



# Development Services Department Code Compliance Monthly Report

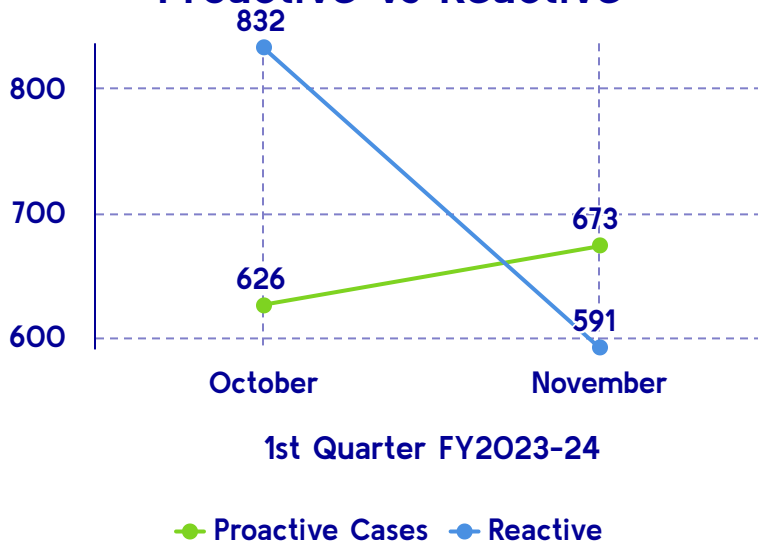
FY 2023  
NOVEMBER

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.

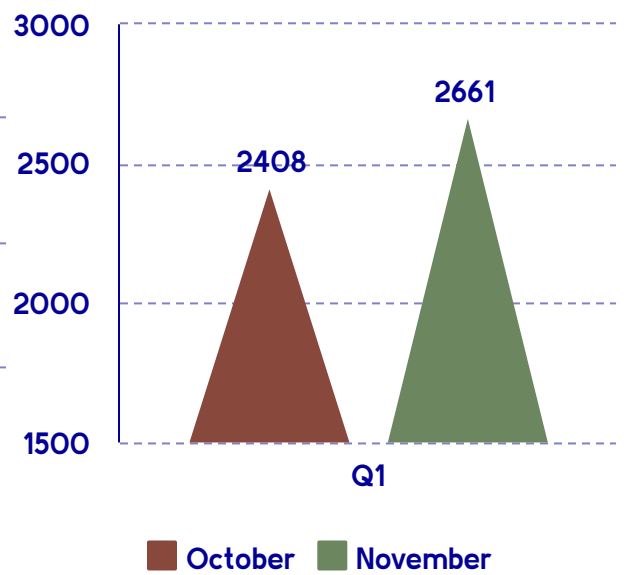
**In November, Code Compliance initiated 1264 new cases and completed 2661 total inspections.**

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

## Case Initiation Comparison: Proactive vs Reactive



## Inspection Count



### District Community Meetings:

11/15/2023- Lindale Senior Center

*Master Plan Review & Introduction of Senior Code Compliance Officers per District*

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.



# Development Services Department

## Code Compliance Monthly Report

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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 **286**

#### Inspections Completed **1040**

Tall Grass / Weeds	769
Building Permits Required	4
Emergency Demolitions	2
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	43
Junked Vehicles	46
Parking on Unimproved Surfaces	0
Property Maintenance Standards	73
Short-term Rentals	0
Substandard Structures	7
Substandard Buildings	1
Unsecured Vacant Buildings	55
Water Restrictions	0
Zoning	40

#### Notices of Violations Issued **219**

#### Citations Issued **32**

#### Next BSB Hearing - JANUARY 2024

#### Abatements Completed **83**

Mowing & Debris Removal	36
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	43
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0

#### Abatements Pending **146**

Mowing & Debris Removal	127
Structures Secured (Board-ups)	19
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 11/16/23 - some vehicles have been removed from the property. Current Status - in (partial) compliance; Anticipated reinspection week of 11/30/23.
- 3174 Buddy Lawrence Drive** - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspection on 11/16/23 - some vehicles have been removed from the property. Current Status - in (partial) compliance; Anticipated reinspection week of 11/30/23.
- 737 W. Cornelia Drive** - Occupied Property | Zoning violation - Heavy machinery stored on residential property. Reinspection on 11/16/23 - progress being made, another extension granted. Current Status - in (partial) compliance; Anticipated reinspection scheduled for week of 11/30/23.



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### District 2

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

Compliance Officers - Eddie Reyna, Sherman Dixon, Martin Lopez, Jamalh Bussey

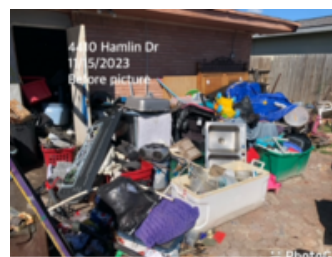
<b>Compliance Cases Initiated</b>	<b>252</b>
<b>Inspections Completed</b>	<b>287</b>
Tall Grass / Weeds	206
Building Permits Required	2
Emergency Demolitions	0
Emergency Measures	2
Illegal Dumping	0
Illegal Signs	26
Junked Vehicles	9
Parking on Unimproved Surfaces	1
Property Maintenance Standards	9
Short-term Rentals	0
Substandard Structures	1
Substandard Buildings	0
Unsecured Vacant Buildings	28
Water Restrictions	0
Zoning	3
<b>Notices of Violations Issued</b>	<b>111</b>
<b>Citations Issued</b>	<b>7</b>

Next BSB Hearing - JANUARY 2024	
<b>Abatements Completed</b>	<b>45</b>
Mowing & Debris Removal	18
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	26
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0
<b>Abatements Pending</b>	<b>90</b>
Mowing & Debris Removal	72
Structures Secured (Board-ups)	17
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** | Problem property with multiple code violations and frequent criminal activity. We worked with the property owner and gave multiple extensions, yet little effort from the owner to the property maintained. On 11/16/23, an abatement warrant was executed to clean-up the property. We will continue to monitor monthly to ensure property remains compliant.

**Sunrise Mall** - On 11/16/23 Code Compliance, CCPD, Fire Marshal and several demolition contractors met with Project Manager, Jay Naushahi of Alpine Construction Inc., representing the new owner of the property. He advised of future plans and stated he would start the process of abating property and ensure it remains secure. As of 11/24/23, Nueces County Appraisal District has a new owner listed. Our weekly inspection on 11/27/23, found progress made to remove debris and clean the property. We will continue to monitor weekly to ensure property remains compliant.



4410 Hamlin before & after



Meeting at Sunrise Mall



# Development Services Department

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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, Paulina Garcia, Roman Calderon

#### Compliance Cases Initiated **293**

#### Inspections Completed **600**

Tall Grass / Weeds	376
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	9
Illegal Dumping	0
Illegal Signs	159
Junked Vehicles	9
Parking on Unimproved Surfaces	0
Property Maintenance Standards	11
Short-term Rentals	0
Substandard Structures	2
Unsecured Vacant Buildings	28
Water Restrictions	0
Zoning	4

#### Notices of Violations Issued **111**

Citations Issued	8
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#### Next BSB Hearing - JANUARY 2024

#### Abatements Completed **178**

Mowing & Debris Removal	14
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	159
Junked Vehicles Removed	0
Emergency Demolitions	1
Substandard Building Demolitions	0

#### Abatements Pending **70**

Mowing & Debris Removal	62
Structures Secured (Board-ups)	8
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 11/15/2023, to find the property in compliance. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- 5806 Glen Arbor Dr.** was inspected with CCPD Officers due to criminal activity with excessive amounts of litter and solid waste and several unsecured openings. On 11/17/23 an emergency measures were executed to abate the property and boarded up the house. We will continue to monitor weekly to ensure property remains compliant.





# Development Services Department

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### District 4

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

Compliance Officers - Jorge Ortiz, Hazel Prado, John Navarro

<b>Compliance Cases Initiated</b>	<b>239</b>
<b>Inspections Completed</b>	<b>450</b>
Tall Grass / Weeds	326
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	0
Illegal Signs	72
Junked Vehicles	17
Parking on Unimproved Surfaces	0
Property Maintenance Standards	8
Short-term Rentals	6
Substandard Buildings	0
Unsecured Vacant Buildings	8
Water Restrictions	0
Zoning	11
<b>Notices of Violations Issued</b>	<b>118</b>
<b>Citations Issued</b>	<b>33</b>

<b>Next BSB Hearing - JANUARY 2024</b>	
<b>Abatements Completed</b>	<b>97</b>
Mowing & Debris Removal	25
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	72
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0
<b>Abatements Pending</b>	<b>20</b>
Mowing & Debris Removal	18
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	1
Substandard Building Demolitions	0

### Status of High Profile Property

- **15621 Finistere St.** - Illegal Short-term Rental continues operating on the Island in an RS-6 Single-family Residential Zoning District. To date, 24 citations have been issued for STR violations.
- **13938 Longboat Dr.**- Illegal Short-term Rental operating on the Island in an RS-6 Single-family Residential Zoning District. To date, 18 citations have been issued for STR violations.
- **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, 4 citations have been issued for STR violations.
  - **STR cases against the property owner will go to Court on December 1, 2023.**
- **802 Oriole St**- A case was created for an accessory structure placed in the front setback.
  - Two citations have been issued non-compliance.

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





# Development Services Department

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### District 5

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

Compliance Officer - Josue Gomez

#### Compliance Cases Initiated **194**

#### Inspections Completed **284**

Tall Grass / Weeds	247
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	20
Junked Vehicles	3
Parking on Unimproved Surfaces	1
Property Maintenance Standards	6
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	5
Water Restrictions	0
Zoning	2

#### Notices of Violations Issued **164**

#### Citations Issued **68**

#### Next BSB Hearing - JANUARY 2024

#### Abatements Completed **22**

Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	20
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

#### Abatements Pending **9**

Mowing & Debris Removal	8
Structures Secured (Board-ups)	1
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 November 28, 2023, the following five properties were inspected and 4 were found in violation of *City Ordinance Section 23-70 Tall Weeds*: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, and 6314 Oso Pkwy. Three citations were issued for each property for large lot- weeds over "12 to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, for a total of twelve citations. 6302 Oso Pkwy was found in compliance.

#### Citations/Court Progress:

303 citations have been issued to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, since May 2023.

*\* We are anticipating a court date in early December.*

# Development Services Department Code Compliance Division



November 4, 2023

## 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.



**\*20**

Officers on Duty  
8 am - 2 pm  
120 man-hours worked  
\*20 of 21 available officers



**114**

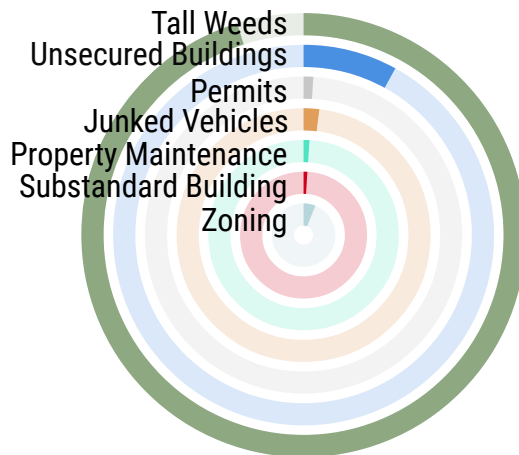
Code Violation  
Inspections



**138**

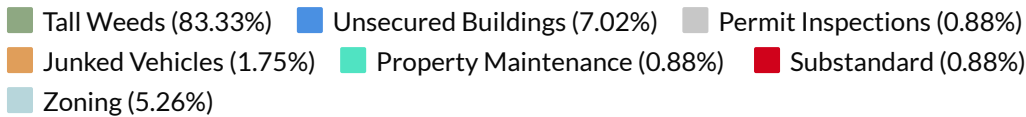
Notices of Violations  
Issued

### → Data

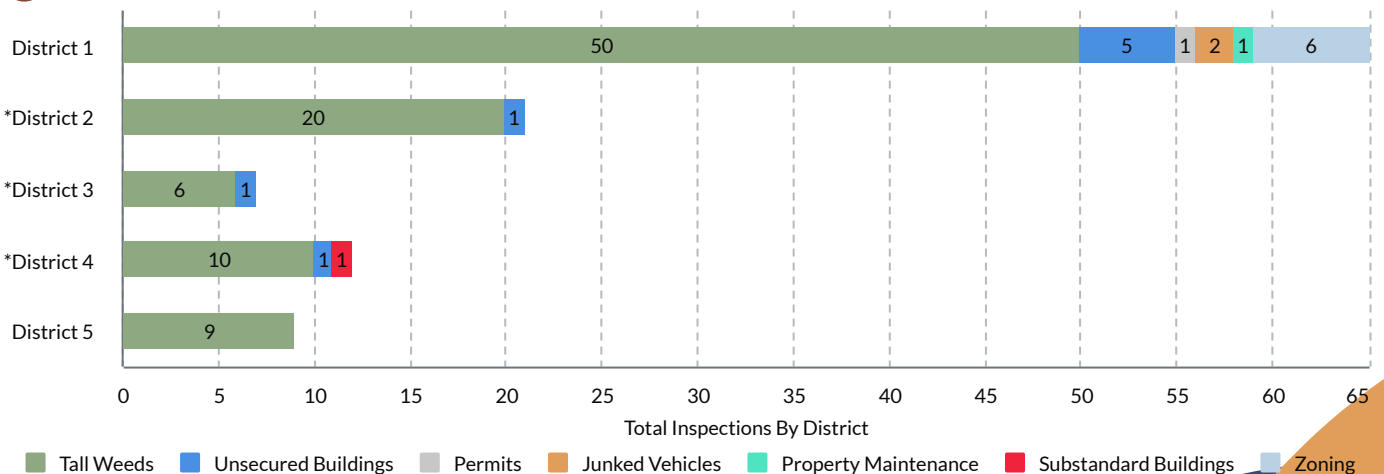


**83%**

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



### 🎯 By District



*\*Includes Field Training for new officers... familiarizing them with their assigned areas.*

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