



Development Services Department Code Compliance Monthly Report

FY24-25
OCTOBER

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.

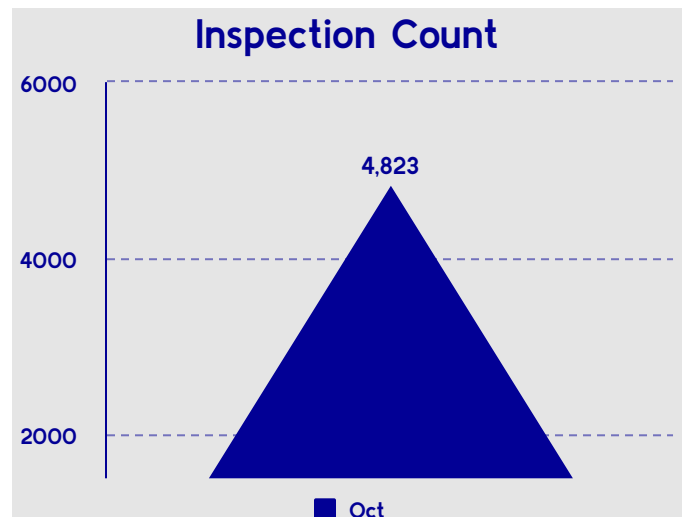
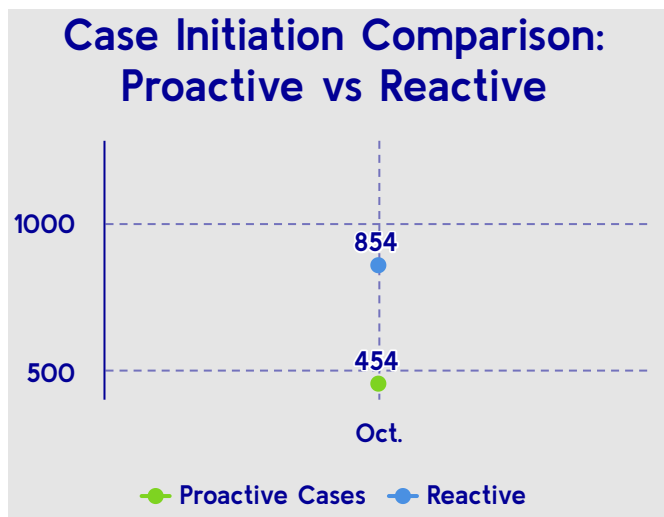
In September, Code Compliance Officers initiated 1,308 new cases and completed 4,823 total inspections.
454 cases were proactively picked up by officers.
854 cases were reactive, or complaint driven.

35%

Proactive - 454 new cases initiated by compliance officers

65%

Reactive - 854 complaint-driven cases (311, councilmembers, other sources)



National Code Compliance Month
Mayoral Proclamation
October 15, 2024



Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.

Code Compliance Manager, Jon Perez at JonP@cctexas.com or 361.826.826.1128 and Assistant Director, Tracey Cantu at TraceyC@cctexas.com or 361.826.3021 are also available to answer questions or concerns.



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District 1

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

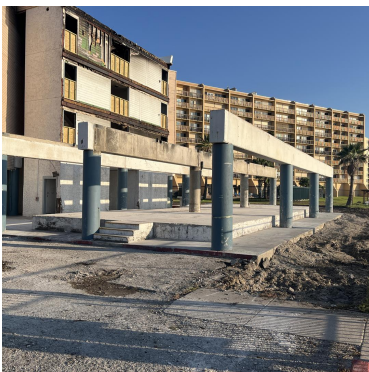
Compliance Officers - Alex Gonzales, Sam Gomez, Grant Zander, Paulina Garcia, Sherman Dixon,
Diana Gonzalez, Gilbert Salazar

Compliance Cases Initiated	395
Inspections Completed	1412
Tall Grass / Weeds	1037
Building Permits Required	0
Emergency Demolitions	6
Emergency Measures	2
Illegal Dumping	3
Illegal Signs	0
Junked Vehicles	52
No Violation Found	182
Parking on Unimproved Surfaces	1
Property Maintenance Standards	37
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	68
Water Restrictions	0
Zoning	17
Notices of Violations Issued	229
Citations Issued	21

Abatements Completed	111
Mowing & Debris Removal	86
Structures Secured (Board-ups)	7
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	12
Junked Vehicles Removed	0
Emergency Demolitions	6
Emergency Measures	0
Substandard Structure	0
Abatements Pending	69
Mowing & Debris Removal	61
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	3

Next BSB Hearing - November 21, 2024

Status of High Profile Properties



Villa Del Sol building #3 demolition complete

Villa Del Sol Condominiums 3938 Surfside Blvd.

A Structure Fire occurred on August 9, 2024. Emergency Demolition cases were started on August 21st on multiple fire damaged units of the building #3 "T-Section." Demolition was completed on 10/15/2024.



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District 2

Senior/Lead Compliance Officer - **TBD**

Compliance Supervisor Roland Maldonado at RolandM@cctexas.com | 361.826.3091
Compliance Officers - Eddie Reyna, Martin Lopez, Heaven Rodriguez, Diana Glover, Brianna Perez

Compliance Cases Initiated **279**

Inspections Completed **825**

Tall Grass / Weeds	503
Building Permits Required	1
Emergency Demolitions	3
Emergency Measures	1
Minimum Standards	0
Illegal Signs	0
Junked Vehicles	58
No Violation Found	127
Parking on Unimproved Surfaces	2
Property Maintenance Standards	40
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	71
Water Restrictions	2
Zoning	13

Notices of Violations Issued **118**

Citations Issued **15**

Abatements Completed **106**

Mowing & Debris Removal	93
Structures Secured (Board-ups)	12
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Abatements Pending **21**

Mowing & Debris Removal	18
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	0
Substandard Structure	1

Next BSB Hearing - November 21, 2024

Status of High Profile Properties

3038 Greenwood Dr- Vacant Property

An Emergency Demolition case was started on October 16, 2024 due to continued vandalism and criminal activity causing unsafe structural conditions. **Structure is scheduled for demolition November 7, 2024.**



3038 Greenwood Drive



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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

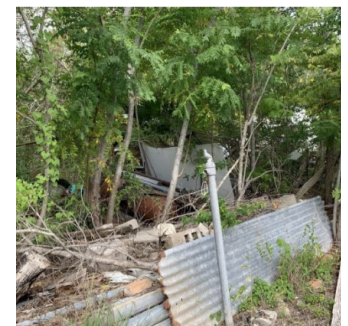
Compliance Cases Initiated	230
Inspections Completed	1160
Tall Grass / Weeds	877
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	3
Illegal Dumping	4
Illegal Signs	0
Junked Vehicles	76
No Violation Found	123
Parking on Unimproved Surfaces	0
Property Maintenance Standards	26
Short-term Rentals	0
Substandard Buildings	9
Unsecured Vacant Buildings	31
Water Restrictions	0
Zoning	10
Notices of Violations Issued	138
Citations Issued	25

Abatements Completed	106
Mowing & Debris Removal	61
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	41
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0
Abatements Pending	12
Mowing & Debris Removal	12
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0
Next BSB Hearing - November 21, 2024	

Status of High Profile Properties

5509 Curtis Clark Dr- Vacant Building - Code Compliance has cases for tall weeds, and litter and solid waste. Due to the large lot size an large volume of debris; abatement of the property will take place in phases. Several junked vehicles will be removed from the property once the debris has been cleared.

Current Status - **On-site Bid warrant will be prepared and served the third week of November.**



5509 Curtis Clark Drive - abandoned property



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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		277
Inspections Completed		1082
Tall Grass / Weeds		843
Building Permits Required		0
Emergency Demolitions		5
Emergency Measures		0
Illegal Signs		0
Junked Vehicles		46
No Violation Found		110
Parking on Unimproved Surfaces		3
Property Maintenance Standards		24
Short-term Rentals		0
Substandard Buildings		0
Unsecured Vacant Buildings		21
Illegal Dumping		1
Water Restrictions		1
Zoning		28
Notices of Violations Issued		196
Citations Issued		34

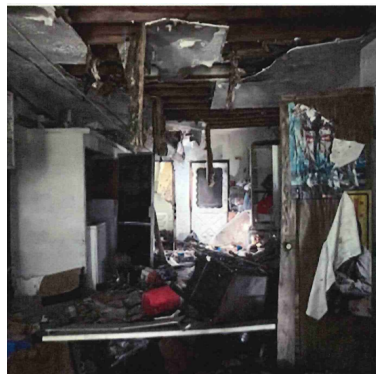
Abatements Completed		80
Mowing & Debris Removal		28
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		47
Junked Vehicles Removed		0
Emergency Demolitions		4
Emergency Measures		0
Substandard Building Demolitions		0
Abatements Pending		16
Mowing & Debris Removal		15
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Measures		0
Substandard Building Demolitions		0
Next BSB Hearing - November 21, 2024		

Status of High Profile Properties

8229 Argonne Dr. – Vacant Property Emergency Demolition case was started on September 23, 2024, due to the continued vandalism and criminal activity.

Current Status- **Structure was demolished on October 24, 2024.**

8229 Argonne Dr. before & after demolition





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District 5

Senior/Lead Compliance Officer - **Josue Gomez**
361.945.0256 | josueg2@cctexas.com

Compliance Officers - Josue Gomez, Jacqueline E. Martinez

Compliance Cases Initiated	127
Inspections Completed	344
Tall Grass / Weeds	273
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	1
Illegal Signs	0
Junked Vehicles	8
No Violation Found	45
Parking on Unimproved Surfaces	0
Property Maintenance Standards	6
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	5
Water Restrictions	1
Zoning	4
Notices of Violations Issued	44
Citations Issued	7

Abatements Completed	78
Mowing & Debris Removal	3
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	75
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

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

Next BSB Hearing - November 21, 2024

Status of High Profile Properties

Kingsley Properties (old Kings Crossing Golf Course) -

Code Compliance monitors the condition of the five properties that make up the "old" Kings Crossing Golf Course. **As of 10/31/24 all five lots are compliant.**

Code compliance will continue to work with property management and conduct weekly inspections to ensure compliance.





Citation Activity

Total # Citations Issued **204**

Citations Filed in Municipal Court **134**

Status of Filed Citations

Warrants Issued	14
Pre-trial Hearing Scheduled	110
Payment Plan	3
Voided Docket	1
Dismissed by Prosecutor	2
Docket Closed - Fine Paid	3
Payment in Full Due	1

Total # Dispositioned Citations **378**

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	54
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor	112
Docket Closed - Fine Paid	33
Warrants Issued	178


finest paid
Totaling:
\$29,384.28

Offenses by District

