



Development Services Department Code Compliance Monthly Report

FY24-25
DECEMBER

The following report illustrates the efforts of the Code Compliance District Teams to bring commercial and residential properties into compliance through education and building relationships with our citizens.

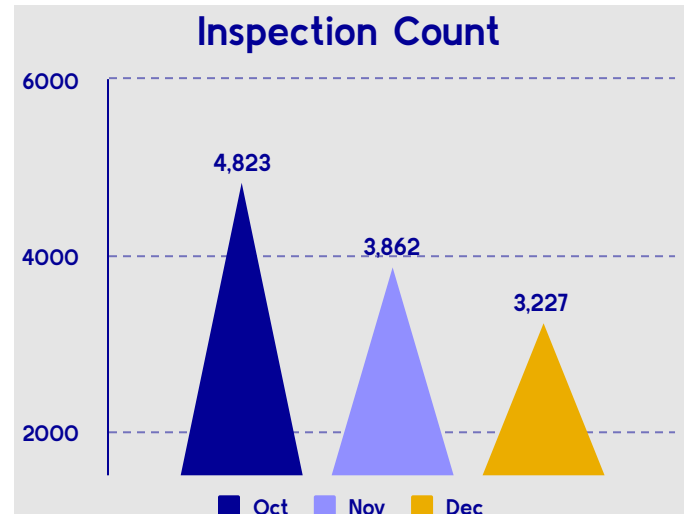
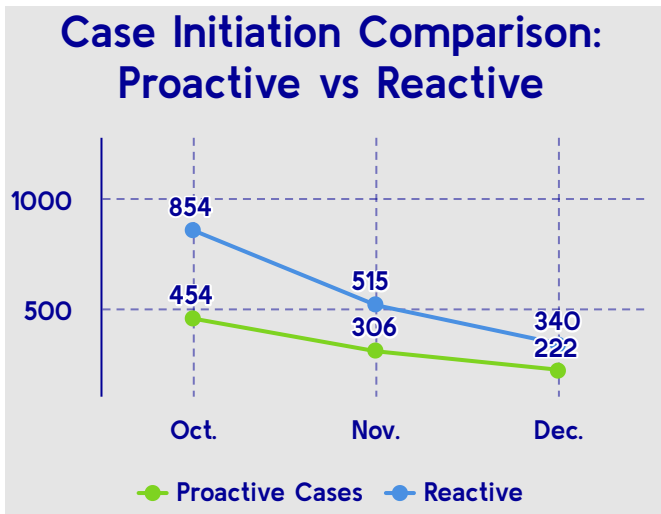
In December, Code Compliance Officers initiated 562 new cases and completed 3,227 total inspections.
222 cases were proactively picked up by officers.
340 cases were reactive, or complaint driven.

40%

Proactive - 222 new cases initiated by compliance officers

60%

Reactive - 340 complaint-driven cases (311, councilmembers, other sources)



*Community Outreach Event:
Code Compliance participated in the "Shop with a Cop" event.*

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

Code Compliance Manager, Jon Perez at JonP@cctexas.com or 361.826.1128 and Assistant Director, Tracey K. Cantu at TraceyC@cctexas.com or 361.826.3021 are also available to answer questions or concerns.



Development Services Department

Code Compliance Monthly Report

FY24-25
DECEMBER

District 1

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

Compliance Officers - Alex Gonzales, Sam Gomez, Grant Zander, Paulina Garcia, Sherman Dixon, Diana Gonzalez, Gilbert Salazar

| | |
|-------------------------------------|------------|
| Compliance Cases Initiated | 152 |
| Inspections Completed | 840 |
| Tall Grass / Weeds | 633 |
| Building Permits Required | 0 |
| Emergency Demolitions | 6 |
| Emergency Measures | 2 |
| Illegal Dumping | 0 |
| Illegal Signs | 0 |
| Junked Vehicles | 51 |
| No Violation Found | 31 |
| Parking on Unimproved Surfaces | 3 |
| Property Maintenance Standards | 19 |
| Short-term Rentals | 0 |
| Substandard Buildings | 7 |
| Unsecured Vacant Buildings | 68 |
| Water Restrictions | 1 |
| Zoning | 19 |
| Notices of Violations Issued | 111 |
| Citations Issued | 11 |

| | |
|--|-----------|
| Abatements Completed | 67 |
| Mowing & Debris Removal | 29 |
| Structures Secured (Board-ups) | 5 |
| Site Secured (Perimeter Fencing) | 0 |
| Illegal Signs Removed | 26 |
| Junked Vehicles Removed | 0 |
| Emergency Demolitions | 4 |
| Emergency Measures | 1 |
| Substandard Structure | 2 |
| Abatements Pending | 9 |
| Mowing & Debris Removal | 8 |
| Structures Secured (Board-ups) | 1 |
| Site Secured (Perimeter Fencing) | 0 |
| Junked Vehicles Removed | 0 |
| Emergency Demolitions | 0 |
| Emergency Measures | 0 |
| Substandard Structure | 0 |
| Next BSB Hearing - January 2025 | |

Status of High Profile Property



4513 Gulfbreeze Blvd. #5 – Code Compliance has active cases for a substandard structure, unsecured openings, and litter and solid waste throughout the property.

- Status – In violation; **As of December 18th, 2024, the property owner has been issued citations for continued violations.** Weekly inspections will continue to be conducted to ensure the property comes into compliance.

District 1



Development Services Department

Code Compliance Monthly Report

FY24-25
DECEMBER

District 2

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

Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Brianna Perez

Compliance Cases Initiated **149**

Inspections Completed **675**

| | |
|--------------------------------|-----|
| Tall Grass / Weeds | 443 |
| Building Permits Required | 0 |
| Emergency Demolitions | 1 |
| Emergency Measures | 1 |
| Minimum Standards | 0 |
| Illegal Signs | 0 |
| Junked Vehicles | 50 |
| No Violation Found | 67 |
| Parking on Unimproved Surfaces | 2 |
| Property Maintenance Standards | 33 |
| Short-term Rentals | 1 |
| Substandard Buildings | 1 |
| Unsecured Vacant Buildings | 56 |
| Water Restrictions | 4 |
| Zoning | 16 |

Notices of Violations Issued **93**

Citations Issued **30**

Abatements Completed **23**

| | |
|----------------------------------|----|
| Mowing & Debris Removal | 21 |
| Structures Secured (Board-ups) | 1 |
| Site Secured (Perimeter Fencing) | 0 |
| Illegal Signs Removed | 0 |
| Junked Vehicles Removed | 1 |
| Emergency Demolitions | 0 |
| Emergency Measures | 0 |
| Substandard Structure | 0 |

Abatements Pending **8**

| | |
|----------------------------------|---|
| Mowing & Debris Removal | 6 |
| Structures Secured (Board-ups) | 2 |
| Site Secured (Perimeter Fencing) | 0 |
| Junked Vehicles Removed | 0 |
| Emergency Demolitions | 0 |
| Emergency Measures | 0 |
| Substandard Structure | 0 |

Next BSB Hearing - January 2025

Status of High Profile Property



Sunrise Mall -Abandoned Vacant Building - Code Compliance has a case for tall weeds, and litter and solid waste.

- Status- As of 12/27/2024 property is compliant. Demolition is actively in progress, and we will continue to conduct weekly inspections to ensure that the process is being carried out effectively and efficiently.



Development Services Department

Code Compliance Monthly Report

FY24-25
DECEMBER

District 3

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

Compliance Officers - Steven Arredondo, Diana T. Garza, Roman Calderon, Daniel Rohde

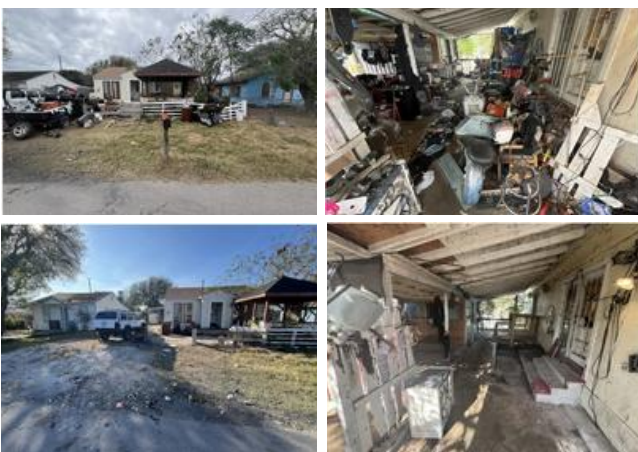
| | | |
|-------------------------------------|--|------------|
| Compliance Cases Initiated | | 99 |
| Inspections Completed | | 752 |
| Tall Grass / Weeds | | 572 |
| Building Permits Required | | 0 |
| Emergency Demolitions | | 2 |
| Emergency Measures | | 2 |
| Illegal Dumping | | 1 |
| Illegal Signs | | 0 |
| Junked Vehicles | | 82 |
| No Violation Found | | 47 |
| Parking on Unimproved Surfaces | | 1 |
| Property Maintenance Standards | | 12 |
| Short-term Rentals | | 0 |
| Substandard Buildings | | 3 |
| Unsecured Vacant Buildings | | 17 |
| Water Restrictions | | 9 |
| Zoning | | 4 |
| Notices of Violations Issued | | 48 |
| Citations Issued | | 11 |

| | | |
|----------------------------------|--|----------|
| Abatements Completed | | 6 |
| Mowing & Debris Removal | | 5 |
| Structures Secured (Board-ups) | | 0 |
| Site Secured (Perimeter Fencing) | | 0 |
| Illegal Signs Removed | | 1 |
| Junked Vehicles Removed | | 0 |
| Emergency Demolitions | | 0 |
| Emergency Measures | | 0 |
| Substandard Structure | | 0 |

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

Next BSB Hearing - January 2025

Status of High Profile Property



205 Sullivan Street - Occupied Property

Code Compliance has cases for excessive litter and solid waste, junked vehicles, and property maintenance violations.

- Current Status- **On 12/20/24 a warrant abatement was executed** to remove all litter, solid waste and tall weeds from the property. A junked vehicle hearing date is pending to seek a Court Order to remove the junked vehicles from the property.



Development Services Department

Code Compliance Monthly Report

FY24-25
DECEMBER

District 4

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

Compliance Officers - Jorge Ortiz, Hazal Prado, George Chatman, Drina Rodriguez

| | |
|-------------------------------------|------------|
| Compliance Cases Initiated | 119 |
| Inspections Completed | 753 |
| Tall Grass / Weeds | 597 |
| Building Permits Required | 0 |
| Emergency Demolitions | 2 |
| Emergency Measures | 0 |
| Illegal Signs | 0 |
| Junked Vehicles | 52 |
| No Violation Found | 52 |
| Parking on Unimproved Surfaces | 1 |
| Property Maintenance Standards | 11 |
| Short-term Rentals | 0 |
| Substandard Buildings | 1 |
| Unsecured Vacant Buildings | 9 |
| Illegal Dumping | 0 |
| Water Restrictions | 7 |
| Zoning | 21 |
| Notices of Violations Issued | 95 |
| Citations Issued | 23 |

| | |
|----------------------------------|----------|
| Abatements Completed | 7 |
| Mowing & Debris Removal | 6 |
| Structures Secured (Board-ups) | 1 |
| Site Secured (Perimeter Fencing) | 0 |
| Illegal Signs Removed | 0 |
| Junked Vehicles Removed | 0 |
| Emergency Demolitions | 0 |
| Emergency Measures | 0 |
| Substandard Building Demolitions | 0 |
| Abatements Pending | 2 |
| Mowing & Debris Removal | 2 |
| Structures Secured (Board-ups) | 0 |
| Site Secured (Perimeter Fencing) | 0 |
| Junked Vehicles Removed | 0 |
| Emergency Measures | 0 |
| Substandard Building Demolitions | 0 |
| Next BSB Hearing - January 2025 | |

Status of High Profile Property



500 Pearson St. -Occupied Property | Code Compliance has cases for tall weeds, excessive litter and solid waste, junked vehicle, and zoning violations.

- Status - **On 12/20/24 A warrant abatement was executed** to remove all tall weeds, litter and solid waste from the property. A junked vehicle hearing pending for removal of the junked vehicle.



Development Services Department

Code Compliance Monthly Report

FY24-25
DECEMBER

District 5

Senior/Lead Compliance Officer - **Estella Padron**
361.945-0197 | estellas@cctexas.com

Compliance Officers - Estella Padron, Jacqueline E. Martinez

| | |
|-------------------------------------|------------|
| Compliance Cases Initiated | 43 |
| Inspections Completed | 207 |
| Tall Grass / Weeds | 155 |
| Building Permits Required | 0 |
| Emergency Demolitions | 0 |
| Emergency Measures | 0 |
| Illegal Dumping | 0 |
| Illegal Signs | 0 |
| Junked Vehicles | 11 |
| No Violation Found | 21 |
| Parking on Unimproved Surfaces | 0 |
| Property Maintenance Standards | 11 |
| Short-term Rentals | 1 |
| Substandard Buildings | 1 |
| Unsecured Vacant Buildings | 4 |
| Water Restrictions | 1 |
| Zoning | 2 |
| Notices of Violations Issued | 19 |
| Citations Issued | 2 |

| | |
|----------------------------------|----------|
| Abatements Completed | 1 |
| Mowing & Debris Removal | 1 |
| Structures Secured (Board-ups) | 0 |
| Emergency Measures | 0 |
| Illegal Signs Removed | 0 |
| Substandard Structure | 0 |
| Emergency Demolitions | 0 |
| Substandard Building Demolitions | 0 |

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

Next BSB Hearing - January 2025

Status of High Profile Properties



Kingsley Properties (Old Kings Crossing Golf Course)

Code Compliance monitors the condition of the five properties that make up the "old" Kings Crossing Golf Course. **As of 12/17/24, all five lots are compliant.**

Code compliance will continue to work with property management and conduct monthly inspections to ensure compliance.



Citation Activity

Total # Citations Issued **161**

Citations Filed in Municipal Court **105**

Status of Filed Citations

| | |
|-----------------------------|----|
| Warrants Issued | 7 |
| Pre-trial Hearing Scheduled | 94 |
| Payment Plan | 0 |
| Docket Closed - Fine Paid | 1 |
| Voided Docket | 3 |

Total # Dispositioned Citations **281**

Status of Dispositioned Citations

| | |
|-----------------------------------|-----|
| Community Service | 1 |
| Deferred Disposition/Payment Plan | 88 |
| Dismissed/Found Not Guilty | 1 |
| Dismissed by Prosecutor | 36 |
| Docket Closed - Fine Paid | 34 |
| Warrants Issued | 108 |
| Dismissed after Disposition | 12 |
| Appealed | 1 |


finest paid **Totaling:**
\$ 33,294.54

Offenses by District

