



Development Services Department Code Compliance Monthly Report

FY24-25
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.

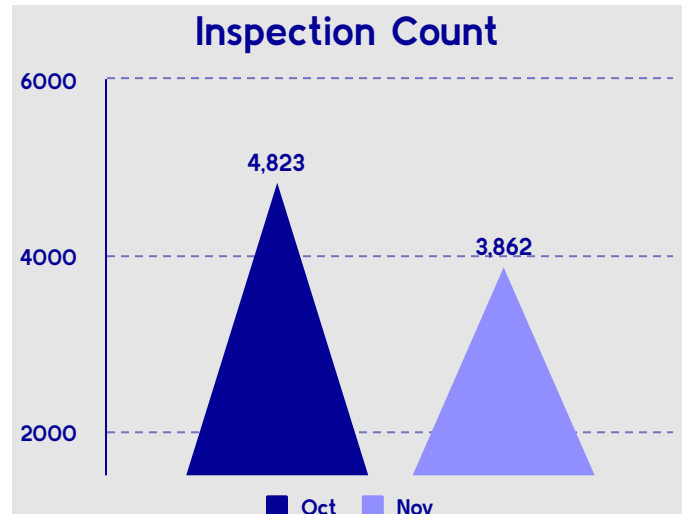
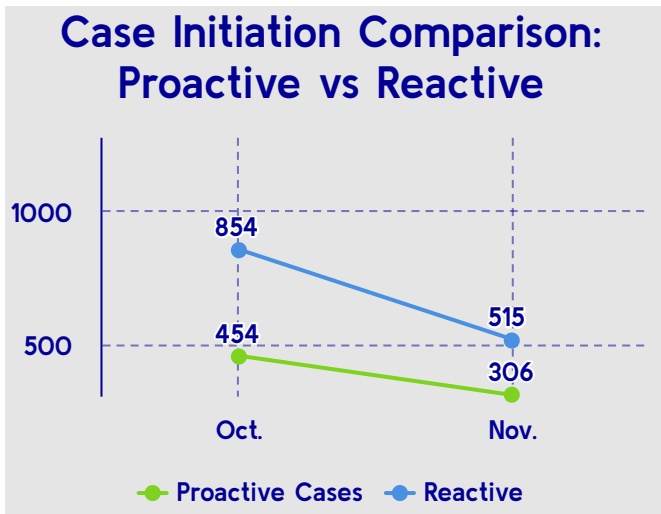
In November, Code Compliance Officers initiated 821 new cases and 3,862 completed total inspections.
306 cases were proactively picked up by officers.
515 cases were reactive, or complaint driven.

37%

Proactive - 306 new cases initiated by compliance officers

63%

Reactive - 515 complaint-driven cases (311, councilmembers, other sources)



Welcome to the Development Services Code Compliance Division! We are thrilled to have you on board and look forward to achieving great things together.



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	193
Inspections Completed	1,120
Tall Grass / Weeds	803
Building Permits Required	0
Emergency Demolitions	39
Emergency Measures	3
Illegal Dumping	1
Illegal Signs	0
Junked Vehicles	50
No Violation Found	83
Parking on Unimproved Surfaces	6
Property Maintenance Standards	39
Short-term Rentals	0
Substandard Buildings	14
Unsecured Vacant Buildings	62
Water Restrictions	0
Zoning	20
Notices of Violations Issued	132
Citations Issued	19

Abatements Completed	118
Mowing & Debris Removal	89
Structures Secured (Board-ups)	9
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	18
Emergency Measures	1
Substandard Structure	1
Abatements Pending	19
Mowing & Debris Removal	15
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	0
Substandard Structure	2
Next BSB Hearing - January 2025	

Status of High Profile Properties

403 S. Port Avenue- Vacant Property

An Emergency Demolition case was started on August 27, 2024, due to unsafe structural conditions. The **Structure was demolished by the owner on September 26, 2024.**

As of 11/25/2024 property owner continues site cleanup efforts. Biweekly monitoring of the property will be ongoing until compliance is met.





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District 2

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

Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Brianna Perez

Compliance Cases Initiated **208**

Inspections Completed **767**

Tall Grass / Weeds	454
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	2
Minimum Standards	0
Illegal Signs	0
Junked Vehicles	54
No Violation Found	126
Parking on Unimproved Surfaces	2
Property Maintenance Standards	34
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	73
Water Restrictions	4
Zoning	10

Notices of Violations Issued **149**

Citations Issued **27**

Abatements Completed **83**

Mowing & Debris Removal	39
Structures Secured (Board-ups)	7
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	30
Junked Vehicles Removed	3
Emergency Demolitions	2
Emergency Measures	1
Substandard Structure	1

Abatements Pending **5**

Mowing & Debris Removal	4
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Next BSB Hearing - January 2025

Status of High Profile Properties

3038 Greenwood Drive

Vacant Building- An Emergency Demolition case was started on October 16, 2024, due to continued vandalism and criminal activity causing unsafe structural conditions. The **Structure was demolished on November 7, 2024.**



3038 Greenwood Drive before and after

District 2



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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, Daniel Rohde

Compliance Cases Initiated		182
Inspections Completed		863
Tall Grass / Weeds		646
Building Permits Required		0
Emergency Demolitions		2
Emergency Measures		4
Illegal Dumping		1
Illegal Signs		1
Junked Vehicles		102
No Violation Found		41
Parking on Unimproved Surfaces		1
Property Maintenance Standards		19
Short-term Rentals		0
Substandard Buildings		7
Unsecured Vacant Buildings		31
Water Restrictions		1
Zoning		7
Notices of Violations Issued		97
Citations Issued		18

Abatements Completed		66
Mowing & Debris Removal		15
Structures Secured (Board-ups)		4
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		38
Junked Vehicles Removed		7
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		2

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

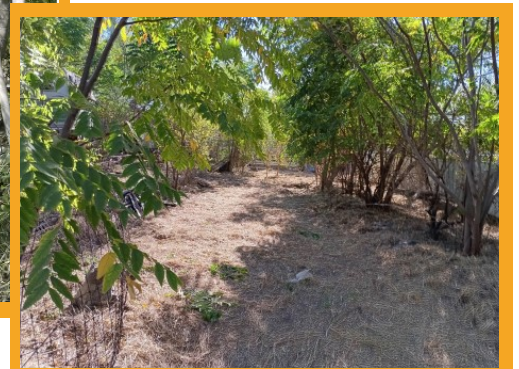
Next BSB Hearing - January 2025

Status of High Profile Properties

5509 Curtis Clark Drive Vacant Building

Code cases for tall weeds, litter and solid waste, and junked vehicles. An on-site warrant abatement was executed.

As of 11/22/24, the property is in compliance. We will continue to monitor monthly to make sure it remains in compliance.



before and after abatement



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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		176
Inspections Completed		839
Tall Grass / Weeds		664
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Signs		0
Junked Vehicles		41
No Violation Found		67
Parking on Unimproved Surfaces		1
Property Maintenance Standards		13
Short-term Rentals		2
Substandard Buildings		2
Unsecured Vacant Buildings		13
Illegal Dumping		0
Water Restrictions		0
Zoning		36
Notices of Violations Issued		137
Citations Issued		32

Abatements Completed		34
Mowing & Debris Removal		18
Structures Secured (Board-ups)		2
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		14
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0
Abatements Pending		2
Mowing & Debris Removal		2
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Measures		0
Substandard Building Demolitions		0
Next BSB Hearing - January 2025		

Status of High Profile Properties

5456 Lexington Road

Occupied Property- Code Compliance has cases for litter and solid waste, junked vehicles and zoning violations.

Current Status- As of 11/25/24 property is in compliance. Litter and solid waste was abated along with the removal of the junked vehicles that were on-site. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.





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District 5

Senior/Lead Compliance Officer - **Estella Padron**
361.945-0197 | estellas@cctexas.com

Compliance Officers - Estella Padron, Jacqueline E. Martinez

Compliance Cases Initiated	62
Inspections Completed	273
Tall Grass / Weeds	198
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	1
Illegal Signs	0
Junked Vehicles	7
No Violation Found	44
Parking on Unimproved Surfaces	0
Property Maintenance Standards	9
Short-term Rentals	0
Substandard Buildings	3
Unsecured Vacant Buildings	8
Water Restrictions	2
Zoning	1
Notices of Violations Issued	32
Citations Issued	8

Abatements Completed	157
Mowing & Debris Removal	3
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	154
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

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

Next BSB Hearing - January 2025

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 11/25/24, 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 **104**

Citations Filed in Municipal Court **182**

Status of Filed Citations

Warrants Issued	30
Pre-trial Hearing Scheduled	142
Payment Plan	1
Jury Trial	1
Payment Status-Deferral	1
Docket Closed - Fine Paid	6
High Volume PT	1

Total # Dispositioned Citations **268**

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	49
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor	46
Docket Closed - Fine Paid	40
Warrants Issued	12
Dismissed after Disposition	3
Payment Deferral/Balance Due	2

finest paid



Totaling:

\$ 26,604.16

Offenses by District

