



Development Services Department Code Compliance Monthly Report

FY-24
JANUARY

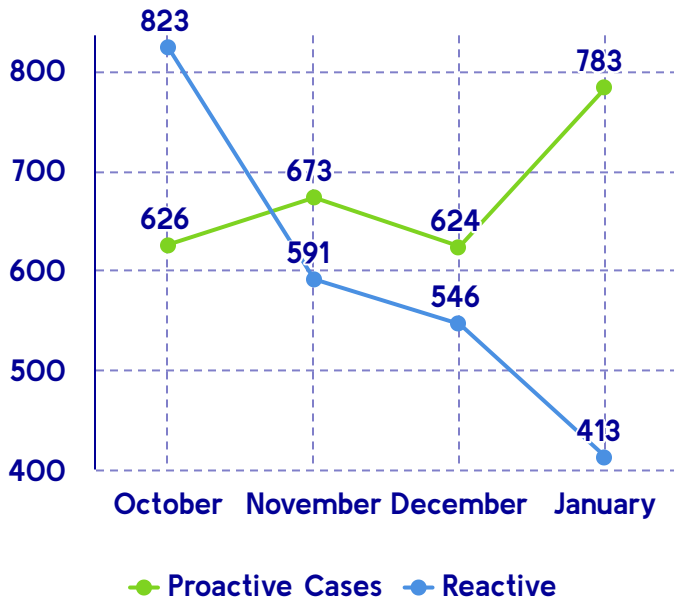
The following report illustrates the efforts of the **Code Compliance District Teams** to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In January, Code Compliance initiated 1196 new cases and completed 2380 total inspections.

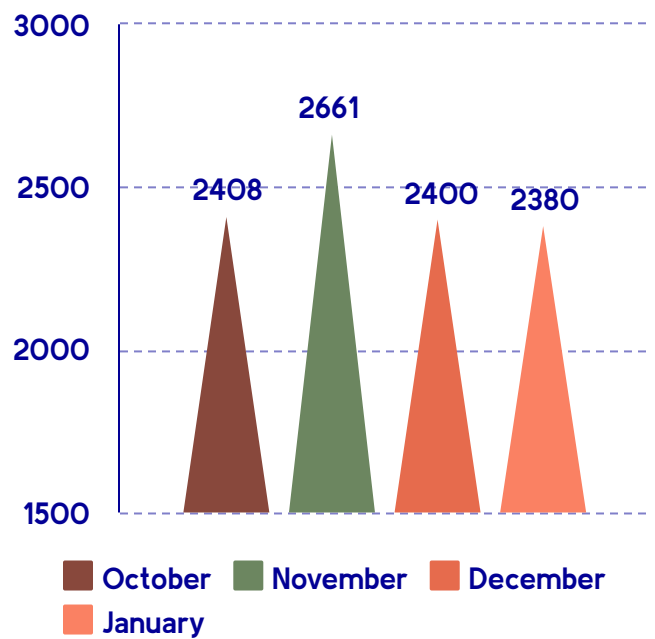
- 783 cases were proactively picked up by officers.
- 413 cases were reactive or complaint-driven, via the 311-call center.

Case Initiation Comparison:

Proactive vs Reactive



Inspection Count



Code Compliance Officer I

- Benjamin Lee
- Rene Morales
- Grant Zander
- George Chatman
- Heaven Rodriguez
- Jacqueline Escalante Martinez

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, Ruben Hernandez, Tarcisus Romawac

Compliance Cases Initiated **334**

Inspections Completed **714**

Tall Grass / Weeds	515
Building Permits Required	6
Emergency Demolitions	0
Emergency Measures	5
Illegal Dumping	3
Illegal Signs	1
Junked Vehicles	41
Parking on Unimproved Surfaces	0
Property Maintenance Standards	59
Short-term Rentals	1
Substandard Buildings	26
Unsecured Vacant Buildings	36
Water Restrictions	0
Zoning	21

Notices of Violations Issued **385**

Citations Issued **15**

Next BSB Hearing - March , 28 2024

Abatements Completed **45**

Mowing & Debris Removal	35
Structures Secured (Board-ups)	6
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	2
Emergency Measures	2
Substandard Building Demolitions	0

Abatements Pending **103**

Mowing & Debris Removal	92
Structures Secured (Board-ups)	11
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 01/22/24 - two vehicles remain on the property. Current Status - partial compliance; property owner has purchased the commercial property next door and is staging the vehicles in that area. Will continue to monitor.

3174 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspected on 01/22/24 - two vehicles remain on the property. Current Status - partial compliance; property owner has purchased the commercial property next door and is staging the vehicles in that area. Will continue to monitor.

619 S. Staples St. (Station Church) - Occupied Property was inspected for accumulation of litter & solid waste on the premises. A correction notice was mailed on 12/04/23 to advise of the violation. Current Status- Compliant| Maintenance inspections are conducted weekly to ensure the property remains in compliance.



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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

Compliance Cases Initiated **240**

Inspections Completed **408**

Tall Grass / Weeds	271
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	58
Junked Vehicles	21
Parking on Unimproved Surfaces	1
Property Maintenance Standards	12
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	38
Water Restrictions	0
Zoning	1

Notices of Violations Issued **139**

Citations Issued **6**

Next BSB Hearing - March 28, 2024

Abatements Completed **56**

Mowing & Debris Removal	25
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	25
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1

Abatements Pending **54**

Mowing & Debris Removal	38
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

4410 Hamlin Drive - Occupied Property | Current cases on property for Zoning/PMC/Junked Vehicle/ Care of Premises. Current Status - property is in partial compliance with the property owner making some progress. An extension was given. We will continue to monitor monthly to ensure property gains compliance.

Sunrise Mall - Sunrise Mall - 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



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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, Paulina Garcia

Compliance Cases Initiated	335
Inspections Completed	597
Tall Grass / Weeds	348
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	5
Illegal Dumping	0
Illegal Signs	143
Junked Vehicles	49
Parking on Unimproved Surfaces	4
Property Maintenance Standards	15
Short-term Rentals	0
Substandard Buildings	8
Unsecured Vacant Buildings	21
Water Restrictions	0
Zoning	4
Notices of Violations Issued	130
Citations Issued	2

Next BSB Hearing - March 28, 2024	
Abatements Completed	166
Mowing & Debris Removal	16
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	143
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	2
Abatements Pending	24
Mowing & Debris Removal	18
Structures Secured (Board-ups)	6
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 01/13/2024, to find the property in compliance. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- 5806 Glen Arbor** on 1/29/2024 the property was inspected with the assistance of CCPD Directed Patrol Officers. Property was found to be unsecure. Due to the criminal history on property, an emergency measures case was initiated at CCPD's request. Property was boarded up. We will monitor this property on a weekly basis to make sure it remains in compliance.
- 4841 Orchid Lane** on 1/13/24 the property was inspected with the assistance of CCPD Directed Patrol Officers. Property was found in violation of being unsecure along with tall weeds, litter and solid waste and sidewalks, curbs and gutters. Property has been abated. Due to the criminal activity, we will monitor property weekly with CCPD's assistance.



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District 4

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

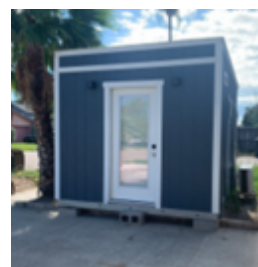
Compliance Officers - John Navarro, Jorge Ortiz, Hazal Prado

Compliance Cases Initiated	153
Inspections Completed	404
Tall Grass / Weeds	324
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	3
Junked Vehicles	19
Parking on Unimproved Surfaces	4
Property Maintenance Standards	19
Short-term Rentals	7
Substandard Buildings	1
Unsecured Vacant Buildings	8
Illegal Dumping	1
Zoning	18
Notices of Violations Issued	67
Citations Issued	8

Next BSB Hearing - March 28, 2024	
Abatements Completed	12
Mowing & Debris Removal	10
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	3
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

- 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. As of 01/25/2024, property is compliant - advertising of 30-day rental. We will continue to monitor property monthly to make ensure it is in compliance.
- 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. As of 01/25/2024, property is compliant - advertising of 30-day rental. We will continue to monitor monthly to ensure it is in compliance.
- 802 Oriole St.**- On 07/18/23 a case was created for a shed placed in front side of house. The property is in violation of the Unified Development Code 5.3.1.I. Accessory structures. Two citations have been previously sent to the property owner for non-compliance. Current Status- In violation| Property owner appeared in court on 01/16/24 and was issued a fine and given until 02/16/24 to bring property into compliance.



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



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District 5

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

Compliance Officers - Josue Gomez

Compliance Cases Initiated **134**

Inspections Completed **257**

Tall Grass / Weeds	111
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	115
Junked Vehicles	14
Parking on Unimproved Surfaces	3
Property Maintenance Standards	6
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	8
Water Restrictions	0
Zoning	0

Notices of Violations Issued **32**

Citations Issued **3**

Next BSB Hearing - March 28, 2024

Abatements Completed **117**

Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	115
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **5**

Mowing & Debris Removal	5
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 January 2, 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 January 2024-these properties are being prosecuted in court.**



Citation Activity

Total # Citations Issued 90

Citations Filed in Municipal Court 10

Status of Filed Citations

Pre-trial Scheduled	9
Warrant Issued	1

Total # Dispositioned Citations 576

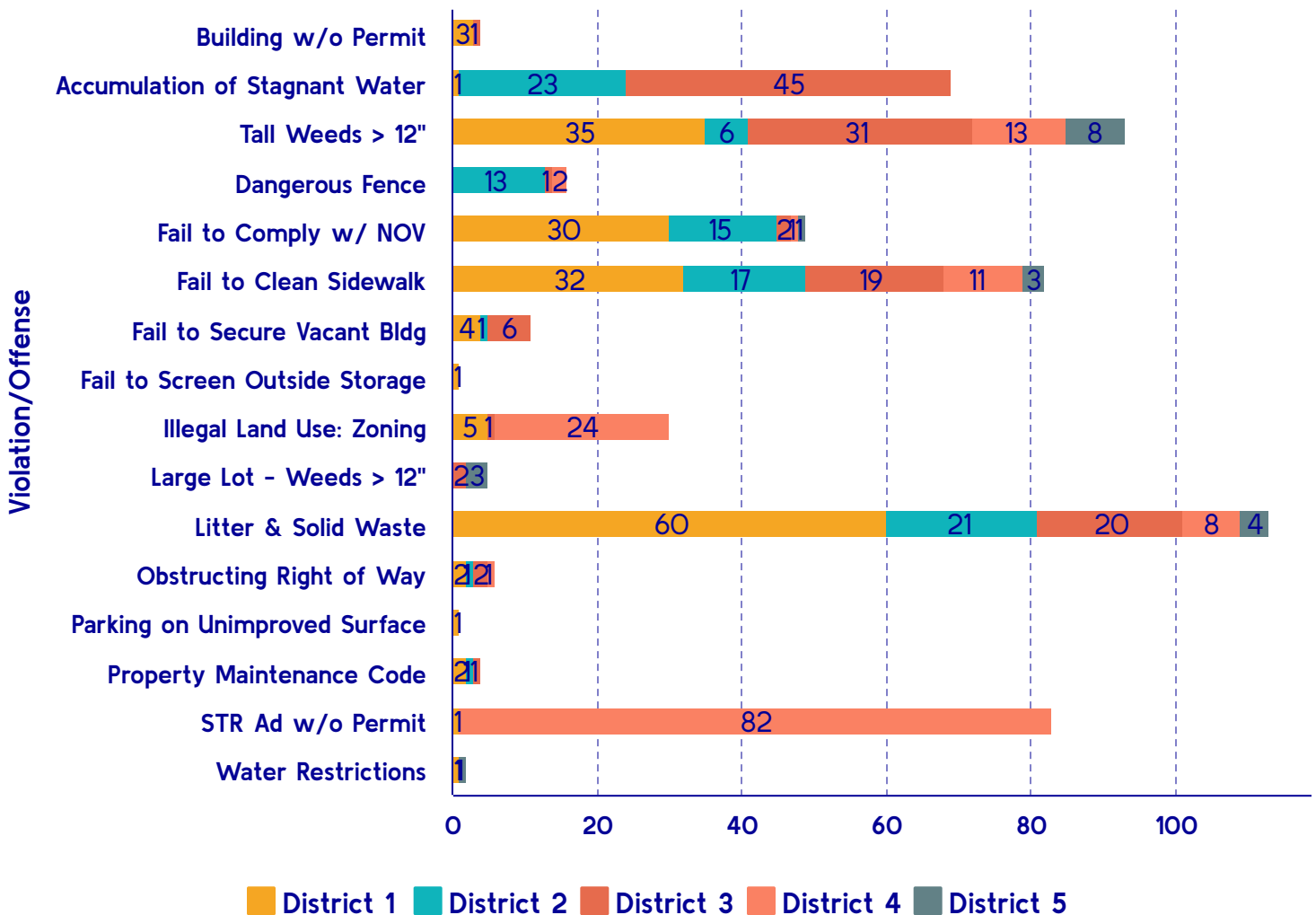
Status of Dispositioned Citations

Community Service	4
Deferred - Payment Plan	74
Deferred - Plea Agreement	26
Dismissed/Found Not Guilty	3
Dismissed by Prosecutor	352
Docket Closed - Fine Paid	55
Warrants Issued	73

73 fines paid **Totaling:**

\$44,193.00

Offenses by District



Development Services Department Code Compliance Division



January 13, 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.



***19**

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



320

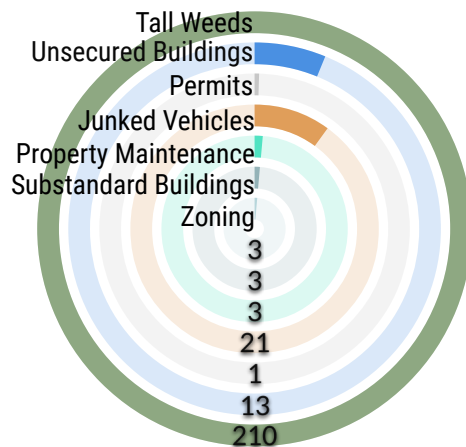
Code Violation
Inspections



260

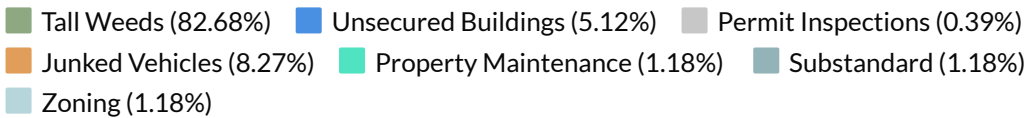
Notices of Violations
Issued

→ Data

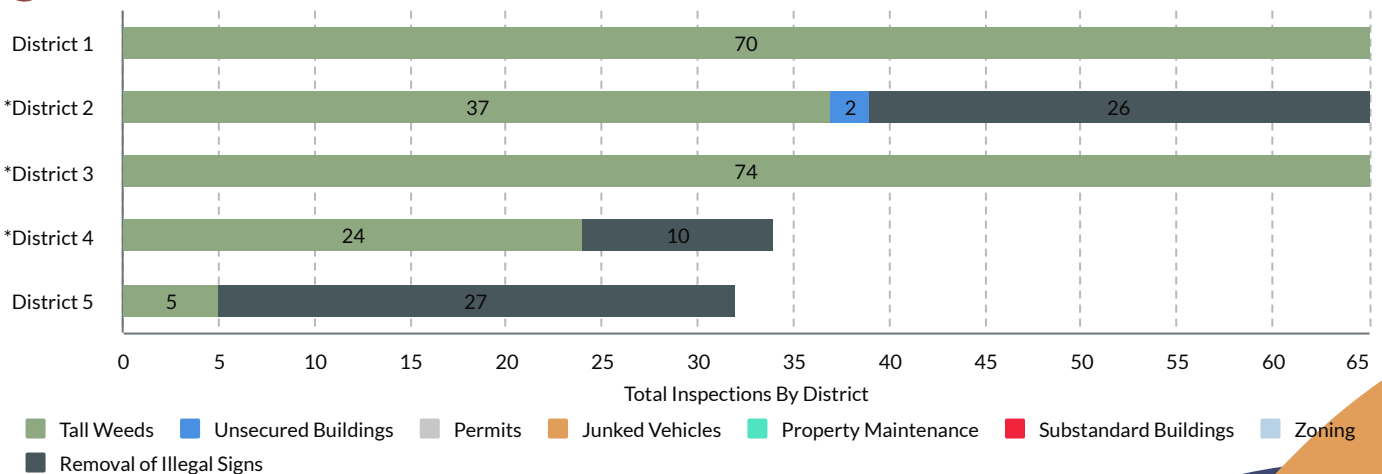


82%

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.