



Development Services Department Code Compliance Monthly Report

FY-24
FEBRUARY

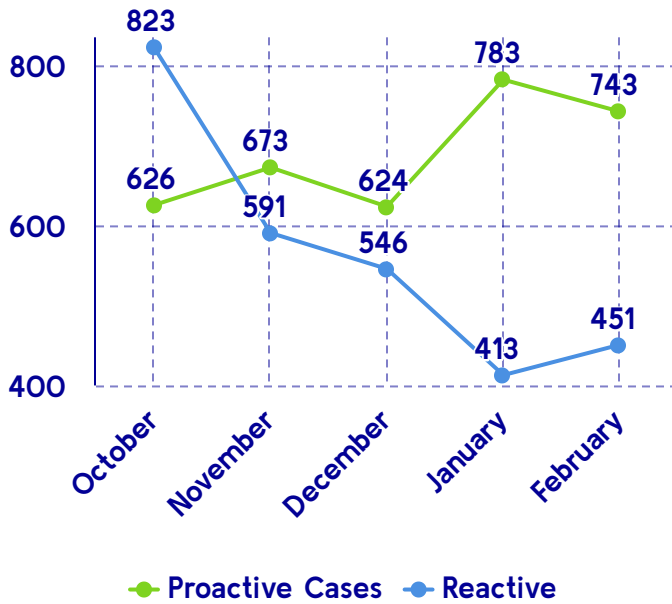
The following report illustrates the efforts of the **Code Compliance District Teams** to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In February, Code Compliance initiated 1194 new cases and completed 2172 total inspections.

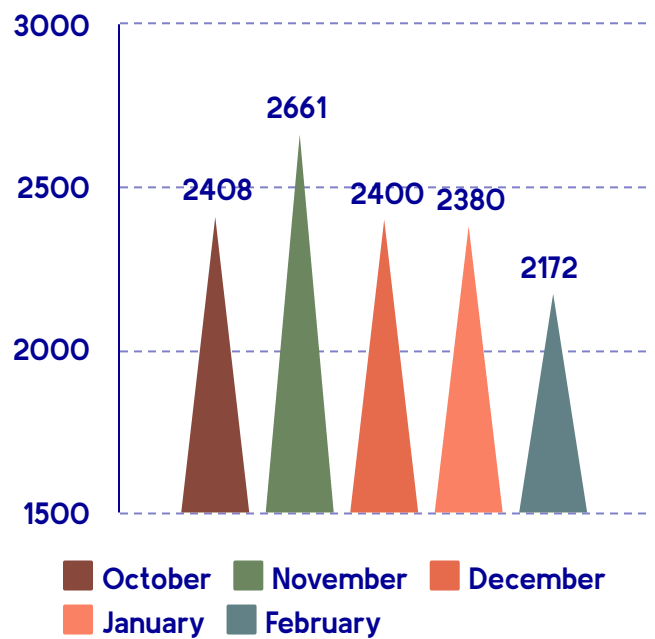
- 743 cases were proactively picked up by officers.
- 451 cases were reactive or complaint-driven, via the 311-call center.

Case Initiation Comparison:

Proactive vs Reactive



Inspection Count



Code Compliance Officer I
Diana "Sam" Glover

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, Paulina Garcia

Compliance Cases Initiated **305**

Inspections Completed **645**

Tall Grass / Weeds	413
Building Permits Required	5
Emergency Demolitions	2
Emergency Measures	3
Illegal Dumping	0
Illegal Signs	7
Junked Vehicles	74
Parking on Unimproved Surfaces	2
Property Maintenance Standards	47
Short-term Rentals	9
Substandard Buildings	17
Unsecured Vacant Buildings	45
Water Restrictions	1
Zoning	20

Notices of Violations Issued **258**

Citations Issued **9**

Next BSB Hearing - March 28, 2024

Abatements Completed **57**

Mowing & Debris Removal	50
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	3
Substandard Building Demolitions	0

Abatements Pending **99**

Mowing & Debris Removal	82
Structures Secured (Board-ups)	17
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	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 02/27/24 - Property had fenced closed, could not view if any vehicles were on property. Current Status - will continue to monitor.

3174 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspected on 02/27/24 - Property had fenced closed, could not view if any vehicles were on property. Current Status - will continue to monitor.

619 S. Staples St. (Station Church) - Violation - accumulation of litter & solid waste on the premises. **Current Status- Compliant** | Maintenance inspections are conducted weekly to ensure the property remains in compliance. Property has remained compliant.



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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 **266**

Inspections Completed **401**

Tall Grass / Weeds	270
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	2
Illegal Dumping	0
Illegal Signs	41
Junked Vehicles	11
Parking on Unimproved Surfaces	0
Property Maintenance Standards	19
Short-term Rentals	2
Substandard Buildings	3
Unsecured Vacant Buildings	44
Water Restrictions	0
Zoning	7

Notices of Violations Issued **155**

Citations Issued **42**

Next BSB Hearing - March 28, 2024

Abatements Completed **82**

Mowing & Debris Removal	29
Structures Secured (Board-ups)	11
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	41
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	0

Abatements Pending **56**

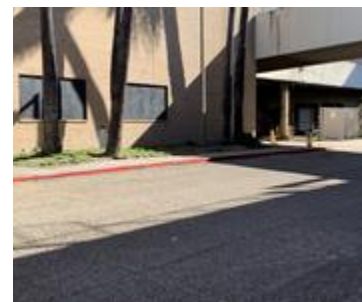
Mowing & Debris Removal	39
Structures Secured (Board-ups)	15
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	2
Substandard Building Demolitions	0

Status of High Profile Property

4410 Hamlin Drive - Occupied Property | Current cases on property for Zoning/PMC/Junked Vehicle/ Care of Premises. Current Status - As of 02-05-2024 the property is in violation. An abatement warrant will be executed to abate property.

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.

Sterling Apartments - 4848 S. Alameda | 35 citations issued to the property owner and property management for failing to correct property maintenance issues, - hot water facilities.



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, Tarsicius Romawac

Compliance Cases Initiated	187
Inspections Completed	516
Tall Grass / Weeds	296
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	7
Illegal Dumping	0
Illegal Signs	112
Junked Vehicles	50
Parking on Unimproved Surfaces	0
Property Maintenance Standards	20
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	19
Water Restrictions	0
Zoning	5
Notices of Violations Issued	111
Citations Issued	5

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	28
Mowing & Debris Removal	18
Structures Secured (Board-ups)	8
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	2
Substandard Building Demolitions	0

Status of High Profile Properties

- **Pets Mart @ 5214 Blanche Moore Drive** was inspected on 02/29/2024, to find the property in compliance. Maintenance inspections are conducted monthly to ensure the property remains in compliance.
- **Best Buy @ 4717 SPID** was inspected on 2/29/2024, to find the property was in compliance. Maintenance inspections are conducted monthly to ensure the property remains in compliance.
- **4615 Congressional** on 2/26/24 a complaint came to City council about a pool being drained to the park next to the property. No violation of this was found. However, other code violations were observed, and cases were initiated.



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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	289
Inspections Completed	408
Tall Grass / Weeds	306
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	10
Junked Vehicles	26
Parking on Unimproved Surfaces	0
Property Maintenance Standards	14
Short-term Rentals	12
Substandard Buildings	2
Unsecured Vacant Buildings	16
Illegal Dumping	1
Water Restrictions	1
Zoning	20
Notices of Violations Issued	119
Citations Issued	7

Next BSB Hearing - March 28, 2024	
Abatements Completed	25
Mowing & Debris Removal	15
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	10
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures - Bees	0
Substandard Building Demolitions	0
Abatements Pending	12
Mowing & Debris Removal	9
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 02/27/2024, property is compliant.
- 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 02/27/2024, property is compliant.
- 802 Oriole St.**- On 07/18/23 a case was created for an accessory structure placed in front of the house | violation of the Unified Development Code 5.3.1.I. Accessory structures. Two citations were issued to the property owner for non-compliance. **Current Status- Compliant | Property owner has removed accessory structure from the property.**



802 Oriole St. before & after removal of accessory structure.



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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 **147**

Inspections Completed **195**

Tall Grass / Weeds	121
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	56
Junked Vehicles	8
Parking on Unimproved Surfaces	0
Property Maintenance Standards	6
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	4
Water Restrictions	0
Zoning	0

Notices of Violations Issued **33**

Citations Issued **0**

Next BSB Hearing - March 28, 2024

Abatements Completed **117**

Mowing & Debris Removal	1
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	56
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 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.

As of January 2, 2024, five properties that are inspected weekly have been 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 63

Citations Filed in Municipal Court 58

Status of Filed Citations

Pre-trial Scheduled	57
Docket Closed - Fine Paid	1

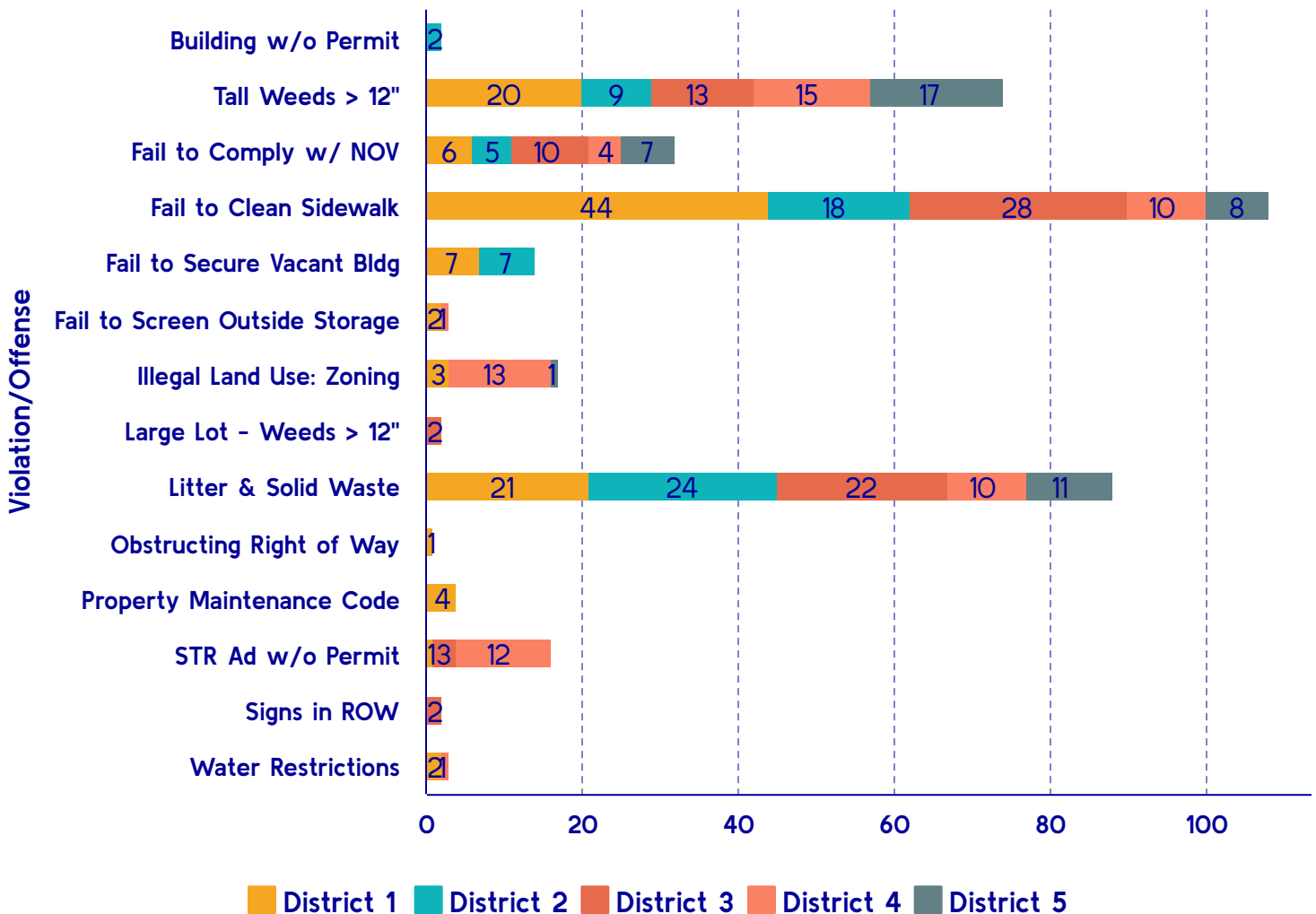
Total # Dispositioned Citations 369

Status of Dispositioned Citations

Appealed	5
Community Service	14
Deferred Disposition/Payment Plan	71
Dismissed/Found Not Guilty	4
Dismissed by Prosecutor	103
Docket Closed - Fine Paid	97
Warrants Issued	75

168 fines paid **Totaling:**
\$50,212.32

Offenses by District



Development Services Department Code Compliance Division



February 3, 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



220

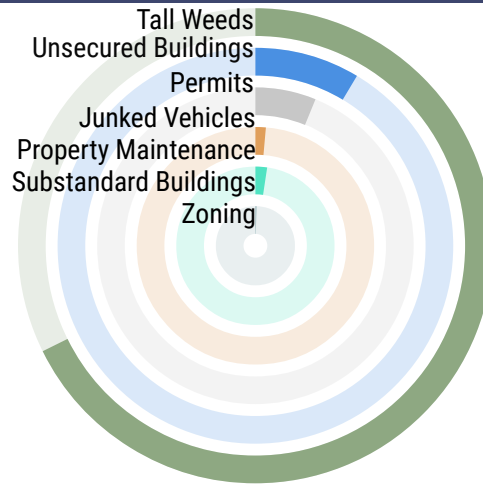
Code Violation
Inspections



112

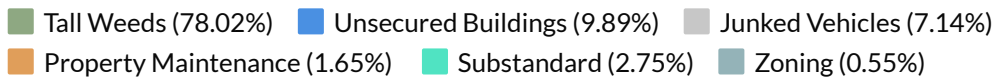
Notices of Violations
Issued

→ Data

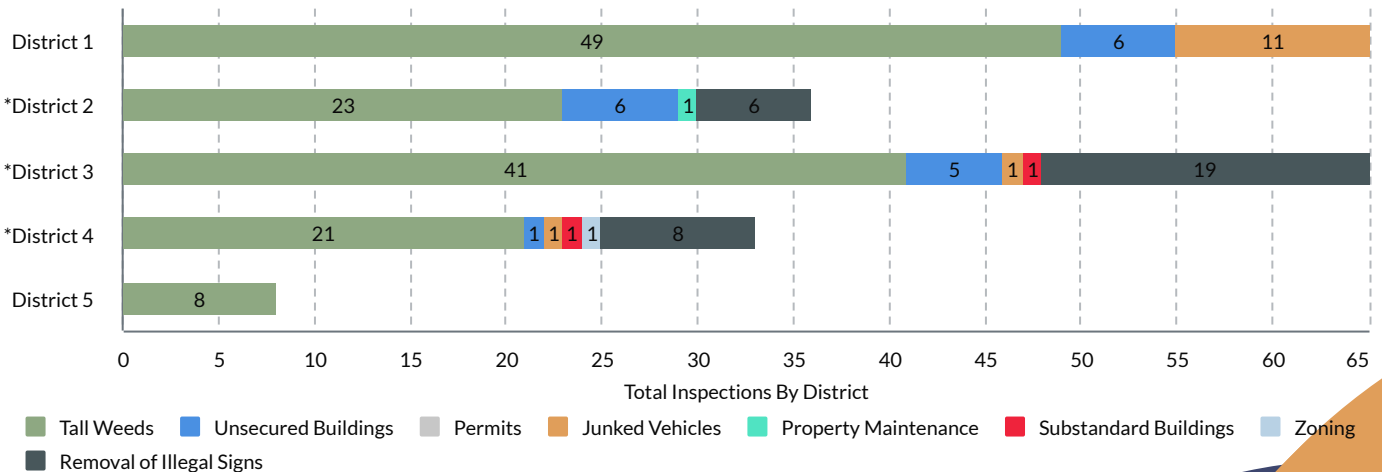


78%

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.