



# Development Services Department Code Compliance Monthly Report

FY-24  
SEPTEMBER

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.

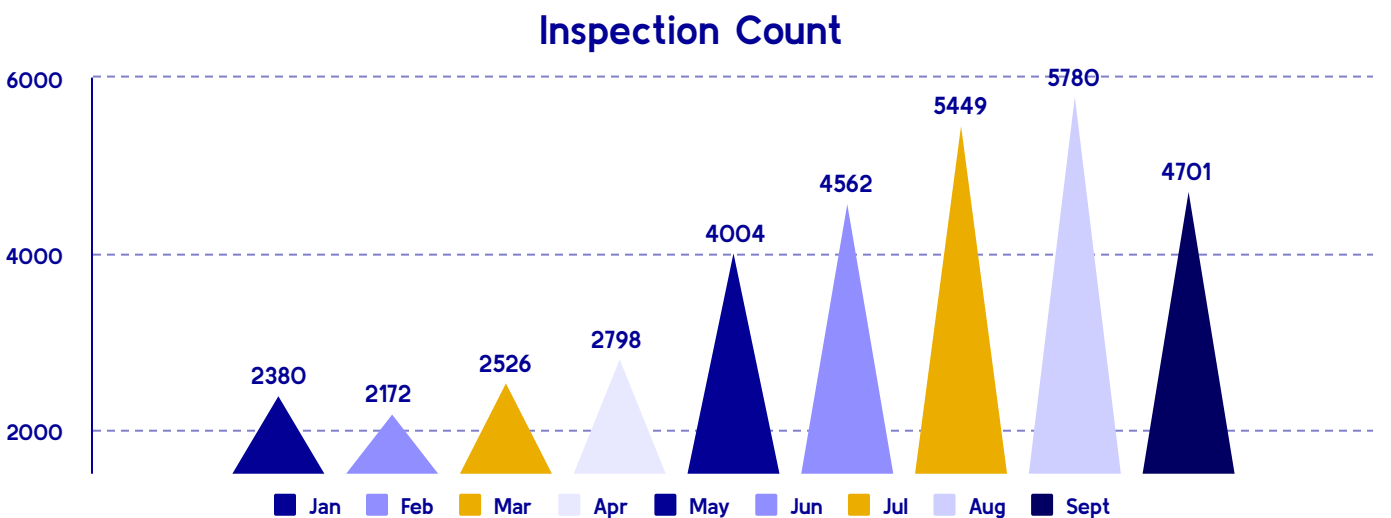
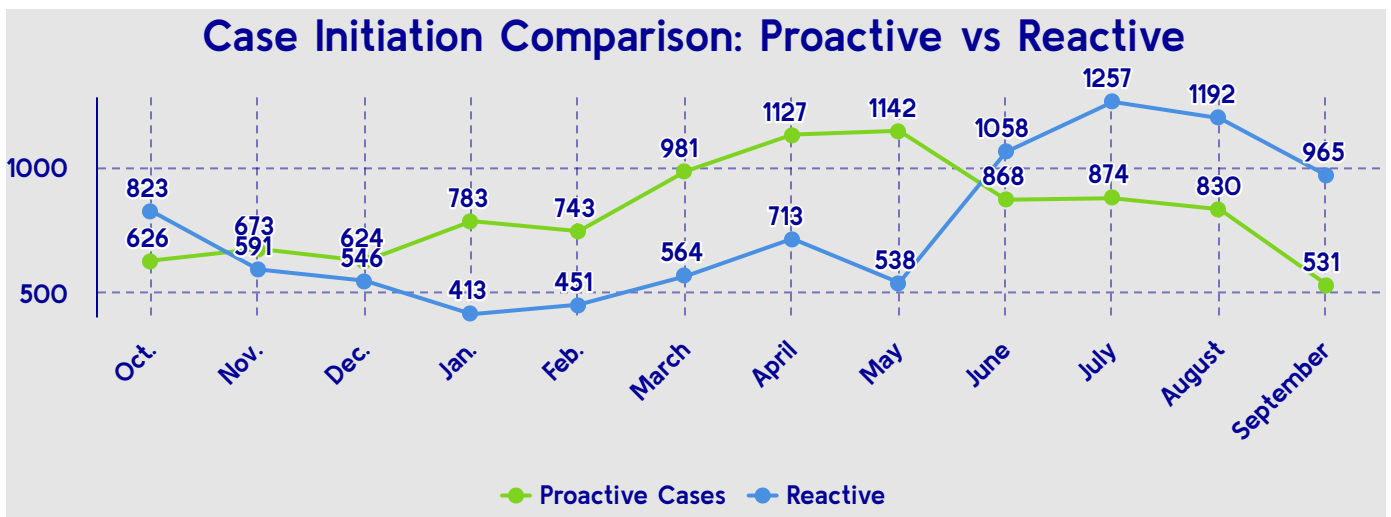
In September, Code Compliance initiated 1496 new cases and completed 4701 total inspections.  
531 cases proactively picked up by officers.  
965 cases were reactive, or complaint driven.

# 35%

**Proactive** - 531 new cases initiated by compliance officers

# 65%

**Reactive** - 965 complaint-driven cases (311, councilmembers, other sources)



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 Sr.**  
361.945.0275 | mikesh@cctexas.com

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

<b>Compliance Cases Initiated</b>	<b>38</b>
<b>Inspections Completed</b>	<b>1327</b>
Tall Grass / Weeds	937
Building Permits Required	0
Emergency Demolitions	6
Emergency Measures	10
Illegal Dumping	0
Illegal Signs	2
Junked Vehicles	71
No Violation Found	186
Parking on Unimproved Surfaces	0
Property Maintenance Standards	42
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	55
Water Restrictions	0
Zoning	14
<b>Notices of Violations Issued</b>	<b>224</b>
<b>Citations Issued</b>	<b>19</b>

<b>Abatements Completed</b>	<b>49</b>
Mowing & Debris Removal	13
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	27
Junked Vehicles Removed	0
Emergency Demolitions	2
Emergency Measures	2
Substandard Structure	2
<b>Abatements Pending</b>	<b>161</b>
Mowing & Debris Removal	141
Structures Secured (Board-ups)	16
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	2
Emergency Measures	1
Substandard Structure	1

Next BSB Hearing - November 2024

## Status of High Profile Properties

**Villa Del Sol Condominiums – 3938 Surfside Blvd. – Occupied Property Structure Fire August 9, 2024 |** Emergency Demolition cases were started on August 21st on multiple fire damaged units in building #3.

Current Status- **As of 09/30/2024** Demolition is currently in progress, and we will continue to conduct daily inspections to ensure that the process is being carried out effectively and efficiently.



Villa Del Sol building #3 demolition in progress



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### District 2

Senior/Lead Compliance Officer - **Thomas Chapa III**  
361.585.7186 | thomasc6@cctexas.com

Compliance Officers - Eddie Reyna, Martin Lopez, Jamalh Bussey, Heaven Rodriguez, Diana Glover, Brianna Perez

#### Compliance Cases Initiated **349**

##### Inspections Completed **902**

Tall Grass / Weeds	526
Building Permits Required	1
Emergency Demolitions	2
Emergency Measures	0
Minimum Standards	1
Illegal Signs	0
Junked Vehicles	56
No Violation Found	200
Parking on Unimproved Surfaces	1
Property Maintenance Standards	22
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	79
Water Restrictions	0
Zoning	14

#### Notices of Violations Issued **171**

##### Citations Issued **28**

#### Abatements Completed **12**

Mowing & Debris Removal	8
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	1
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

#### Abatements Pending **139**

Mowing & Debris Removal	122
Structures Secured (Board-ups)	15
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Structure	1

Next BSB Hearing - November 2024

### Status of High Profile Properties

**3025 David St. – Vacant Property** | Emergency Demolition case was started on September 13, 2024, for extensive fire damage on an accessory structure.

Current Status- **As of September 16, 2024, the property is compliant.** The accessory structure was demolished by the property owner.



3025 David St. before & after demolition



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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, Roman Calderon, Benjamin Lee, Daniel Rohde

<b>Compliance Cases Initiated</b>		<b>285</b>
<b>Inspections Completed</b>		<b>1112</b>
Tall Grass / Weeds		794
Building Permits Required		0
Emergency Demolitions		1
Emergency Measures		1
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		139
No Violation Found		106
Parking on Unimproved Surfaces		2
Property Maintenance Standards		40
Short-term Rentals		0
Substandard Buildings		2
Unsecured Vacant Buildings		17
Water Restrictions		0
Zoning		10
<b>Notices of Violations Issued</b>		<b>191</b>
<b>Citations Issued</b>		<b>20</b>

<b>Abatements Completed</b>		<b>24</b>
Mowing & Debris Removal		11
Structures Secured (Board-ups)		2
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		0
Junked Vehicles Removed		8
Emergency Demolitions		2
Emergency Measures		1
Substandard Building Demolitions		0
<b>Abatements Pending</b>		<b>69</b>
Mowing & Debris Removal		62
Structures Secured (Board-ups)		6
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		1
Substandard Building Demolitions		0
Next BSB Hearing - November 2024		

### Status of High Profile Properties

**4602 Crosstown Access Rd- Vacant Lot** | Code Compliance started cases for dismantled vehicles and tall weeds on a vacant lot.

Current Status- **As of 09/30/24 property is compliant.** Property was mowed and dismantled vehicles were removed from the vacant lot.



Dismantled junked vehicles on vacant lot

District 3





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### District 4

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

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

#### Compliance Cases Initiated **307**

##### Inspections Completed **901**

Tall Grass / Weeds	677
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	0
Illegal Signs	0
Junked Vehicles	41
No Violation Found	124
Parking on Unimproved Surfaces	2
Property Maintenance Standards	17
Short-term Rentals	1
Substandard Buildings	0
Unsecured Vacant Buildings	13
Illegal Dumping	0
Water Restrictions	1
Zoning	24

##### Notices of Violations Issued **187**

##### Citations Issued **10**

##### Abatements Completed **5**

Mowing & Debris Removal	5
Structures Secured (Board-ups)	0
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 **43**

Mowing & Debris Removal	41
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Next BSB Hearing - November 2024

### Status of High Profile Properties

**829 Utica St- Occupied Property** | Code Compliance has cases for litter and solid waste, junked vehicles and zoning violations.

Current Status-As of 09/16/24 property is in violation. Two citations have been issued for non-compliance and a work order was created. The abatement is anticipated to occur during the second week of October following the outcome of the junk vehicle hearing.





# Development Services Department

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### District 5

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

Compliance Officers - Josue Gomez, Jacqueline E. Martinez

<b>Compliance Cases Initiated</b>	<b>168</b>
<b>Inspections Completed</b>	<b>459</b>
Tall Grass / Weeds	371
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	4
Illegal Signs	5
Junked Vehicles	8
No Violation Found	50
Parking on Unimproved Surfaces	0
Property Maintenance Standards	14
Short-term Rentals	1
Substandard Buildings	1
Unsecured Vacant Buildings	2
Water Restrictions	1
Zoning	2
<b>Notices of Violations Issued</b>	<b>102</b>
<b>Citations Issued</b>	<b>4</b>

<b>Abatements Completed</b>	<b>114</b>
Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	112
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

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

Next BSB Hearing - November 2024

### Status of High Profile Properties

#### Kingsley Properties (old Kings Crossing Golf Course)

On September 16, 2024, Code Compliance received complaints of tall weeds behind the neighboring properties. 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, 6302 Oso Pkwy, and 6314 Oso Pkwy. Four of five properties were found in violation of the tall weeds ordinance.

**As of 09/27/24 all four lots were mostly compliant with minimal areas of concern.** Code compliance will continue to work with property management and conduct weekly inspections to ensure compliance.



District 5



# Citation Activity

**Total # Citations Issued** **212**

**Citations Filed in Municipal Court** **146**

Status of Filed Citations

Warrants Issued	21
Pre-trial Hearing Scheduled	84
Payment Plan	11
Pending Prosecutor review	4
Dismissed by Prosecutor	11
Docket Closed - Fine Paid	10
Deferred Disposition	4
Court Clerk Action Needed	1

**Total # Dispositioned Citations** **346**

Status of Dispositioned Citations

Community Service	8
Deferred Disposition/Payment Plan	57
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor	55
Docket Closed - Fine Paid	48
Warrants Issued	63


Totaling:  
\$27,670.21

## Offenses by District

