



Development Services Department Code Compliance Monthly Report

FY-24
JULY

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 July, Code Compliance initiated 2,131 new cases and completed 5,449 total inspections.
874 cases proactively picked up by officers.
1,257 cases were reactive, or complaint driven.

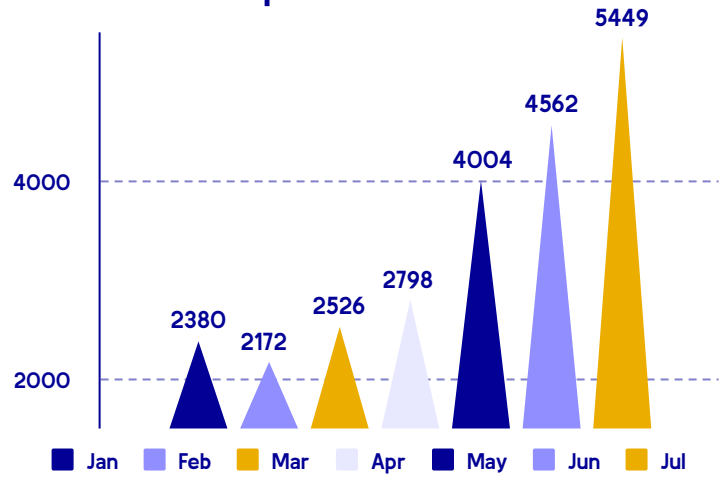
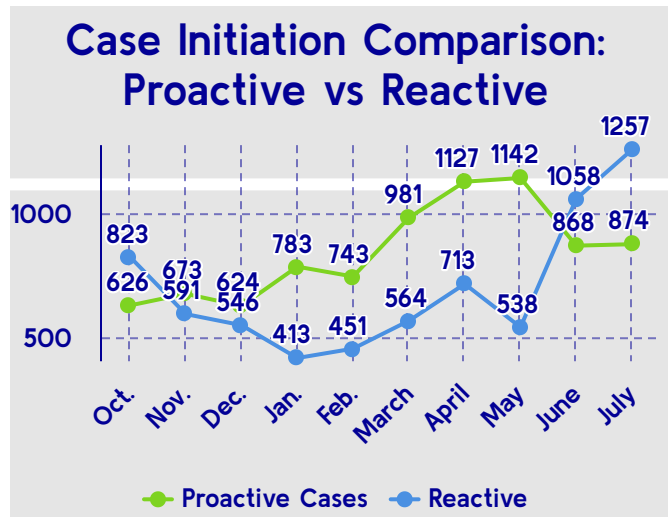
42%

Proactive - 874 new cases initiated by compliance officers

58%

Reactive - 1,257 complaint-driven cases (311, councilmembers, other sources)

Inspection Count



The Code Compliance Team participated in Operation Safe Return July 20, 2024



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	62
Inspections Completed	1608
Tall Grass / Weeds	1113
Building Permits Required	1
Emergency Demolitions	4
Emergency Measures	3
Illegal Dumping	0
Illegal Signs	4
Junked Vehicles	87
No Violation Found	172
Parking on Unimproved Surfaces	12
Property Maintenance Standards	71
Short-term Rentals	2
Substandard Buildings	33
Unsecured Vacant Buildings	70
Water Restrictions	0
Zoning	36
Notices of Violations Issued	368
Citations Issued	6

Abatements Completed	76
Mowing & Debris Removal	62
Structures Secured (Board-ups)	6
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	4
Junked Vehicles Removed	0
Emergency Demolitions	2
Emergency Measures	2
Substandard Building Demolitions	0
Abatements Pending	152
Mowing & Debris Removal	131
Structures Secured (Board-ups)	14
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	5
Next BSB Hearing - August 23, 2024	

Status of High Profile Properties

The Rex Motel- 5524 Leopard St. -

Code Compliance has current cases for tall weeds, litter and solid waste and unsecured openings. On 07/30/24, we inspected the property CCPD Directed Patrol Officers due to reports of continuous criminal and suspicious activity. Two individuals were arrested and abatement work order was expedited. A significant amount of trash and debris was removed from the property. We will continue to monitor property to ensure it remains in compliance.



The Rex Motel - before & after

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 **497**

Inspections Completed **1110**

Tall Grass / Weeds	631
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	4
Illegal Dumping	0
Illegal Signs	38
Junked Vehicles	55
No Violation Found	224
Parking on Unimproved Surfaces	0
Property Maintenance Standards	25
Short-term Rentals	0
Substandard Buildings	16
Unsecured Vacant Buildings	96
Water Restrictions	0
Zoning	20

Notices of Violations Issued **174**

Citations Issued **8**

Abatements Completed **110**

Mowing & Debris Removal	54
Structures Secured (Board-ups)	13
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	38
Junked Vehicles Removed	3
Emergency Demolitions	0
Emergency Measures	1
Substandard Building Demolitions	1

Abatements Pending **90**

Mowing & Debris Removal	77
Structures Secured (Board-ups)	11
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Building Demolitions	1

Next BSB Hearing - August 23, 2024

Status of High Profile Properties

Sunrise Mall - Abandoned Vacant Building -

As of 07/31/24 property is compliant with no litter and solid waste present. There was one unsecured opening, that needed to be secured.

The property owners have acquired a demolition permit as of 07/11/24 and have a company Enterprise Demolition on site that is starting the process at the beginning of August.

Code compliance will continue to work with the mall's property management and conduct weekly inspections to ensure it remains in compliance.



Sunrise Mall



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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		368
Inspections Completed		1147
Tall Grass / Weeds		754
Building Permits Required		0
Emergency Demolitions		2
Emergency Measures		3
Illegal Dumping		0
Illegal Signs		54
Junked Vehicles		103
No Violation Found		163
Parking on Unimproved Surfaces		4
Property Maintenance Standards		26
Short-term Rentals		0
Substandard Buildings		6
Unsecured Vacant Buildings		26
Water Restrictions		2
Zoning		4
Notices of Violations Issued		151
Citations Issued		11

Abatements Completed		102
Mowing & Debris Removal		44
Structures Secured (Board-ups)		2
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		54
Junked Vehicles Removed		1
Emergency Demolitions		1
Emergency Measures		0
Substandard Building Demolitions		0
Abatements Pending		84
Mowing & Debris Removal		77
Structures Secured (Board-ups)		4
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		2
Emergency Measures		1
Substandard Building Demolitions		0
Next BSB Hearing - August 23, 2024		

Status of High Profile Properties

4747 SPID - Vacant Building -Code Compliance started cases for tall weeds, litter and solid waste and unsecured openings. Current Status- As of 07/12/24 property is compliant with no litter and solid waste present and property was demolished by new owners.

5509 Curtis Clark Dr Vacant Building - This property has an excessive amount of litter and solid waste onsite. An On-site bid warrant was served on 7/16/24 for phase 1 of the abatement process. We are awaiting the junk vehicle hearing, which is scheduled for 8/7/24 to be able to start phase 2 of the abatement process after vehicles behind gate are removed.



Curtis Clark before & after abatement



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 **389**

Inspections Completed	1052
Tall Grass / Weeds	715
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	20
Junked Vehicles	88
No Violation Found	166
Parking on Unimproved Surfaces	4
Property Maintenance Standards	21
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	21
Illegal Dumping	0
Water Restrictions	0
Zoning	17

Notices of Violations Issued **191**

Citations Issued	8
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Abatements Completed **37**

Mowing & Debris Removal	16
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	20
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Abatements Pending **53**

Mowing & Debris Removal	52
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Next BSB Hearing - August 23, 2024

Status of High Profile Properties

- **436 E. Lakeside Dr- Occupied Property** | Current case on property for an accumulation of litter and solid waste and tall weeds. A warrant abatement was executed on 07/10/24. We will continue to monitor the property monthly to ensure property remains compliant.
- **15218 Reales Dr. - Vacant Property** | Current case on property for an attached accessory structure that was ordered demolished by the Building Standards Board in 2022. Due to the atypical nature of the case, we have had many delays. A structural engineers' report, drawings, and plan were required. On July 31, contractors met onsite to discuss property condition and how to go forward with demolition of garage.



Contractor onsite meeting with CCPD & Code Compliance at 15218 Reales Dr.



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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	249
Inspections Completed	532
Tall Grass / Weeds	334
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	56
Junked Vehicles	34
No Violation Found	76
Parking on Unimproved Surfaces	1
Property Maintenance Standards	18
Short-term Rentals	2
Substandard Buildings	2
Unsecured Vacant Buildings	2
Water Restrictions	4
Zoning	3
Notices of Violations Issued	90
Citations Issued	6

Abatements Completed	58
Mowing & Debris Removal	1
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	56
Junked Vehicles Removed	1
Emergency Demolitions	0
Substandard Building Demolitions	0

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

Next BSB Hearing - August 23, 2024

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 July 30, 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.

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 07/30/24, property was in process of obtaining permit to operate short-term rental.



Citation Activity

Total # Citations Issued 39

Citations Filed in Municipal Court 35

Status of Filed Citations

Bench Trial	1
Deferred Disposition	2
Dismissed by Prosecutor	1
Docket Closed - Fine Paid	2
Pre-trial Hearing Scheduled	22
Pending Prosecutor Review	1
Warrant Issued	6

Total # Dispositioned Citations 211

Status of Disposed Citations

Community Service	18
Deferred Disposition/Payment Plan	93
Dismissed by Prosecutor	6
Docket Closed - Fine Paid	32
Warrants Issued	62


finest paid
Totaling:
\$30,384.23

Offenses by District

