



Development Services Department Code Compliance Monthly Report

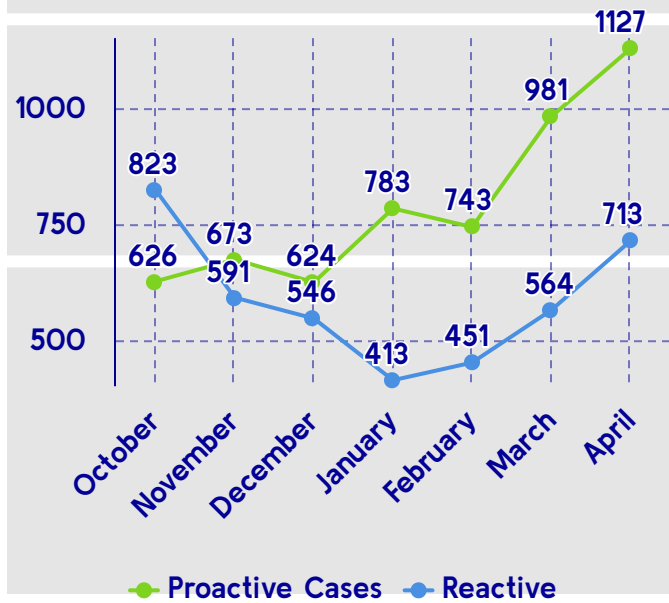
FY-24
APRIL

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.

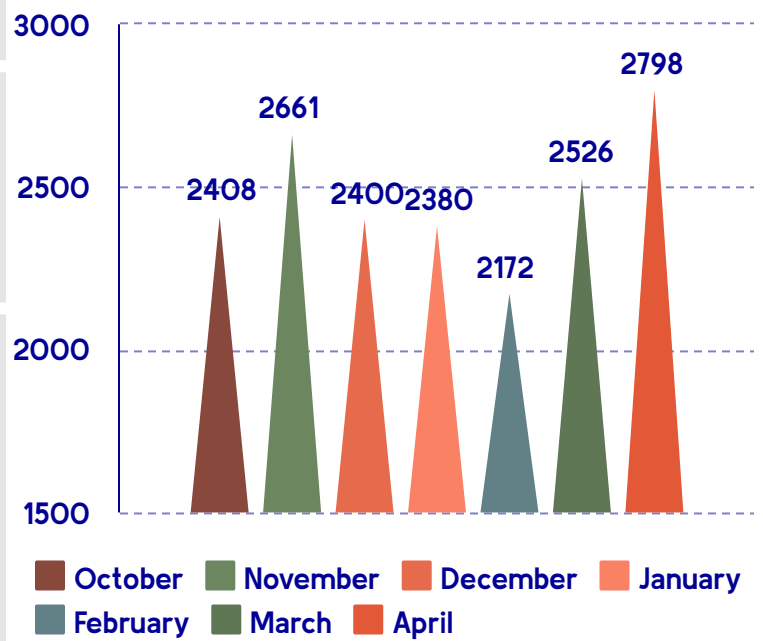
In April, Code Compliance initiated 1840 new cases and completed 2798 total inspections.

- 1127 cases were proactively picked up by officers.
- 713 cases were reactive or complaint-driven, via the 311-call center.

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



During the last two weeks in April, Code Compliance Senior Officers and Supervisors conducted a sweep of the parade route to prepare for the Buc Days "Night Parade". Officers ensured properties and rights-of-way along the route were mowed and cleaned up. They covered the Leopard Street corridor from Nueces Bay Blvd, to Schatzell St, to Shoreline Blvd. In total, officers addressed and resolved property maintenance issues at 22 properties through communicating and working with property owners and business owners.



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.



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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

Compliance Cases Initiated **437**

Inspections Completed	678
Tall Grass / Weeds	423
Building Permits Required	7
Emergency Demolitions	2
Emergency Measures	3
Illegal Dumping	0
Illegal Signs	4
Junked Vehicles	100
Parking on Unimproved Surfaces	0
Property Maintenance Standards	42
Short-term Rentals	0
Substandard Buildings	14
Unsecured Vacant Buildings	58
Water Restrictions	0
Zoning	25

Notices of Violations Issued **372**

Citations Issued	27
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Next BSB Hearing - May 23, 2024

Abatements Completed	64
Mowing & Debris Removal	42
Structures Secured (Board-ups)	9
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	4
Junked Vehicles Removed	6
Emergency Demolitions	1
Emergency Measures	2
Substandard Building Demolitions	0

Abatements Pending **119**

Mowing & Debris Removal	101
Structures Secured (Board-ups)	18
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Status of High Profile Properties

4513 Gulfbreeze Blvd #4 - Building Permit Required | On 04/03/2024, a case was started after a complaint was received. The previously issued permit was revoked on 03/25/2024. Photos taken at the time of inspection showed significant changes to the exterior of the structure after the revocation of the permit.

- On 04/12/2024, a substandard case was started on the property due to incomplete construction and construction not completed to Code standards.
 - Current Status - compliance pending; 04/29/2024, property owner obtained a demolition permit to demolish structure.

1927 Comanche St. - Vacant lot with violation of an inoperable bus that has been on property since 2021. Current Status- Compliant| 04/23/2024, the bus was removed from the vacant lot.



Substandard building- 4513 Gulfbreeze Blvd.



Bus removal on Comanche St.



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District 2

Senior/Lead Compliance Officer - **Thomas Chapa III**
361.5857186 | thomasc6@cctexas.com

Compliance Officers - Eddie Reyna, Martin Lopez, Sherman Dixon, Jamalh Bussey, Heaven Rodriguez, Diana Glover

Compliance Cases Initiated **468**

Inspections Completed **626**

Tall Grass / Weeds	338
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	2
Illegal Dumping	1
Illegal Signs	186
Junked Vehicles	20
Parking on Unimproved Surfaces	0
Property Maintenance Standards	16
Short-term Rentals	1
Substandard Buildings	4
Unsecured Vacant Buildings	46
Water Restrictions	2
Zoning	10

Notices of Violations Issued **174**

Citations Issued **76**

Next BSB Hearing - May 23, 2024

Abatements Completed **242**

Mowing & Debris Removal	41
Structures Secured (Board-ups)	14
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	186
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0

Abatements Pending **84**

Mowing & Debris Removal	72
Structures Secured (Board-ups)	12
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Status of High Profile Property

- Port-Ayers Shopping Center 4106 Ayers St-** As of 04/25/2024 property is in compliance. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- Sunrise Mall -Abandoned Vacant Building -** As of 04/18/2024, the property remains compliant. We will continue to monitor weekly to ensure the property remains in compliance.
- Sterling Apartments 4848 S. Alameda St-** PMC violation | 156 citations have been issued to the property owner and property management for failing to correct property maintenance issues, - hot water facilities.



Sunrise Mall remains compliant.



District 3

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

Compliance Officers - Steven Arredondo, Diana T. Garza, Roman Calderon, Tarsicius Romawac, Benjamin Lee

Compliance Cases Initiated	377
Inspections Completed	619
Tall Grass / Weeds	384
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	4
Illegal Dumping	0
Illegal Signs	131
Junked Vehicles	44
Parking on Unimproved Surfaces	1
Property Maintenance Standards	17
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	20
Water Restrictions	2
Zoning	7
Notices of Violations Issued	172
Citations Issued	5

Next BSB Hearing - May 23, 2024	
Abatements Completed	172
Mowing & Debris Removal	34
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	131
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	5
Abatements Pending	29
Mowing & Debris Removal	26
Structures Secured (Board-ups)	3
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 - A maintenance inspection was conducted on 04/30/2024 | Current Status- Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

Best Buy @ 4717 SPID, A maintenance inspection conducted on 04/30/2024 |Current Status- Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

3115 MCARDLE RD- Vacant Property | Emergency Demolition case was started on 04/29/2024, due to a structural fire | Current Status- Demolition will be executed week of May 6th.



3115 McArdle Road



District 4

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

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

Compliance Cases Initiated	360
Inspections Completed	597
Tall Grass / Weeds	426
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	1
Illegal Signs	52
Junked Vehicles	62
Parking on Unimproved Surfaces	1
Property Maintenance Standards	14
Short-term Rentals	1
Substandard Buildings	0
Unsecured Vacant Buildings	13
Illegal Dumping	0
Water Restrictions	4
Zoning	21
Notices of Violations Issued	162
Citations Issued	11

Next BSB Hearing - May 23, 2024	
Abatements Completed	62
Mowing & Debris Removal	9
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	52
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0
Abatements Pending	16
Mowing & Debris Removal	16
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Status of High Profile Properties

- **633 Belma St- Vacant Property** | Emergency Demolition case was started on 04/02/2024. Deterioration of main structure and the continued infestation of aggressive bees in main structure and accessory structure.
 - Current Status- Property is scheduled for demolition 05/01/2024.
- **13921 Suntan Ave- Occupied Property** | Current case tall weeds, litter and solid waste and accumulation of stagnant water.
 - A warrant abatement was executed on 04/12/2024.
 - Current Status - Compliant.
 - Maintenance inspections will be conducted monthly to ensure the property remains in compliance.



633 Belma Street



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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

Compliance Cases Initiated **198**

Inspections Completed **278**

Tall Grass / Weeds	202
Building Permits Required	3
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	1
Illegal Signs	29
Junked Vehicles	14
Parking on Unimproved Surfaces	3
Property Maintenance Standards	17
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	2
Water Restrictions	3
Zoning	4

Notices of Violations Issued **70**

Citations Issued **0**

Next BSB Hearing - May 23, 2024

Abatements Completed **31**

Mowing & Debris Removal	1
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	29
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **9**

Mowing & Debris Removal	9
Structures Secured (Board-ups)	0
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 April 30, 2024, five properties were inspected and found in compliance: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, 6302 Oso Pkwy, and 6314 Oso Pkwy. We will continue to monitor property to make sure it remains in compliance.

****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.

* As of December 2023 - these properties are being prosecuted in court.



Citation Activity

Total # Citations Issued 119

Citations Filed in Municipal Court 85

Status of Filed Citations

Pre-trial Scheduled	76
Dismissed by Prosecutor	4
Payment Plan	1
Warrants Issued	4

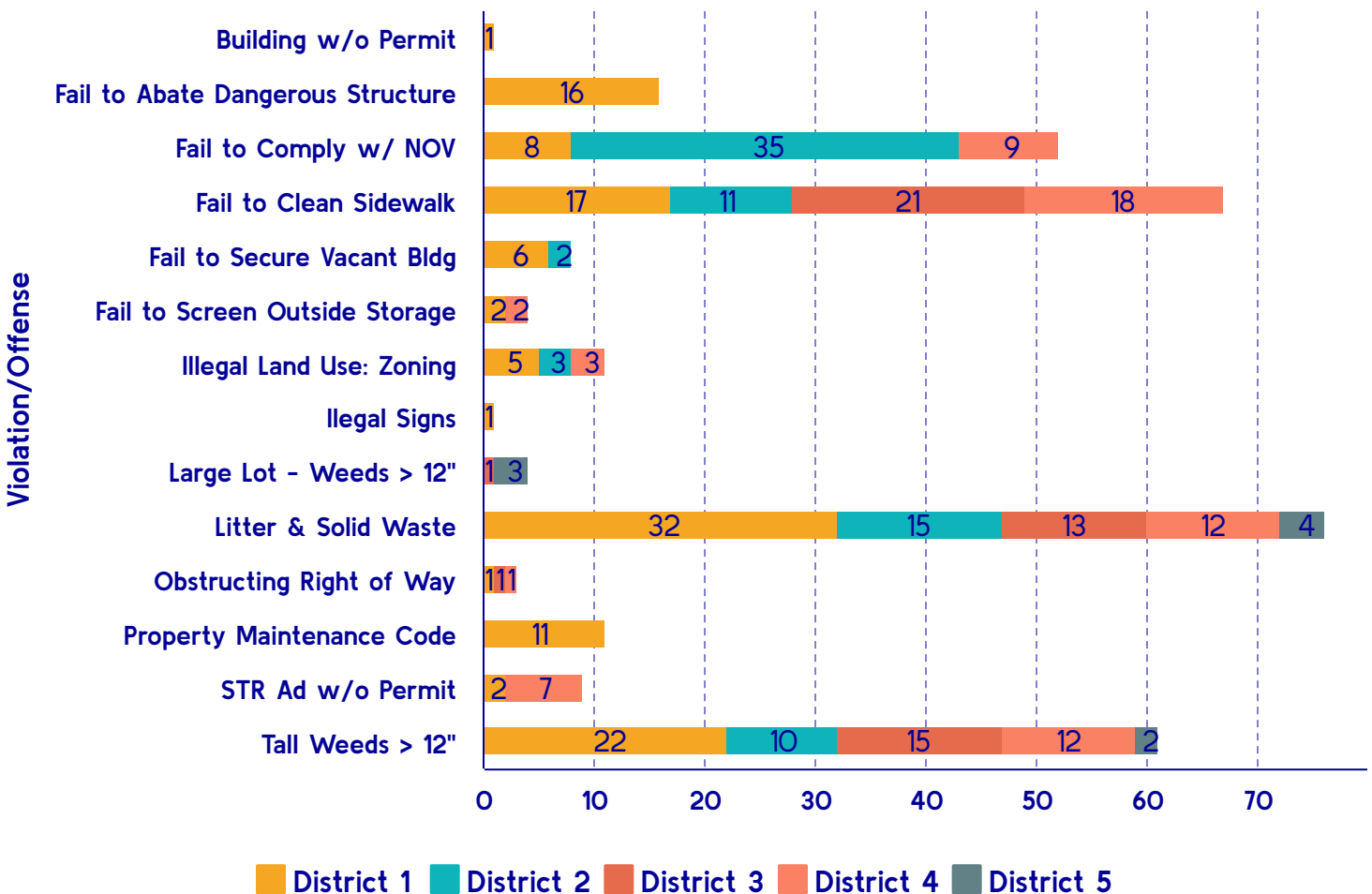
Total # Dispositioned Citations 267

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	105
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor	19
Docket Closed - Fine Paid	46
Pending Warrant	41
Time Served Granted	6
Warrants Issued	49


fines paid **Totaling:**
\$23,529.35

Offenses by District



Development Services Department Code Compliance Division

April 6, 2024



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.



***22**

Officers on Duty
8 am - 2 pm
132 man-hours worked.

*22 of 26 available officers
**2 officers off with prior approval
*1 officer in classroom training
*1 officer on FMLA leave



212

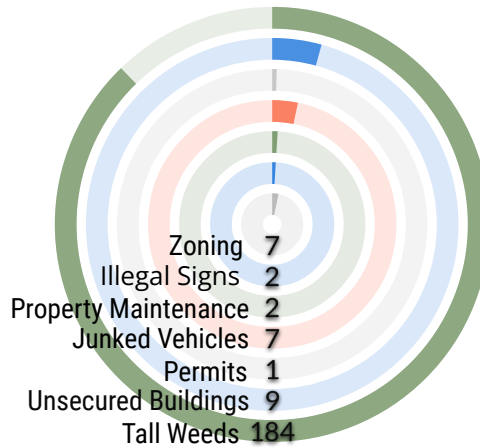
Code Violation
Inspections



172

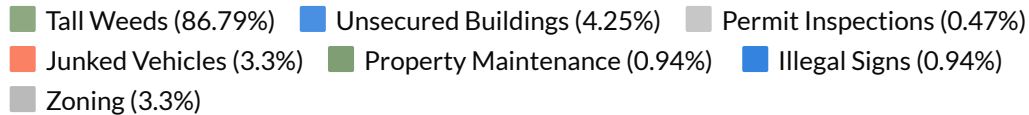
Notices of Violations
Issued

→ Data

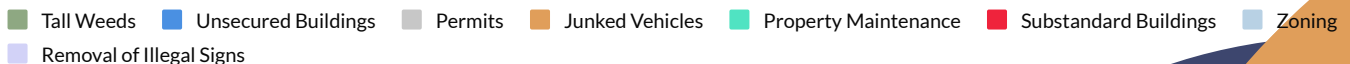
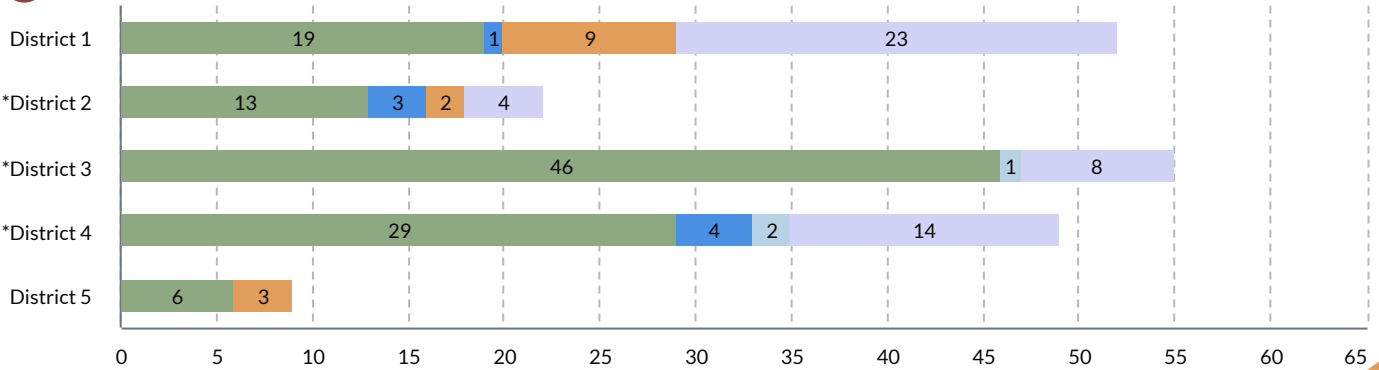


86%

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



🎯 By District



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