



# Development Services Department Code Compliance Monthly Report

FY-24  
MARCH

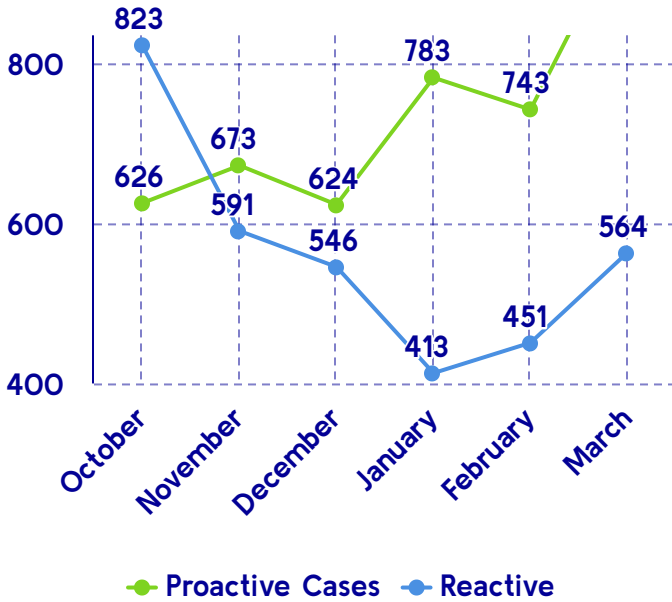
The following report illustrates the efforts of the **Code Compliance District Teams** to bring commercial and residential properties into compliance through education and building relationships with our citizens.

**In March, Code Compliance initiated 1545 new cases and completed 2526 total inspections.**

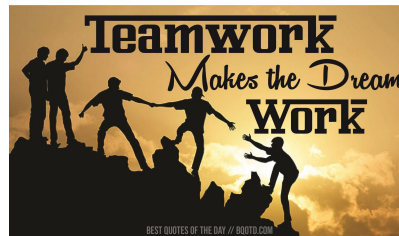
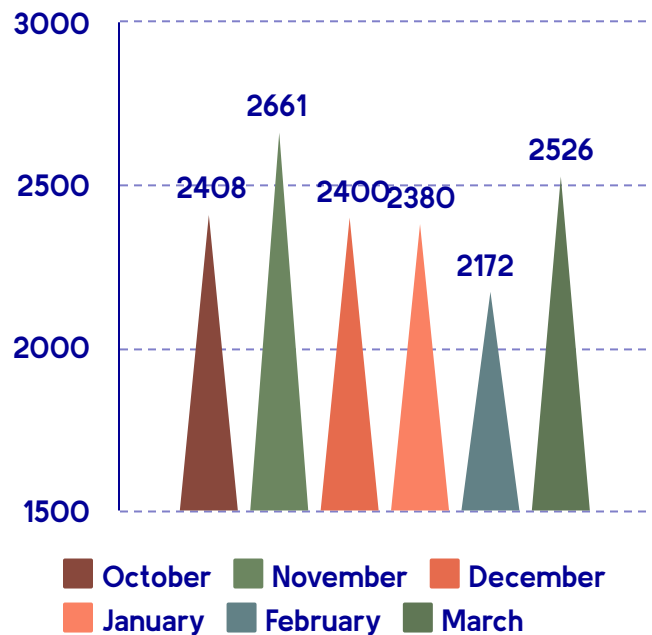
- 981 cases were proactively picked up by officers.
- 564 cases were reactive or complaint-driven, via the 311-call center.

## Case Initiation Comparison:

### Proactive vs Reactive



## Inspection Count



03/05/2024- The Code Compliance Division Contractors participated in a multi-departmental clean-up of removing debris and tall weeds @2002 W. Broadway St.

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](mailto:TraceyC@cctexas.com) / 361.826.3021 and Director, Al Raymond at [Alraymond@cctexas.com](mailto: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 Sr.**  
361.945.0275 | mikesh@cctexas.com

Compliance Officers - Alex Gonzales, Sam Gomez, Grant Zander, Paulina Garcia

#### Compliance Cases Initiated **364**

#### Inspections Completed **638**

Tall Grass / Weeds	391
Building Permits Required	4
Emergency Demolitions	2
Emergency Measures	6
Illegal Dumping	0
Illegal Signs	17
Junked Vehicles	101
Parking on Unimproved Surfaces	0
Property Maintenance Standards	26
Short-term Rentals	2
Substandard Buildings	15
Unsecured Vacant Buildings	50
Water Restrictions	1
Zoning	23

#### Notices of Violations Issued **280**

#### Citations Issued **11**

#### Next BSB Hearing - May 23, 2024

#### Abatements Completed **60**

Mowing & Debris Removal	35
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	17
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	2
Substandard Building Demolitions	0

#### Abatements Pending **128**

Mowing & Debris Removal	108
Structures Secured (Board-ups)	20
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

### Status of High Profile Properties

- 5302 Leopard St. (Corpus Christi Greyhound Racetrack)** - Vacant Building| tall weeds violation - Reinspected on 03/29/24 - Current Status - compliant; property-owner has hired a lawn service company to maintain property. Will continue to monitor.
- 5825 Hall Ave.** - Occupied Property | tall weeds, debris along the sidewalk, curbs, and gutters - Current Status - property was abated by city contractors and will be continued to be monitored monthly.
- 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.



# 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

### Compliance Cases Initiated **396**

### Inspections Completed **538**

Tall Grass / Weeds	302
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	3
Illegal Signs	116
Junked Vehicles	28
Parking on Unimproved Surfaces	2
Property Maintenance Standards	16
Short-term Rentals	2
Substandard Buildings	5
Unsecured Vacant Buildings	56
Water Restrictions	1
Zoning	7

### Notices of Violations Issued **205**

### Citations Issued **62**

### Next BSB Hearing - May 23, 2024

### Abatements Completed **163**

Mowing & Debris Removal	34
Structures Secured (Board-ups)	11
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	116
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	1

### Abatements Pending **51**

Mowing & Debris Removal	43
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 Property

- **4410 Hamlin Drive - Occupied Property** | Current cases on property for Junked Vehicle/ Care of Premises. Current Status -As of 03/01/2024, property is still in violation. A junked vehicle was removed from the property. A warrant will be executed in the beginning of April to abate the litter and solid waste that has accumulated on property.
- **Sunrise Mall** -Abandoned Vacant Building - 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.
- **Sterling Apartments** 4848 S. Alameda- PMC violation | 87 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.*



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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, Tarsicius Romawac, Benjamin Lee

<b>Compliance Cases Initiated</b>	<b>352</b>
<b>Inspections Completed</b>	<b>604</b>
Tall Grass / Weeds	366
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	2
Illegal Dumping	0
Illegal Signs	142
Junked Vehicles	52
Parking on Unimproved Surfaces	6
Property Maintenance Standards	10
Short-term Rentals	0
Substandard Buildings	3
Unsecured Vacant Buildings	16
Water Restrictions	2
Zoning	4
<b>Notices of Violations Issued</b>	<b>156</b>
<b>Citations Issued</b>	<b>3</b>

Next BSB Hearing - May 23, 2024	
<b>Abatements Completed</b>	<b>182</b>
Mowing & Debris Removal	28
Structures Secured (Board-ups)	10
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	142
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	2
<b>Abatements Pending</b>	<b>27</b>
Mowing & Debris Removal	25
Structures Secured (Board-ups)	2
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 for accumulation of litter & solid waste on the premises. A correction notice was mailed to the Pets Mart corporate office to advise of the violation. Upon a maintenance inspection conducted on 03/29/2024, it was found in compliance. Current Status- Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- Best Buy @ 4717 SPID**, was inspected for accumulation of litter & solid waste on the premises. A correction notice was mailed to the corporate office to advise of the violation. Upon a maintenance inspection conducted on 03/29/2024, it was found in compliance. Current Status- Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- Umija Restaurant & Asian Market @ 4101 SPID**, was inspected for tall weeds and debris on the sidewalks, curbs, and gutters. A correction notice was mailed to the corporate office to advise of the violation. Upon a maintenance inspection conducted on 03/29/2024, it was found in compliance. Current Status- Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.



### District 4

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

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

<b>Compliance Cases Initiated</b>	<b>293</b>
<b>Inspections Completed</b>	<b>552</b>
Tall Grass / Weeds	321
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	3
Illegal Signs	135
Junked Vehicles	38
Parking on Unimproved Surfaces	0
Property Maintenance Standards	11
Short-term Rentals	3
Substandard Buildings	0
Unsecured Vacant Buildings	19
Illegal Dumping	2
Water Restrictions	0
Zoning	20
<b>Notices of Violations Issued</b>	<b>91</b>
<b>Citations Issued</b>	<b>10</b>

Next BSB Hearing - May 23, 2024	
<b>Abatements Completed</b>	<b>148</b>
Mowing & Debris Removal	5
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	135
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	3
Substandard Building Demolitions	0
<b>Abatements Pending</b>	<b>17</b>
Mowing & Debris Removal	15
Structures Secured (Board-ups)	2
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** | Current cases on for Unsecured Vacant Building; Bee Infestation and litter & solid waste. Current Status - 03/01/2024, property abated for litter and solid waste accumulated on property, tall weeds and openings boarded up. On 03/26/24 C.C.P.D. requested Emergency Measures to secure the structure after arrested individuals staying on the property without authorization. A bee abatement and litter and solid waste will be removed from the property during the the 2nd week of April. An Emergency Demolition Order has been approved and will be carried out the 2nd week of April.
- 13921 Suntan Ave- Occupied Property** | Current case on property for tall weeds, litter and solid waste and accumulation of stagnant water. Current Status -As of 03/20/2024, property was still in violation and has been placed in work order status. A warrant will be executed in the 2nd week of April to abate the violations and bring property into compliance.



633 Belma St





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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

<b>Compliance Cases Initiated</b>	<b>140</b>
<b>Inspections Completed</b>	<b>194</b>
Tall Grass / Weeds	142
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	26
Junked Vehicles	5
Parking on Unimproved Surfaces	2
Property Maintenance Standards	12
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	5
Water Restrictions	0
Zoning	1
<b>Notices of Violations Issued</b>	<b>52</b>
<b>Citations Issued</b>	<b>0</b>

Next BSB Hearing - May 23, 2024	
<b>Abatements Completed</b>	<b>28</b>
Mowing & Debris Removal	1
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>6</b>
Mowing & Debris Removal	5
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 March 5, 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.

# Development Services Department Code Compliance Division



March 2, 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.



**\*16**

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



**182**

Code Violation  
Inspections

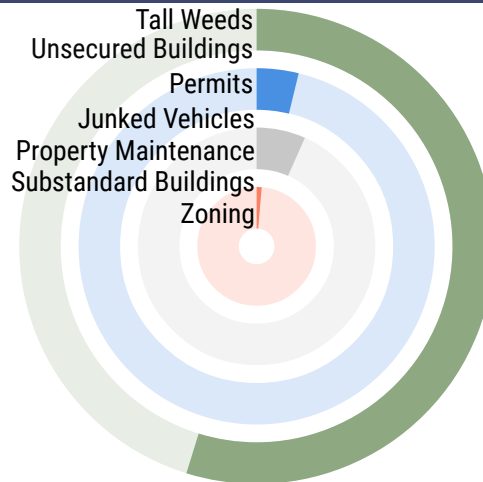


**62**

Notices of Violations  
Issued

\*16 of 27 available officers  
\*\*5 officers off with prior approval  
\*6 officers in classroom training

### → Data

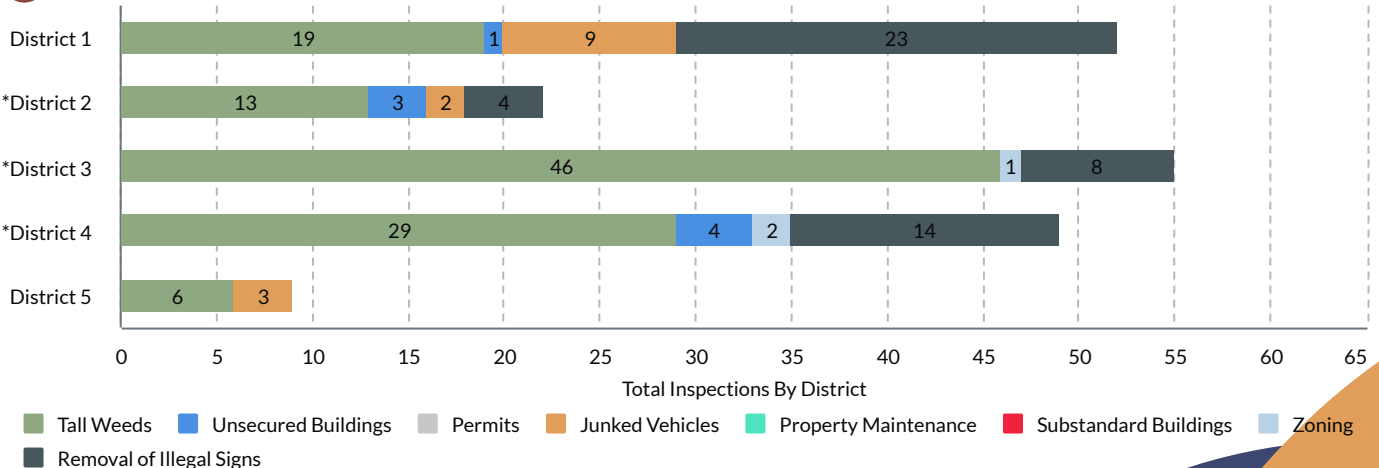


**83%**

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

■ Tall Weeds (82.14%) ■ Unsecured Buildings (5.71%) ■ Junked Vehicles (10%)  
■ Zoning (2.14%)

### 🎯 By District



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



# Citation Activity

<b>Total # Citations Issued</b>	<b>86</b>
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<b>Citations Filed in Municipal Court</b>	<b>88</b>
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### Status of Filed Citations

Pending Prosecutor Review	6
Pre-trial Scheduled	76
Deferred Disposition	2
Docket Closed - Fine Paid	2
Warrant Issued	2

<b>Total # Dispositioned Citations</b>	<b>525</b>
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### Status of Dispositioned Citations

Appealed	3
Community Service	2
Deferred Disposition/Payment Plan	44
Dismissed/Found Not Guilty	4
Dismissed by Prosecutor	74
Docket Closed - Fine Paid	66
Pending Court Date Scheduling	5
Pending Judicial Review	91
Pending Prosecutor Review	43
Time Served Granted	4
Warrants Issued	189


**fines paid** **Totaling:**  
**\$42,966.00**

## Offenses by District

