



Development Services Department Code Compliance Monthly Report

FY 23-24
DECEMBER

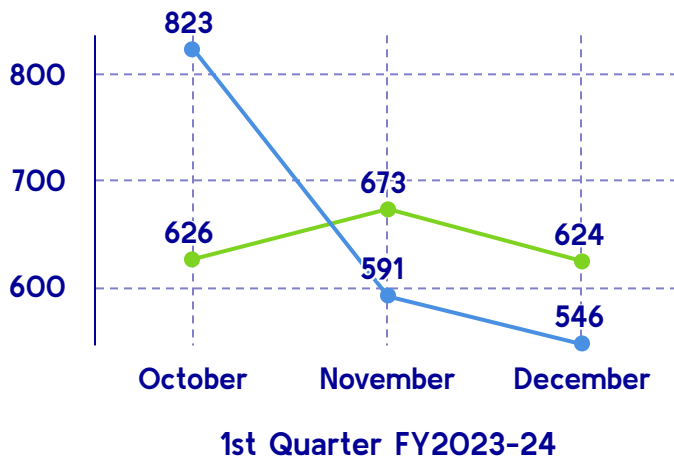
The following report illustrates the efforts of the **Code Compliance District Teams** to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In December, Code Compliance initiated 1170 new cases and completed 2400 total inspections.

- 624 cases were proactively picked up by officers.
- 546 cases were reactive or complaint-driven, via the 311-call center.

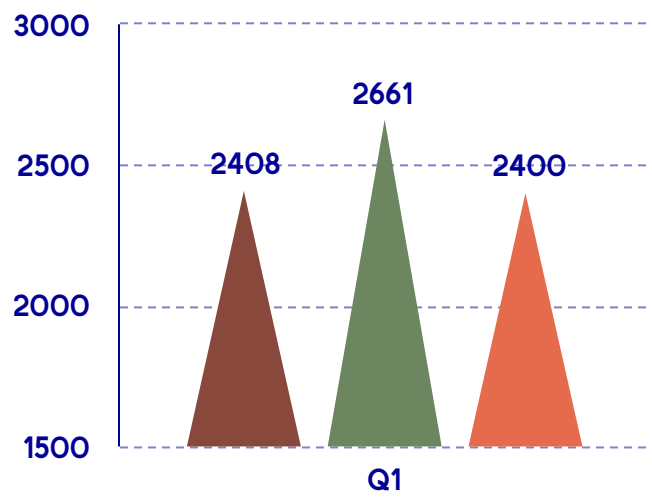
Case Initiation Comparison:

Proactive vs Reactive



● Proactive Cases ● Reactive

Inspection Count



■ October ■ November ■ December



District Community Events:

12/20/2023- The Code Compliance Division participated in "Shop with a Cop"

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.



Development Services Department

Code Compliance Monthly Report

FY 23-24
DECEMBER

District 1

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

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

Compliance Cases Initiated **221**

Inspections Completed **762**

Tall Grass / Weeds	528
Building Permits Required	2
Emergency Demolitions	4
Emergency Measures	0
Illegal Dumping	1
Illegal Signs	0
Junked Vehicles	52
Parking on Unimproved Surfaces	3
Property Maintenance Standards	76
Short-term Rentals	0
Substandard Buildings	27
Unsecured Vacant Buildings	38
Water Restrictions	0
Zoning	31

Notices of Violations Issued **194**

Citations Issued	11
------------------	----

Next BSB Hearing - JANUARY 25, 2024

Abatements Completed **44**

Mowing & Debris Removal	41
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0

Abatements Pending **132**

Mowing & Debris Removal	115
Structures Secured (Board-ups)	17
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Status of High Profile Properties

4300 Leopard St. (La Siesta Motel)- has been a problem property for several years with multiple code violations along with continuous criminal activity. In the past, code enforcement and the police department have completed numerous clean-ups and issued citations for non-compliance. On 12/21/23, an emergency demolition was executed to eliminate the vandalized buildings and blighted conditions that have plagued the area near the property.

Before and after demolition





Development Services Department

Code Compliance Monthly Report

FY 23-24
DECEMBER

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 **221**

Inspections Completed **381**

Tall Grass / Weeds	280
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	25
Junked Vehicles	9
Parking on Unimproved Surfaces	5
Property Maintenance Standards	12
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	44
Water Restrictions	0
Zoning	2

Notices of Violations Issued **109**

Citations Issued **29**

Next BSB Hearing - JANUARY 25, 2024

Abatements Completed **51**

Mowing & Debris Removal	21
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	25
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **90**

Mowing & Debris Removal	72
Structures Secured (Board-ups)	17
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Building Demolitions	0

Status of High Profile Property

4410 Hamlin Drive - Occupied Property

Problem property with multiple code violations and frequent criminal activity. We worked with the property owner and gave multiple extensions, yet little effort from the owner to the property maintained. On 12/08/23, an abatement warrant was executed to remove a junked vehicle from the property. We will continue to monitor monthly to ensure property remains compliant.

4410 Hamlin removal of junk vehicle



Sunrise Mall - Since the new ownership of the mall, property has made progress in removing debris and has abated various areas of concern. We will continue to monitor weekly to ensure property remains compliant.



Sunrise Mall progress



Development Services Department

Code Compliance Monthly Report

FY 23-24
DECEMBER

District 3

Senior/Lead Compliance Officer - **Grace Elledge**
361.945.0213 | gracee@cctexas.com
Compliance Officers - Steven Arredondo, Diana T. Garza

Compliance Cases Initiated	314
Inspections Completed	595
Tall Grass / Weeds	325
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	4
Illegal Dumping	0
Illegal Signs	205
Junked Vehicles	14
Parking on Unimproved Surfaces	1
Property Maintenance Standards	13
Short-term Rentals	3
Substandard Buildings	5
Unsecured Vacant Buildings	23
Water Restrictions	0
Zoning	2
Notices of Violations Issued	107
Citations Issued	7

Next BSB Hearing - JANUARY 25, 2024	
Abatements Completed	239
Mowing & Debris Removal	31
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	205
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	1
Abatements Pending	59
Mowing & Debris Removal	48
Structures Secured (Board-ups)	11
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Status of High Profile Properties

- Pets Mart @ 5214 Blanche Moore Drive** was inspected on 12/15/2023, to find the property in compliance. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- 4701 Rogerson Dr.** was inspected with CCPD Officers due to criminal activity with excessive amounts of litter and solid waste and several unsecured openings. On 12/22/23 an emergency measures were executed to abate the property and boarded up the house. We will continue to monitor weekly to ensure property remains compliant.



before and after
Emergency Measures





Development Services Department

Code Compliance Monthly Report

FY 23-24
DECEMBER

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	265
Inspections Completed	499
Tall Grass / Weeds	345
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	83
Junked Vehicles	20
Parking on Unimproved Surfaces	3
Property Maintenance Standards	13
Short-term Rentals	10
Substandard Buildings	0
Unsecured Vacant Buildings	10
Water Restrictions	1
Zoning	13
Notices of Violations Issued	108
Citations Issued	14
Next BSB Hearing - JANUARY 25, 2024	

Abatements Completed	89
Mowing & Debris Removal	4
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	83
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0
Abatements Pending	16
Mowing & Debris Removal	13
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
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, 26 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, 20 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. To date, 6 citations have been issued for STR violations.
- **802 Oriole St.** - A case was created for an accessory structure placed in the front setback. As of 12/19/2023, property remains in violation. 6 citations have been issued for non-compliance.

802 Oriole St. in violation for accessory structure in the front set-back.





Development Services Department

Code Compliance Monthly Report

FY 23-24
DECEMBER

District 5

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

Compliance Officers - Josue Gomez

Compliance Cases Initiated **149**

Inspections Completed **163**

Tall Grass / Weeds	128
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	5
Junked Vehicles	7
Parking on Unimproved Surfaces	2
Property Maintenance Standards	13
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	6
Water Restrictions	0
Zoning	2

Notices of Violations Issued **74**

Citations Issued **29**

Next BSB Hearing - JANUARY 25, 2024

Abatements Completed **10**

Mowing & Debris Removal	3
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	5
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **4**

Mowing & Debris Removal	2
Structures Secured (Board-ups)	2
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 December 19, 2023, five properties were inspected, and 5926 Oso Pkwy was found in violation of *City Ordinance Section 23-70 Tall Weeds*: large lot- weeds over "12. One citation was issued to each responsible party - Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, for a total of three citations.

The following four properties were found in compliance: 6002 Oso Pkwy, 6201 Oso Pkwy, 6302 Oso Pkwy, and 6314 Oso Pkwy. 6302 Oso Pkwy was found in compliance. In addition, code compliance observed a work crew actively mowing, trimming trees, and clearing brush at 6201 Oso Pkwy.

****Citations issued to date:**

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

Development Services Department Code Compliance Division



December 2, 2023

Saturday Sweep

Each Team patrolled their District to proactively address property maintenance issues along freeways, arterial streets and other public facing areas of the city.



***19**

Officers on Duty
8 am - 2 pm
114 man-hours worked
*19 of 21 available officers



160

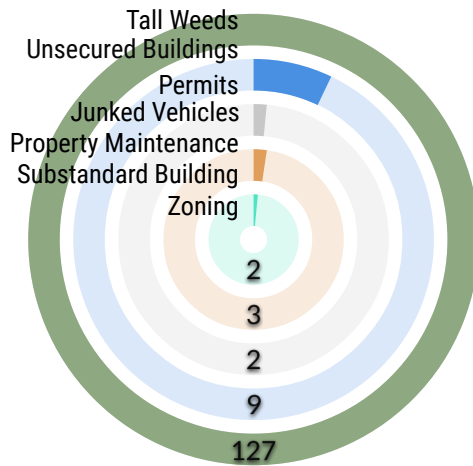
Code Violation
Inspections



320

Notices of Violations
Issued

→ Data

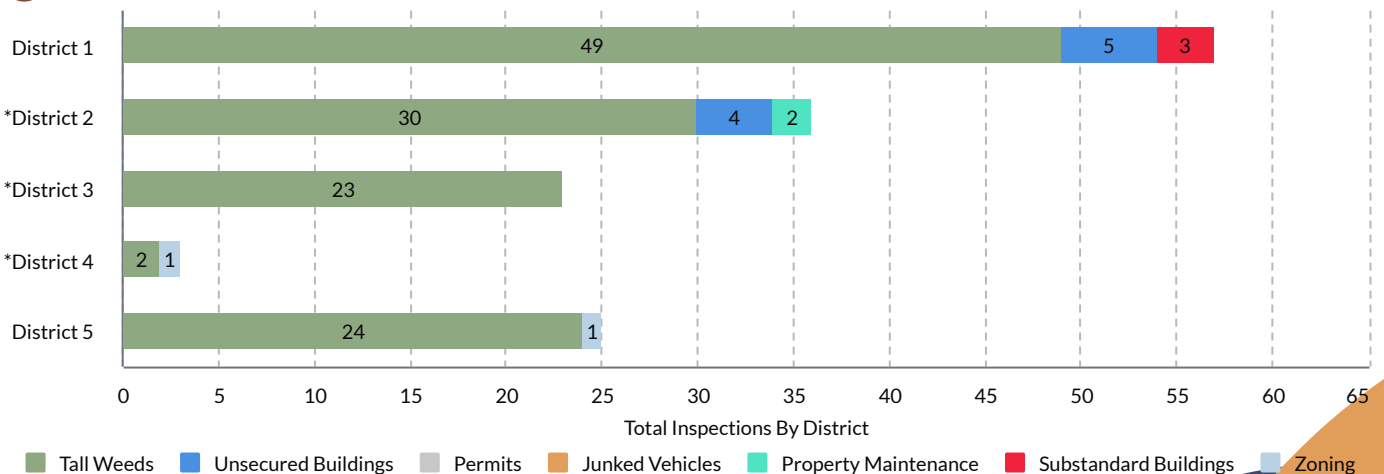


88%

of the Code Violations
observed **were for tall
weeds, 12" or taller.**

■ Tall Weeds (88.81%)
 ■ Unsecured Buildings (6.29%)
 ■ Property Maintenance (1.4%)
■ Substandard (2.1%)
 ■ Zoning (1.4%)

🎯 By District



*Includes Field Training for new officers... familiarizing them with their assigned areas.

For more information, contact the Senior Compliance Officer for each District.



Citation Activity

Total # Citations Issued 90

Citations Filed in Municipal Court 71

Status of Filed Citations

Bench Trial Scheduled	1
Deferred - Plea Agreement	1
Dismissed by Prosecutor	2
Pre-trial Scheduled	31
Pending Prosecutor Review	4
Pending Trial Scheduling	28
Warrant Issued	4

Total # Dispositioned Citations 221

Status of Dispositioned Citations

Appealed	3
Deferred - Payment Plan	25
Deferred - Plea Agreement	20
Dismissed by Prosecutor	73
Docket Closed - Fine Paid	39
Jury Trial - Not Guilty	4
Warrant Issued	57

73 fines paid **Totaling: \$33,418.00**

Offenses by District

