



# Development Services Department

## Code Compliance Monthly Report

FY 2023  
OCTOBER

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 Code Compliance District Teams to bring commercial and residential properties into compliance through education and building relationships with our citizens.

**In October**, Code Compliance initiated 1458 new cases and completed 2408 total inspections.

- 626 cases were proactively picked up by officers.
- 832 cases were complaint-driven, via the 311-call center.

welcome  
TO THE  
TEAM

### Code Compliance Officer I

Jamalh Bussey  
John Navarro  
Martin Lopez  
Roman Calderon  
Paulina Garcia

Code Compliance Officer II Eddie Reyna (training) in the classroom with new trainees.



### Community Outreach Events:

10/03/2023 Code Compliance participated in the **"National Night Out"** event.  
10/26/2023 Code Compliance participated in the **"Red Ribbon Week"** 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.

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.



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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

<b>Compliance Cases Initiated</b>	<b>393</b>
<b>Inspections Completed</b>	<b>1064</b>
Tall Grass / Weeds	806
Building Permits Required	2
Emergency Demolitions	5
Emergency Measures	1
Illegal Dumping	1
Illegal Signs	4
Junked Vehicles	52
Parking on Unimproved Surfaces	3
Property Maintenance Standards	79
Short-term Rentals	2
Substandard Buildings	15
Unsecured Vacant Buildings	44
Water Restrictions	1
Zoning	49
<b>Notices of Violations Issued</b>	<b>288</b>
<b>Citations Issued</b>	<b>82</b>

<b>Next BSB Hearing - JANUARY 2024</b>	
<b>Abatements Completed</b>	<b>53</b>
Mowing & Debris Removal	46
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	4
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0
<b>Abatements Pending</b>	<b>121</b>
Mowing & Debris Removal	108
Structures Secured (Board-ups)	13
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

### Status of High Profile Properties

**3170 Buddy Lawrence Drive** - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspected on 10/23/23 - new vehicles have been brought to the property. Current Status - in violation; Citation issued. Anticipated reinspection week of 11/10/23.

**3174 Buddy Lawrence Drive** - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspection on 10/23/23 - new vehicles have been brought to the property. Current Status - in violation; Citation issued. Anticipated reinspection week of 11/10/23.

**737 W. Cornelia Drive** - Occupied Property | Zoning violation - Heavy machinery stored on residential property. Reinspection on 10/23/23 - progress being made extension granted. Current Status - in (partial) compliance; Anticipated reinspection scheduled for week of 11/10/23.



### District 2

Senior/Lead Compliance Officer - **Thomas Chapa III**  
 361.5857186 | thomasc6@cctexas.com  
 Compliance Officers - Eddie Reyna, Sherman Dixon

#### Compliance Cases Initiated **325**

#### Inspections Completed **247**

Tall Grass / Weeds	206
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	2
Junked Vehicles	3
Parking on Unimproved Surfaces	2
Property Maintenance Standards	7
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	25
Water Restrictions	0
Zoning	0

#### Notices of Violations Issued **139**

#### Citations Issued **18**

#### Next BSB Hearing - JANUARY 2024

#### Abatements Completed **20**

Mowing & Debris Removal	15
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	2
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

#### Abatements Pending **87**

Mowing & Debris Removal	71
Structures Secured (Board-ups)	15
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Building Demolitions	0

### Status of High Profile Property



**Sunrise Mall** - As of 10/20/23 contractors finished securing all entry points & fences have been installed at access points from the parking structures to the 2nd floor of the mall... securing the skywalk to prevent access and further damage and defacement.



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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 **267**

#### Inspections Completed **421**

Tall Grass / Weeds	287
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	84
Junked Vehicles	6
Parking on Unimproved Surfaces	4
Property Maintenance Standards	11
Short-term Rentals	0
Substandard Buildings	5
Unsecured Vacant Buildings	16
Water Restrictions	0
Zoning	6

#### Notices of Violations Issued **116**

#### Citations Issued **18**

#### Next BSB Hearing - JANUARY 2024

#### Abatements Completed **96**

Mowing & Debris Removal	10
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	84
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

#### Abatements Pending **74**

Mowing & Debris Removal	66
Structures Secured (Board-ups)	8
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

### Status of High Profile Properties

- 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 inform them of the violation. Upon a maintenance inspection conducted on 10/11/2023, it was found in compliance. Current Status - Compliant | Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- 922 Linda Vista** was inspected and found in violation of litter and solid waste. The tenant was given 7 days to correct the violation. -Current Status -Extension inspection was conducted on 10/13/23, property remains in violation. A bid request for work order was placed in the system.
- 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. Upon a maintenance inspection conducted on 10/11/2023, it was found in compliance. Current Status-Compliant | Maintenance inspections will be conducted monthly to ensure the property remains in compliance.



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### District 4

Senior/Lead Compliance Officer - **Estella Padron**  
361.945.0197 | estellas@cctexas.com  
Compliance Officers - Jorge Ortiz, Hazal Prado

<b>Compliance Cases Initiated</b>	<b>244</b>
<b>Inspections Completed</b>	<b>416</b>
Tall Grass / Weeds	307
Building Permits Required	2
Emergency Demolitions	2
Emergency Measures	2
Illegal Signs	19
Junked Vehicles	12
Parking on Unimproved Surfaces	2
Property Maintenance Standards	16
Short-term Rentals	18
Substandard Buildings	1
Unsecured Vacant Buildings	13
Water Restrictions	0
Zoning	25
<b>Notices of Violations Issued</b>	<b>86</b>
<b>Citations Issued</b>	<b>43</b>
Next BSB Hearing - JANUARY 2024	

<b>Abatements Completed</b>	<b>19</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	19
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0
<b>Abatements Pending</b>	<b>37</b>
Mowing & Debris Removal	32
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	1
Substandard Building Demolitions	0

### 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. To date, 22 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. To date, 14 citations have been issued for STR violations.
- 13950 Blackbeard Dr.**- New case restarted for Illegal Short-term Rental operating on the Island in an RS-6 Single-family Residential Zoning District. Upon reinspection property has no listing. Will continue to monitor property.
- 4855 S Alameda St** - (Shopping Center) all properties at this location were inspected for accumulation of litter & solid waste on the premises. Upon a maintenance inspection conducted on 10/30/2023, it was found in compliance. Current Status - Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

**District 4**





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### District 5

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

Compliance Officer - Josue Gomez

#### Compliance Cases Initiated **229**

#### Inspections Completed **260**

Tall Grass / Weeds	240
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	3
Junked Vehicles	1
Parking on Unimproved Surfaces	0
Property Maintenance Standards	9
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	4
Water Restrictions	1
Zoning	2

#### Notices of Violations Issued **150**

#### Citations Issued **71**

#### Next BSB Hearing - JANUARY 2024

#### Abatements Completed **4**

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

#### Abatements Pending **17**

Mowing & Debris Removal	14
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

## 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 October 24, 2023, the following five properties were inspected and found in violation of *City Ordinance Section 23-70 Tall Weeds*: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, 6302 Oso Pkwy, and 6314 Oso Pkwy. Three citations were issued for each property for large lot- weeds over "12 to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, for a total of fifteen citations.

#### Citations/Court Progress:

252 citations have been issued to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, since May 2023.