



Development Services Department

Code Compliance Monthly Report

FY 2023
August

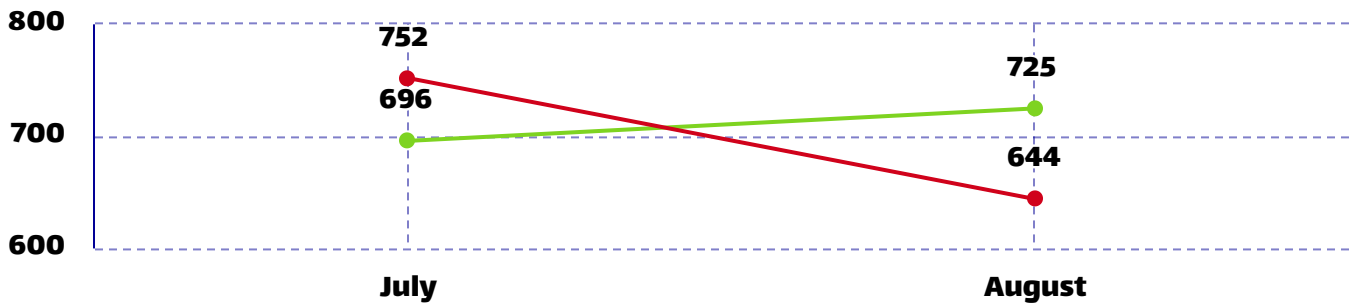
The **Code Compliance Division** of Development Services has shifted to a holistic compliance approach, focusing efforts from the outside (strategic, big picture) toward the inside, to improve the aesthetics, appearance, and perception of the City of Corpus Christi.

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.

Code Compliance initiated 1,369 new cases in August and completed 1,994 total inspections.

- 725 cases were proactively picked up by officers
- 644 cases were complaint-driven, via the 311-call center

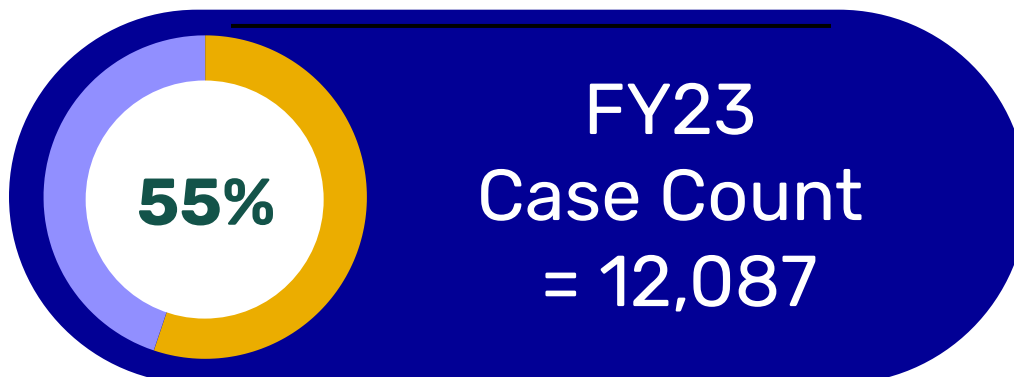
Case Initiation Comparison - Proactive vs Complaint-driven



4th Quarter FY23

● Proactive Cases ● Complaint Driven Cases

Voluntary Compliance Rate



- Compliant 6,667 (55.16%)
- Non-Compliant 5,420 (44.84%)

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
361.945.0275 | mikesh@cctexas.com

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

Compliance Cases Initiated **427**

Inspections Completed **548**

Tall Grass / Weeds	369
Building Permits Required	6
Emergency Demolitions	4
Emergency Measures	4
Illegal Dumping	1
Illegal Signs	11
Junked Vehicles	34
Parking on Unimproved Surfaces	4
Property Maintenance Standards	46
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	21
Water Restrictions	9
Zoning	35

Notices of Violations Issued **368**

Citations Issued **116**

Next BSB Hearing - Sept. 28

Abatements Completed **33**

Mowing & Debris Removal	17
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	9
Junked Vehicles Removed	0
Emergency Demolitions	3
Emergency Measures - Bees	1
Substandard Building Demolitions	0

Abatements Pending **105***

Mowing & Debris Removal	87
Structures Secured (Board-ups)	17
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1**
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.
** 30-Day extension granted for demolition by owner.

Status of High Profile Properties

- **3170 Buddy Lawrence Drive** - Occupied Property | **Zoning violation - Vehicle repair business on a residential property.** Reinspected on 08/23/23 - progress being made; extension granted.
 - **Current Status - in (partial) compliance;** Anticipated reinspection scheduled for week of 09/11/23.
- **3174 Buddy Lawrence Drive** - Occupied Property | **Zoning violation - Vehicle repair business on a residential property.** Reinspection on 08/23/23 - progress being made; extension granted.
 - **Current Status - in (partial) compliance;** Anticipated reinspection scheduled for week of 09/11/23.
- **737 W. Corneila Drive** - Occupied Property | **Zoning violation - Heavy machinery stored on residential property.** Reinspection on 08/23/23 - progress being made: extension granted.
 - **Current Status - in (partial) compliance;** Anticipated reinspection scheduled for week of 09/11/23.



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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 **305**

Inspections Completed **417**

Tall Grass / Weeds	283
Building Permits Required	0
Emergency Demolitions	3
Emergency Measures	0
Illegal Dumping	2
Illegal Signs	29
Junked Vehicles	13
Parking on Unimproved Surfaces	3
Property Maintenance Standards	26
Short-term Rentals	0
Substandard Buildings	5
Unsecured Vacant Buildings	44
Water Restrictions	4
Zoning	5

Notices of Violations Issued **208**

Citations Issued **78**

Next BSB Hearing - Sept. 28

Abatements Completed **47**

Mowing & Debris Removal	15
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	29
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **82 ***

Mowing & Debris Removal	67
Structures Secured (Board-ups)	13
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1 **
Emergency Measures	
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.
**30-Day extension granted for demolition by owner.

Status of High Profile Property

The Sunrise Mall

- 08/14/23, the building was reassessed for unsafe and substandard conditions. CCPD conducted a sweep of the interior to clear unauthorized persons. Code Compliance began securing all openings of the 2nd-floor entrance near the cinema and food court.
- Current Status - In violation**

Code compliance inspects the property weekly to determine if any progress has been made to bring the property into compliance and/or if further code enforcement action is needed to address violations.



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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

Compliance Cases Initiated **256**

Inspections Completed **433**

Tall Grass / Weeds	251
Building Permits Required	1
Emergency Demolitions	1
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	117
Junked Vehicles	12
Parking on Unimproved Surfaces	4
Property Maintenance Standards	17
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	15
Water Restrictions	5
Zoning	10

Notices of Violations Issued **148**

Citations Issued **79**

Next BSB Hearing - Sept. 28

Abatements Completed **91**

Mowing & Debris Removal	11
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	79
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **62***

Mowing & Debris Removal	56
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1 **
Emergency Measures	0
Substandard Building Demolitions	0

** Man-power shortage for abatement contractors.
* 30-Day extension granted for demolition by owner.

Status of High Profile Properties

- El Patron Sweepstakes @ 4601 SPID** was inspected on 08/11/2023 and was found in violation of accumulation of litter & solid waste and unkept sidewalk, curbs, and gutters...citations have been issued for the violations.
- Best Buy @ 4717 SPID** and other retailers at this location were inspected for accumulation of litter & solid waste on the premises. On 08/11/2023, a maintenance inspection was conducted and found the property in compliance.
- PetsMart @ 5214 Blanche Moore Drive...** On 08/11/2023, a compliance inspection was conducted and property was found in violation for accumulation of litter & solid waste...citations have been issued for the violations.



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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	264
Inspections Completed	448
Tall Grass / Weeds	240
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	1
Illegal Signs	133
Junked Vehicles	22
Parking on Unimproved Surfaces	3
Property Maintenance Standards	14
Short-term Rentals	6
Substandard Buildings	0
Unsecured Vacant Buildings	7
Water Restrictions	5
Zoning	17
Notices of Violations Issued	134
Citations Issued	90

Next BSB Hearing - Sept. 28	
Abatements Completed	87
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	86
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	1
Substandard Building Demolitions	0
Abatements Pending	29*
Mowing & Debris Removal	27
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.
** 30-Day extension granted for demolition by owner.

Status of High Profile Properties

- 1010 Naval Air Station Drive #C & 1012 Naval Air Station Drive**
 - 07/18/23 - The Corpus Christi Fire Department reported a brush fire spread to nearby residential buildings resulting in structural damage. **An Emergency Demolition Order was issued. A 30-day extension was granted to allow the owner to self-demolish.**
 - 08/31/23 - The severely damaged residential structure has been demolished by the owner. The 2nd residential structure was reassessed for stability. The owner is making repairs to bring the property into compliance.
- 15621 Finistere** - Illegal Short-term Rental operating in the Island RS-6 Single-family Residential Zoning District
 - To date, 10 citations have been issued for STR violations.**
- 15218 Reales - Vacant Residential Structure**
 - Problem property for Code Compliance and CCPD. Both agencies monitor the property for code and criminal violations.
 - Attached garage suffered significant damage from a fire... deemed sub-standard and ordered demolished by BSB.
 - Working on an engineering consultation to safely deconstruct the garage and preserve the structural integrity of the main residential structure.



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District 5

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

Compliance Officers - none assigned at this time

Compliance Cases Initiated **117**

Inspections Completed **140**

Tall Grass / Weeds	95
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	30
Junked Vehicles	1
Parking on Unimproved Surfaces	1
Property Maintenance Standards	5
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	4
Water Restrictions	2
Zoning	1

Notices of Violations Issued **94**

Citations Issued **69**

Next BSB Hearing - Sept. 28

Abatements Completed **27**

Mowing & Debris Removal	1
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	26
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending **15***

Mowing & Debris Removal	12
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.

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.

August 30, 2023 - the five properties that make up the old golf course were found in violation of the tall weeds Ordinance. three citations were issued per property for a total of 15 citations for the violations.

- **Current Status - In violation**