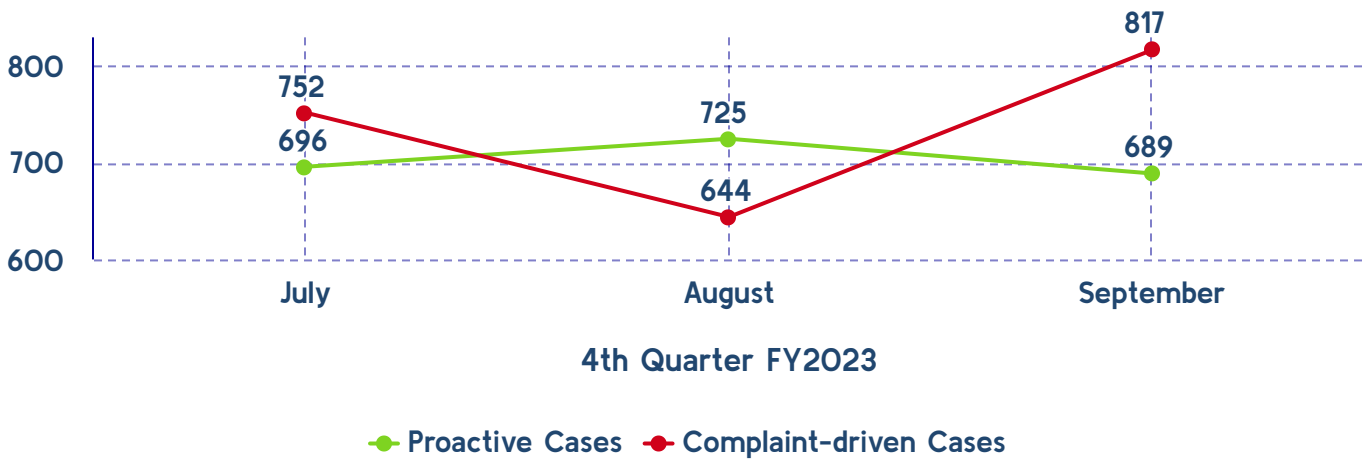
FY 2023  
SEPTEMBER

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.

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 1,506 new cases in September and completed 1,953 total inspections.
  - 689 cases were proactively started by compliance officers.
  - 817 cases were complaint-driven, via the 311-call center.

## Case Initiation Comparison: Proactive vs Complaint-driven



### **"Get To Know Your City" Townhall Event @ TAMUCC- District 2**

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](mailto:TraceyC@cctexas.com) / 361.826.3021 and Director, Al Raymond at [Alraymond@cctexas.com](mailto:Alraymond@cctexas.com) / 361.826.3575 are also available to answer questions or concerns.



# Development Services Department

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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 **400**

#### Inspections Completed **564**

Tall Grass / Weeds	417
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Signs	4
Junked Vehicles	39
Parking on Unimproved Surfaces	4
Property Maintenance Standards	38
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	36
Water Restrictions	3
Zoning	19

#### Notices of Violations Issued **290**

Citations Issued	89
Substandard Building Cases Presented to BSB	3

#### Abatements Completed **31**

Mowing & Debris Removal	22
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	4
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

#### Abatements Pending **127\***

Mowing & Debris Removal	111
Structures Secured (Board-ups)	15
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	**
Substandard Building Demolitions	0
Emergency Measures	1

\* Man-power shortage for abatement contractors.

### Status of High Profile Properties

#### **10410 IH-37 @ River Run Blvd. - Vacant Lot**

- Tall weeds; litter/solid waste; unkept sidewalks, curbs & gutters; obstructing the ROW/sidewalk
- 9/22/2023 property was in partial compliance...firebreak had been mowed along IH-37...extension granted until 10/6/2023 for a follow-up inspection.

#### **854 Lantana Street @ Crosstown Access - Occupied Residential Property**

- investigated for possible junked Vehicles
- 9/19/2023 property was reinspected to find the inoperable vehicles were removed.



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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 **385**

#### Inspections Completed **396**

Tall Grass / Weeds	271
Building Permits Required	2
Emergency Demolitions	4
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	37
Junked Vehicles	9
Parking on Unimproved Surfaces	0
Property Maintenance Standards	19
Short-term Rentals	3
Substandard Buildings	4
Unsecured Vacant Buildings	40
Zoning	6

#### Notices of Violations Issued **177**

#### Citations Issued **61**

#### Substandard Building Cases Presented to BSB **1**

#### Abatements Completed **52**

Mowing & Debris Removal	11
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	37
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolition	0
Emergency Measures (Bee abatement)	1

#### Abatements Pending **104\***

Mowing & Debris Removal	89
Structures Secured (Board-ups)	14
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0
Emergency Measures	1

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

## Status of High Profile Properties

### Sunrise Mall -

- As of 09-14-2023, all entry points of the mall have been secured.
- Work will begin soon to 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.

### Community Outreach-

- 09-21-2023 Code Compliance participated in the TAMUCC Townhall "Get to know your city" event.



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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 **262**

#### Inspections Completed **393**

Tall Grass / Weeds	281
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	57
Junked Vehicles	13
Parking on Unimproved Surfaces	3
Property Maintenance Standards	16
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	15
Water Restriction	2
Zoning	2

#### Notices of Violations Issued **90**

#### Citations Issued **35**

#### Substandard Building Cases Presented to BSB **1**

#### Abatements Completed **103**

Mowing & Debris Removal	15
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	87
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	**

#### Abatements Pending **72\***

Mowing & Debris Removal	63
Structures Secured (Board-ups)	7
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	**
Substandard Building Demolitions	0
Emergency Measures	2

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

## Status of High Profile Properties

**Lovett Dental @ 4901 SPID;**  
**Best Buy @ 4717 SPID;**  
**El Patron Sweepstakes @ 4601 SPID;**  
**Hooters @ 4551 SPID**

- properties were inspected to find tall weeds and litter & solid waste on the property.
  - 09-26-2023 - A follow-up inspection found the properties were brought into compliance.
  - The next scheduled inspection is 10-11-2023

**PetsMart @ 5214 Blanche Moore Drive & Por Vida Academy @ 4613 SPID**

- 09-11-2023, a compliance inspection found all trash and debris had been removed.
  - A follow-up inspection will be conducted on 10-11-2023 to monitor for 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

<b>Compliance Cases Initiated</b>	<b>265</b>
<b>Inspections Completed</b>	<b>441</b>
Tall Grass / Weeds	290
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	56
Junked Vehicles	28
Parking on Unimproved Surfaces	0
Property Maintenance Standards	17
Short-term Rentals	12
Substandard Buildings	1
Unsecured Vacant Buildings	12
Water Restriction	2
Zoning	22
<b>Notices of Violations Issued</b>	<b>123</b>
<b>Citations Issued</b>	<b>59</b>

<b>Sub-standard Buildings Presented to BSB</b>	<b>0</b>
<b>Abatements Completed</b>	<b>56</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	56
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	
<b>Abatements Pending</b>	<b>33 *</b>
Mowing & Debris Removal	32
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

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

### Status of High Profile Properties

- **15621 Finistere St.** - Illegal Short-term Rental continues operating on the Island in an RS-6 Single-family Residential Zoning District... **16 citations have been issued for STR violations.**
  - **13938 Longboat Dr.**- Illegal Short-term Rental operating on the Island in an RS-6 Single-family Residential Zoning District... **10 citations have been issued for STR violations.**
  - **13950 Blackbeard Dr.**- Illegal Short-term Rental operating on the Island in an RS-6 Single-family Residential Zoning District... **30 citations have been issued for STR violations.**
- \*\*Multiple cases against the owner of these properties are going to Court mid-October\*\***
- **4855 S Alameda St** - (Retail Center) all properties at this location were inspected for accumulation of litter & solid waste on the premises.
    - **On 09-05-2023, a reinspection was conducted and found the property in violation** for accumulation of litter & solid waste, citations have been issued for the violation.
    - **09-25-2023**, District Lead Estella Padron has made contact with the property owner, and he is in process of cleaning property.



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### District 5

Senior/Lead Compliance Officer - Michael Gutierrez  
361.945.0262 | mgutierrez@cctexas.com

Compliance Officers - Josue Gomez

#### Compliance Cases Initiated **194**

#### Inspections Completed **159**

Tall Grass / Weeds	118
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	19
Junked Vehicles	2
Parking on Unimproved Surfaces	1
Property Maintenance Standards	6
Short-term Rentals	2
Substandard Buildings	2
Unsecured Vacant Buildings	5
Water Restriction	4
Zoning	0

#### Notices of Violations Issued **145**

**Citations Issued** **97**

**Substandard Building Cases Presented to BSB** **0**

#### Abatements Completed **49**

Mowing & Debris Removal	
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	49
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

#### Abatements Pending **17 \***

Mowing & Debris Removal	13
Structures Secured (Board-ups)	4
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.

As of September 26, 2023, the following five properties were inspected and found to be in violation of *City Ordinance Section 23-70 Tall Weeds*: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, and 6314 Oso Pkwy. Three citations were issued to Kingsley Properties GP LLC, Kingsley Properties LP and the corporation's president, resulting in a total of fifteen citations issued.

- Current Status - In Violation**