



# Development Services Department Code Compliance Monthly Report

FY-24  
JUNE

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 June, Code Compliance initiated 1926 new cases and completed 4562 inspections.  
868 cases proactively picked up by officers.  
1058 cases were reactive, or complaint driven.

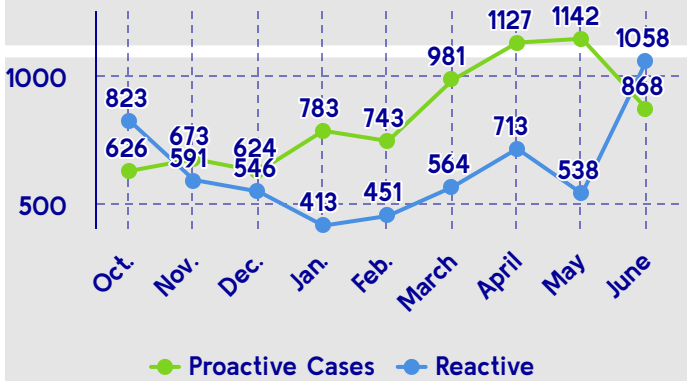
# 45%

**Proactive** - 868 new cases initiated by compliance officers

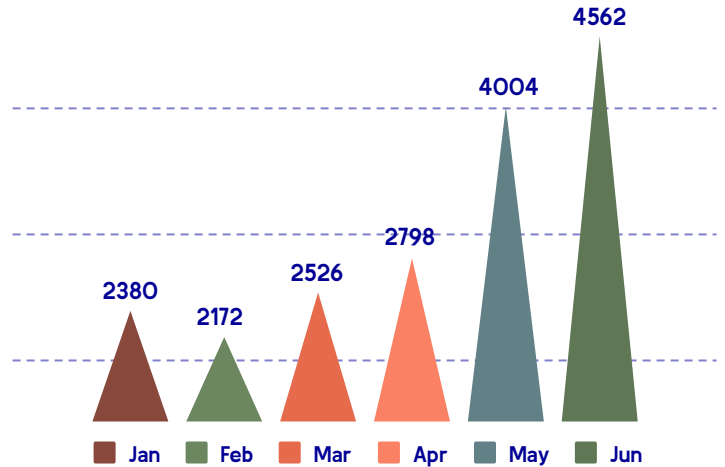
# 55%

**Reactive** - 1058 complaint-driven cases (311, councilmembers, other sources)

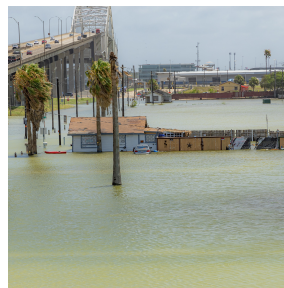
## Case Initiation Comparison: Proactive vs Reactive



## Inspection Count



*Code Compliance Team assisted with the North Beach Damage Assessment after Tropical Storm Alberto*



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, Sherman Dixon, Diana Gonzalez  
Gilbert Salazar

<b>Compliance Cases Initiated</b>	<b>346</b>
<b>Inspections Completed</b>	<b>1063</b>
Tall Grass / Weeds	704
Building Permits Required	1
Emergency Demolitions	4
Emergency Measures	5
Illegal Dumping	0
Illegal Signs	21
Junked Vehicles	83
No Violation Found	58
Parking on Unimproved Surfaces	1
Property Maintenance Standards	64
Short-term Rentals	3
Substandard Buildings	19
Unsecured Vacant Buildings	76
Water Restrictions	3
Zoning	21
<b>Notices of Violations Issued</b>	<b>265</b>
<b>Citations Issued</b>	<b>4</b>

<b>Abatements Completed</b>	<b>87</b>
Mowing & Debris Removal	50
Structures Secured (Board-ups)	14
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	21
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	2
Substandard Building Demolitions	0
<b>Abatements Pending</b>	<b>106</b>
Mowing & Debris Removal	91
Structures Secured (Board-ups)	15
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0
<b>Next BSB Hearing - July 25, 2024</b>	

## Status of High Profile Properties

**1111 Buford Ave**- On 06/07/2024 the property was inspected with CCPD Directed patrol Officers. Twenty-three individuals were arrested at the property. Due to the continuous criminal and suspicious activity an Emergency Measures were initiated, and the property was boarded up. Code Compliance located property owners to gain consent for abatement.

Current Status- As of 06/18/2024 property was compliant. We will continue to monitor property to make sure it remains in compliance.

**2625 Greenwood Dr. | Hacienda Senior Apartments** - A case started for property maintenance issue of non- working elevator. As of 06/26/2024, all elevators are operational.



1111 Buford Ave.  
Before & After  
Abatement



# Development Services Department

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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 **439**

#### Inspections Completed **998**

Tall Grass / Weeds	569
Building Permits Required	1
Emergency Demolitions	2
Emergency Measures	7
Illegal Dumping	0
Illegal Signs	95
Junked Vehicles	56
No Violation Found	111
Parking on Unimproved Surfaces	2
Property Maintenance Standards	27
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	107
Water Restrictions	0
Zoning	14

#### Notices of Violations Issued **230**

#### Citations Issued **1**

#### Abatements Completed **153**

Mowing & Debris Removal	48
Structures Secured (Board-ups)	7
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	95
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	3

#### Abatements Pending **59**

Mowing & Debris Removal	47
Structures Secured (Board-ups)	12
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Next BSB Hearing - July 25, 2024

### Status of High Profile Properties

- **Sunrise Mall -Abandoned Vacant Building** - Code Compliance has cases for tall weeds, litter and solid waste and unsecured openings. Current Status- As of 06/27/2024 property is compliant. Code compliance will continue to work with the mall's property management and conduct weekly inspections to ensure it remains in compliance
- **Sterling Apartments** 4848 S. Alameda St.- PMC violation | 156 citations have been issued to the property owner and property management for failing to correct property maintenance issues, - hot water facilities. The property has been able to bring 6 out of the 13 buildings into compliance. The property has been able to obtain a plumbing company and sign a contract for them to start working projected for mid-July.



Sunrise Mall



# Development Services Department

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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, Daniel Rohde

<b>Compliance Cases Initiated</b>		<b>483</b>
<b>Inspections Completed</b>		<b>1160</b>
Tall Grass / Weeds		749
Building Permits Required		1
Emergency Demolitions		2
Emergency Measures		6
Illegal Dumping		0
Illegal Signs		121
Junked Vehicles		94
No Violation Found		100
Parking on Unimproved Surfaces		2
Property Maintenance Standards		30
Short-term Rentals		0
Substandard Buildings		5
Unsecured Vacant Buildings		41
Water Restrictions		0
Zoning		9
<b>Notices of Violations Issued</b>		<b>247</b>
<b>Citations Issued</b>		<b>2</b>

<b>Abatements Completed</b>		<b>164</b>
Mowing & Debris Removal		36
Structures Secured (Board-ups)		6
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		121
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		1
Substandard Building Demolitions		0
<b>Abatements Pending</b>		<b>37</b>
Mowing & Debris Removal		37
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 - July 25, 2024		

### Status of High Profile Properties

**La Paz Properties- (3610, 3614, 3618, 3622, 3606 & 3602)**

**Vacant Properties | Six-Vacant Properties** were inspected for accumulation of litter & solid waste and tall weeds on the premises. Six warrants were executed for abatement. Current Status- As of 06/12/2024 properties were in compliance. Maintenance inspections will be conducted monthly to ensure all properties remain 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 06/27/2024, it was found in compliance. Current Status- Compliant | Maintenance inspections will be conducted monthly to ensure the property remains in compliance.



La Paz Properties before & after abatement





# Development Services Department

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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 **302**

<u>Inspections Completed</u>	<b>800</b>
Tall Grass / Weeds	533
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	2
Illegal Signs	16
Junked Vehicles	83
No Violation Found	110
Parking on Unimproved Surfaces	4
Property Maintenance Standards	13
Short-term Rentals	2
Substandard Buildings	0
Unsecured Vacant Buildings	20
Illegal Dumping	3
Water Restrictions	0
Zoning	14

#### Notices of Violations Issued **157**

<u>Citations Issued</u>	<b>6</b>
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#### Abatements Completed **32**

Mowing & Debris Removal	14
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	16
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	0

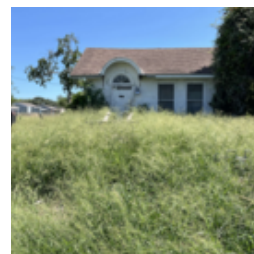
#### Abatements Pending **19**

Mowing & Debris Removal	19
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Next BSB Hearing - July 25, 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. Due to the recent increase of complaints on the property, work order was expedited. **Current Status - In Violation** | A warrant abatement will be executed in the 2nd week of July.
- **15305 Tortuga Ct. - Complaints of an Illegal Short-term Rental** | Code Compliance has inspected the property various times and property appears vacant. No listings have been found for rental of property. We will continue to monitor.



436 E. Lakeside Dr.



# Development Services Department

## Code Compliance Monthly Report

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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 **356**

#### Inspections Completed **541**

Tall Grass / Weeds	348
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	79
Junked Vehicles	23
No Violation Found	63
Parking on Unimproved Surfaces	1
Property Maintenance Standards	16
Short-term Rentals	2
Substandard Buildings	0
Unsecured Vacant Buildings	4
Water Restrictions	1
Zoning	4

#### Notices of Violations Issued **127**

#### Citations Issued **2**

#### Abatements Completed **84**

Mowing & Debris Removal	4
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	79
Junked Vehicles Removed	0
Emergency Demolitions	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 Demolitions	0
Substandard Building Demolitions	0

Next BSB Hearing - July 25, 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 June 03, 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 without a permit. **Current Status- In Violation** | A correction notice was mailed on 07/01/2024 advising property owner of violation. Anticipated reinspection is on 07/11/2024.



# Citation Activity

**Total # Citations Issued** 15

**Citations Filed in Municipal Court** 9

Status of Filed Citations

Court Clerk Action Needed	1
Pre-trial Hearing Scheduled	7
Pending Prosecutor Review	1

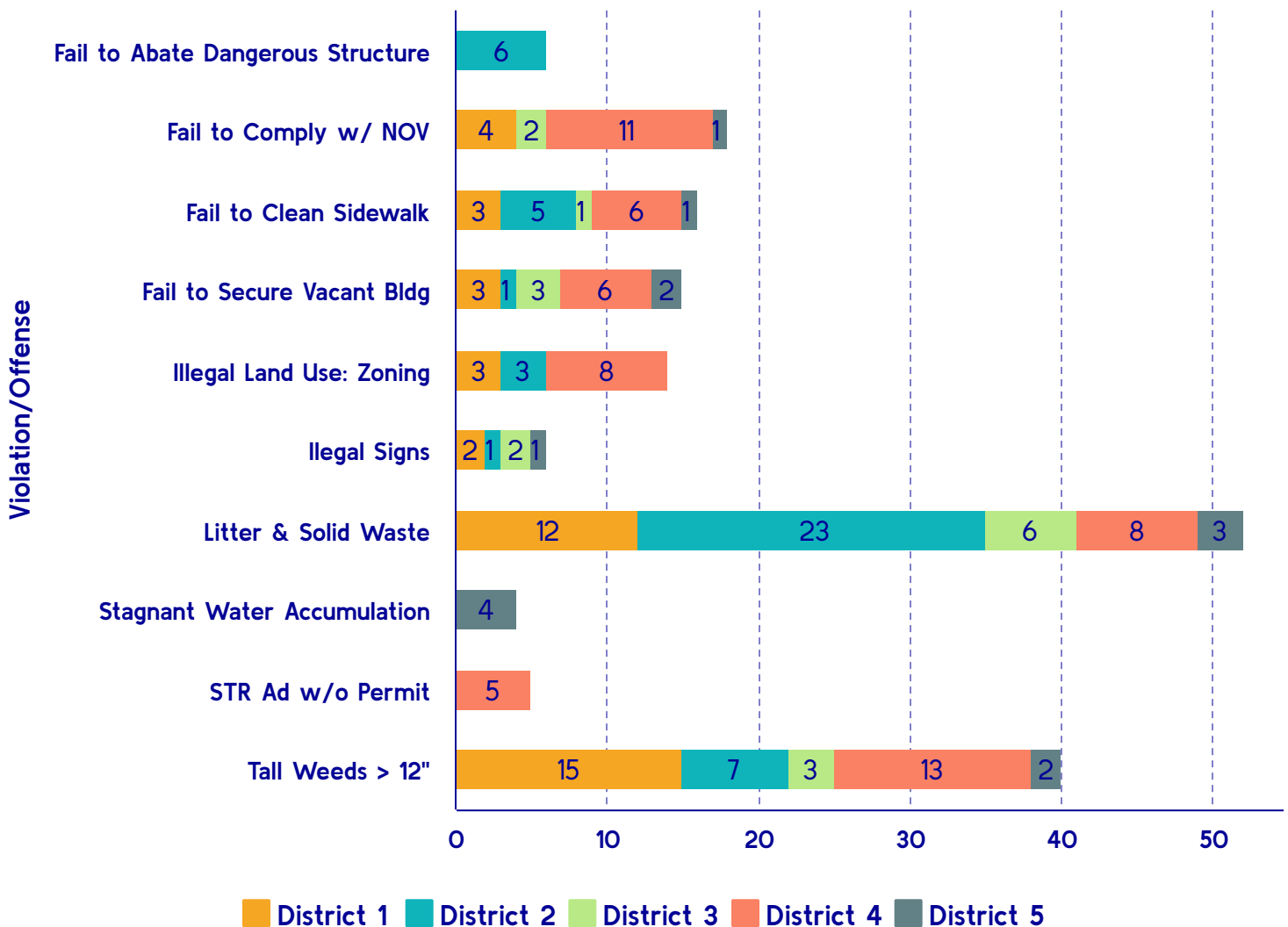
**Total # Dispositioned Citations** 172

Status of Dispositioned Citations

Community Service	1
Deferred Disposition/Payment Plan	41
Dismissed by Prosecutor	43
Docket Closed - Fine Paid	23
Warrants Issued	64


**finest paid** **Totaling:**  
**\$22,702.06**

## Offenses by District



Development Services Department  
**Code Compliance Division**

June 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.*



There was no Saturday  
Sweep for June 2024