



Development Services Department Code Compliance Monthly Report

FY-24
August

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 August, Code Compliance initiated 2022 new cases and completed 5780 total inspections.
830 cases proactively picked up by officers.
1192 cases were reactive, or complaint driven.

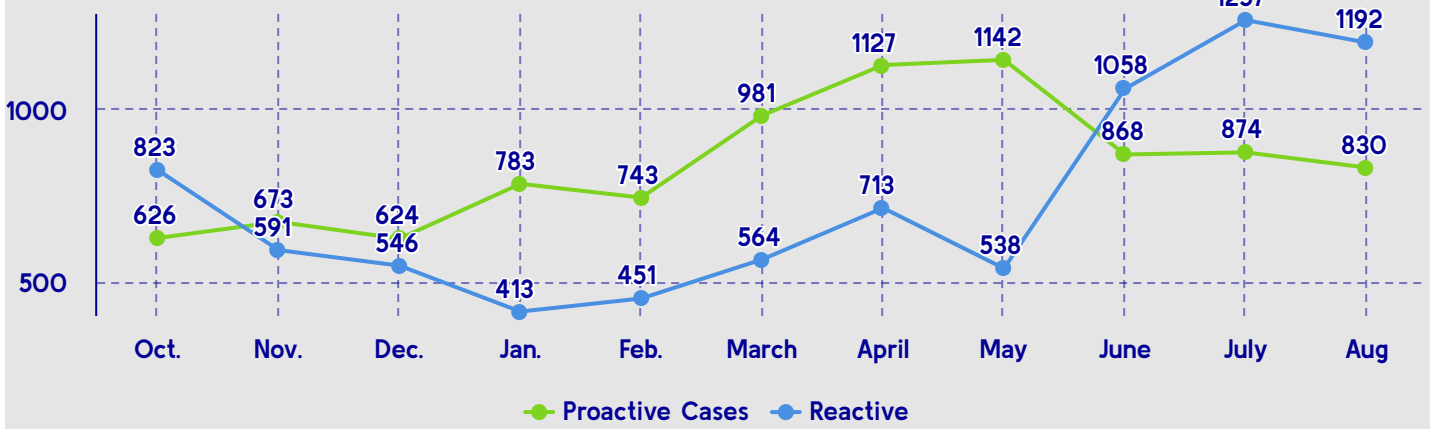
41%

Proactive - new cases initiated by compliance officers

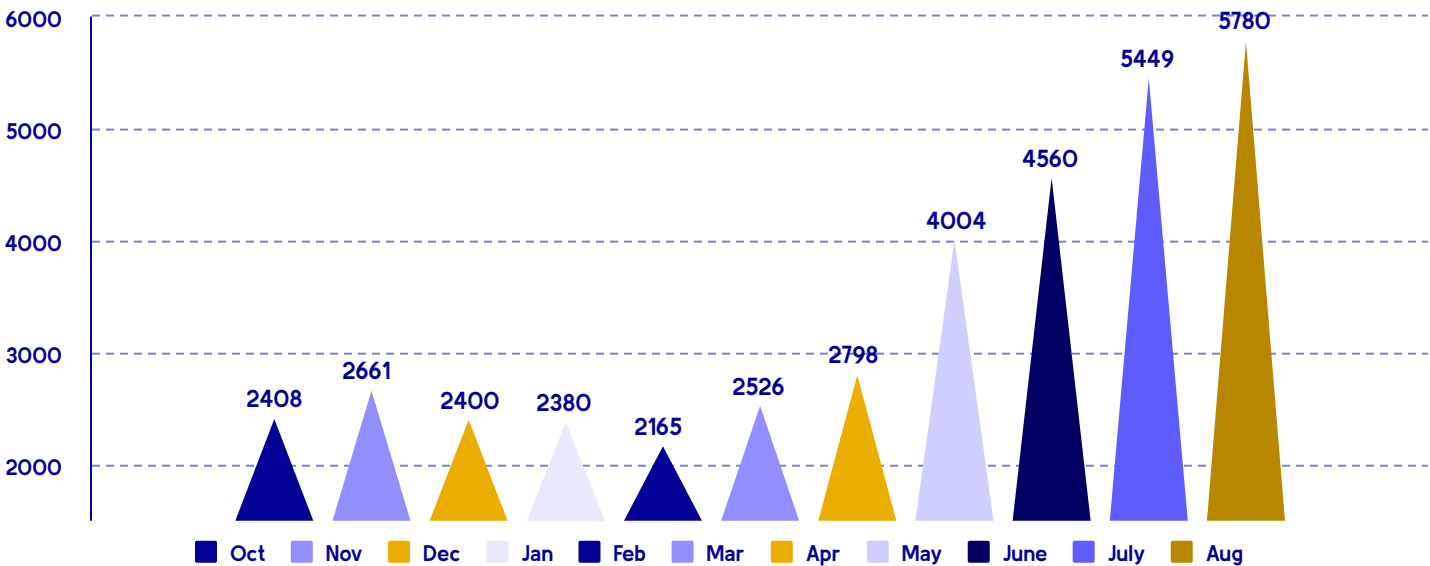
59%

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

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



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, Grant Zander, Paulina Garcia, Sherman Dixon, Diana Gonzalez
Gilbert Salazar

Compliance Cases Initiated	459
Inspections Completed	1650
Tall Grass / Weeds	1185
Building Permits Required	0
Emergency Demolitions	44
Emergency Measures	5
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	61
No Violation Found	187
Parking on Unimproved Surfaces	2
Property Maintenance Standards	51
Short-term Rentals	1
Substandard Buildings	24
Unsecured Vacant Buildings	61
Water Restrictions	5
Zoning	24
Notices of Violations Issued	304
Citations Issued	14

Abatements Completed	117
Mowing & Debris Removal	98
Structures Secured (Board-ups)	9
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	0
Emergency Demolitions	4
Emergency Measures	2
Substandard Building Demolitions	2
Abatements Pending	147
Mowing & Debris Removal	130
Structures Secured (Board-ups)	11
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	2
Substandard Building	3
Next BSB Hearing - TBD	

Status of High Profile Properties

Villa Del Sol Condominiums - 3938 Surfside Blvd. - Occupied Property Structure Fire August 9, 2024 | Emergency Demolition cases were started on August 21st on multiple fire damaged units in building #3. To prevent accidents and ensure safety, the area affected by the fire has been fenced off. We will proceed accordingly until the fire damaged section of the building is demolished.



Villa Del Sol Condominiums Building #3

District 1



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District 2

Senior/Lead Compliance Officer - **Thomas Chapa III**
361.585.7186 | thomasc6@cctexas.com

Compliance Officers - Eddie Reyna, Martin Lopez, Jamalh Bussey, Heaven Rodriguez, Diana Glover, Brianna Perez

Compliance Cases Initiated **533**

Inspections Completed **1286**

Tall Grass / Weeds	724
Building Permits Required	5
Emergency Demolitions	0
Emergency Measures	4
Illegal Dumping	0
Illegal Signs	1
Junked Vehicles	53
No Violation Found	334
Parking on Unimproved Surfaces	1
Property Maintenance Standards	24
Short-term Rentals	2
Substandard Buildings	11
Unsecured Vacant Buildings	108
Water Restrictions	1
Zoning	18

Notices of Violations Issued **193**

Citations Issued **13**

Abatements Completed **89**

Mowing & Debris Removal	26
Structures Secured (Board-ups)	8
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	53
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Abatements Pending **129**

Mowing & Debris Removal	114
Structures Secured (Board-ups)	13
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Building	1

Next BSB Hearing - TBD

Status of High Profile Properties

Sunrise Mall - Vacant Building -

Code Compliance has cases for tall weeds, litter and solid waste and unsecured openings. **As of 08/30/2024 the property is compliant.** The property has been secured with fencing to prevent unauthorized access. Demolition is currently in progress, and we will continue to conduct weekly inspections to ensure that the process is being carried out effectively and efficiently.



Sunrise Mall demolition in progress

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, Benjamin Lee, Daniel Rohde

Compliance Cases Initiated	438
Inspections Completed	1307
Tall Grass / Weeds	900
Building Permits Required	0
Emergency Demolitions	4
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	127
No Violation Found	179
Parking on Unimproved Surfaces	4
Property Maintenance Standards	33
Short-term Rentals	0
Substandard Buildings	6
Unsecured Vacant Buildings	31
Water Restrictions	1
Zoning	21
Notices of Violations Issued	202
Citations Issued	24

Abatements Completed	84
Mowing & Debris Removal	16
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	62
Junked Vehicles Removed	2
Emergency Demolitions	4
Emergency Measures	0
Substandard Building Demolitions	0
Abatements Pending	94
Mowing & Debris Removal	87
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	0
Next BSB Hearing - TBD	

Status of High Profile Properties

- **Puerto Del Mar Apartments 3802 Caravelle Pkwy.** -PMC violation | Code Compliance started a case for a sewage leak. Current Status- As of 08/23/24 property is partially compliant. Property manager is in the process of replacing required cleanouts. Maintenance inspections are conducted bi-weekly to ensure the property comes into compliance.
- **5214 Blanche Moore Dr. (PetSmart):** was inspected for accumulation of litter & solid waste. Current Status- As of 08/27/2024 property was partially compliant. Maintenance inspections are conducted bi-weekly to ensure the property comes into compliance.



Puerto Del Mar Apartments sewage leak before & after clean-up





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	348
Inspections Completed	1038
Tall Grass / Weeds	774
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	0
Junked Vehicles	39
No Violation Found	153
Parking on Unimproved Surfaces	1
Property Maintenance Standards	19
Short-term Rentals	2
Substandard Buildings	2
Unsecured Vacant Buildings	24
Illegal Dumping	1
Water Restrictions	5
Zoning	18
Notices of Violations Issued	172
Citations Issued	6

Abatements Completed	50
Mowing & Debris Removal	11
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	38
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0
Abatements Pending	59
Mowing & Debris Removal	57
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0
Next BSB Hearing - TBD	

Status of High Profile Properties

- 15218 Reales Dr- Vacant Property**

Attached accessory structure that was ordered demolished by the Building Standards Board in 2022. Due to the atypical nature of the case execution of the demolition was delayed until we obtained a structural engineer's report, and comprehensive plan drawings to rebuild the adjoining wall.



15218 Reales Dr. before & after



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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

Compliance Cases Initiated	244
Inspections Completed	499
Tall Grass / Weeds	382
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	10
No Violation Found	89
Parking on Unimproved Surfaces	0
Property Maintenance Standards	13
Short-term Rentals	1
Substandard Buildings	2
Unsecured Vacant Buildings	2
Water Restrictions	0
Zoning	0
Notices of Violations Issued	83
Citations Issued	0

Abatements Completed	164
Mowing & Debris Removal	6
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	158
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending	4
Mowing & Debris Removal	4
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Next BSB Hearing - TBD

Status of High Profile Properties

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 August 26, 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.

7201 St. James Ct. Illegal Short Term Rental operating. Code Compliance was able to verify that property was illegally operating. Current Status- Compliant| As of 08/27/24, the short-term rental listing has been removed by the property owner. We will continue to monitor online listings to ensure property remains in compliance.





Citation Activity

Total # Citations Issued **103**

Citations Filed in Municipal Court **76**

Status of Filed Citations

Warrants Issued	5
Pre-trial Hearing Scheduled	57
Payment Plan	3
Pending Prosecutor review	3
Dismissed by Prosecutor	5
Docket Closed - Fine Paid	4

Total # Dispositioned Citations **169**

Status of Dispositioned Citations

Appealed	1
Deferred Disposition/Payment Plan	102
Dismissed/Found Not Guilty	2
Dismissed by Prosecutor	12
Docket Closed - Fine Paid	26
Warrants Issued	26

fines paid
Totaling:
\$30,519.95

Offenses by District

