



Development Services Department Code Compliance Monthly Report

FY-24
MAY

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 May, Code Compliance initiated 1680 new cases and completed 4004 inspections.
1142 cases proactively picked up by officers.
538 cases were reactive or complaint-driven.

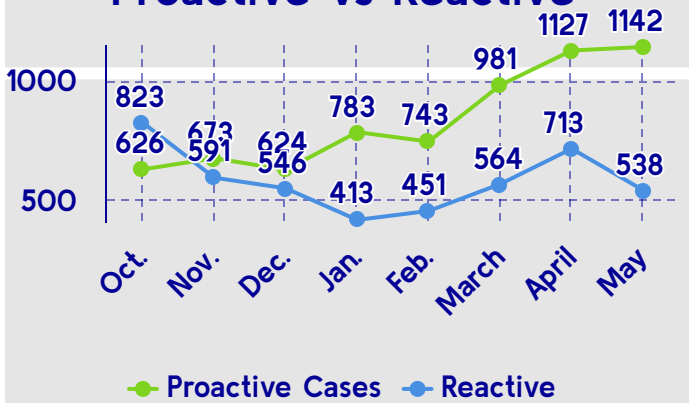
68%

Proactive - 1142 new cases initiated by compliance officers

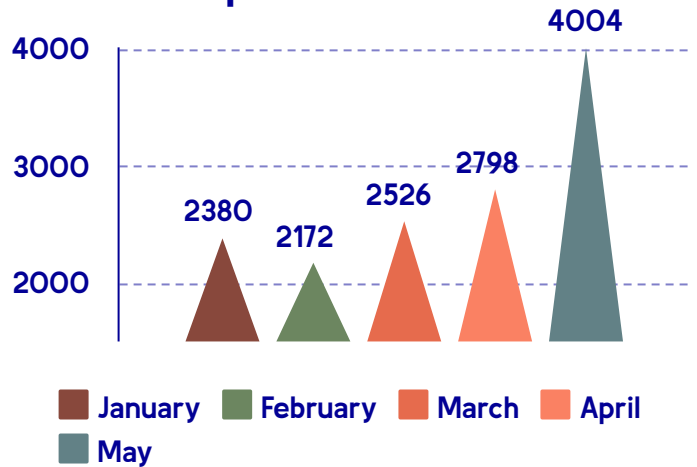
32%

Reactive - 538 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



Brianna Perez
Code Compliance Officer I



Diana Gonzalez
Code Compliance Officer I



Drina Rodriguez
Code Compliance Officer I



Daniel Rohde
Code Compliance Officer I



Gilbert Zalazar
Code Compliance Officer I

WELCOME TO OUR TEAM

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

Compliance Cases Initiated	343
Inspections Completed	918
Tall Grass / Weeds	592
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	6
Illegal Dumping	0
Illegal Signs	5
Junked Vehicles	93
No Violation Found	64
Parking on Unimproved Surfaces	1
Property Maintenance Standards	52
Short-term Rentals	1
Substandard Buildings	23
Unsecured Vacant Buildings	59
Water Restrictions	0
Zoning	21
Notices of Violations Issued	406
Citations Issued	1

Abatements Completed	108
Mowing & Debris Removal	88
Structures Secured (Board-ups)	11
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	5
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	2
Substandard Building Demolitions	0
Abatements Pending	93
Mowing & Debris Removal	74
Structures Secured (Board-ups)	19
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

4513 Gulfbreeze Blvd #4 – On 04/12/2024, a substandard case was started on the property due to incomplete construction and construction not completed to Code standards.

- Current Status – Current Status – compliant; As of May 15th, 2024, the building was demolished by the property owner.

12303 Van Loan Ave. - Occupied Property | Junked Vehicle, tall weeds, litter and solid waste, and a Substandard for an accessory structure dwelling unit. Current Status- Partial Compliance | As of May 16th, 2024, a warrant abatement of tall weeds, litter solid waste and the removal of junked vehicles. The substandard building was ordered demolished by the Building Standards Board Hearing on May 23, 2024.



1203 Van Loan Ave-
Removal of Inoperable Vehicle
&
Boat



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District 2

Senior/Lead Compliance Officer - **Thomas Chapa III**
 361.5857186 | thomasc6@cctexas.com

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

Compliance Cases Initiated **479**

Inspections Completed **890**

Tall Grass / Weeds	431
Building Permits Required	0
Emergency Demolitions	4
Emergency Measures	4
Illegal Dumping	2
Illegal Signs	96
Junked Vehicles	40
No Violation Found	210
Parking on Unimproved Surfaces	0
Property Maintenance Standards	19
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	76
Water Restrictions	0
Zoning	1

Notices of Violations Issued **228**

Citations Issued **10**

Abatements Completed **135**

Mowing & Debris Removal	33
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	96
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	2

Abatements Pending **79**

Mowing & Debris Removal	66
Structures Secured (Board-ups)	13
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

- Port-Ayers Shopping Center 4106 Ayers St-** As of 05/30/2024 property is in compliance. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- Sunrise Mall -Abandoned Vacant Building** - As of 05/30/2024, the property was found to be in violation for unsecured openings, tall weeds, and litter and solid waste. Code compliance was able to contact Property Management to bring property into compliance. As of 05/31/2024 the property maintenance company was abating violations. We will continue to monitor weekly to ensure the property 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. As of 05/24/2024 property was still in violation. Bi-weekly inspections will continue until property gains compliance.



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

Compliance Cases Initiated	322
Inspections Completed	934
Tall Grass / Weeds	612
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	5
Illegal Dumping	0
Illegal Signs	83
Junked Vehicles	80
No Violation Found	76
Parking on Unimproved Surfaces	4
Property Maintenance Standards	21
Short-term Rentals	0
Substandard Buildings	9
Unsecured Vacant Buildings	32
Water Restrictions	0
Zoning	10
Notices of Violations Issued	201
Citations Issued	3

Abatements Completed	132
Mowing & Debris Removal	37
Structures Secured (Board-ups)	8
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	83
Junked Vehicles Removed	1
Emergency Demolitions	2
Emergency Measures	0
Substandard Building Demolitions	0
Abatements Pending	34
Mowing & Debris Removal	32
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0
Next BSB Hearing - May 23, 2024	

Status of High Profile Properties

3115 MCARDLE RD- Vacant Property | Emergency Demolition case was started on 04/29/2024, due to a structure fire | Current Status -05/30/24 Deolitionlition of the building was completed.

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 05/28/2024, it was found in compliance. Current Status- Compliant| Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

Corpus Christi Country Club HOA Meeting- On 05/29/2024, District 3-Senior Officer Grace Elledge & Code Compliance Supervisor Rosie Dominguez attended this meeting per request of Councilman Roland Barrera to educate or address any concerns residents in the area may have.



3115 McArdle Road Demolition



CCCC HOA Meeting



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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

Compliance Cases Initiated **284**

<u>Inspections Completed</u>	774
Tall Grass / Weeds	510
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	0
Illegal Signs	46
Junked Vehicles	78
No Violation Found	82
Parking on Unimproved Surfaces	1
Property Maintenance Standards	10
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	21
Illegal Dumping	1
Water Restrictions	0
Zoning	23

Notices of Violations Issued **151**

Citations Issued	2
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Abatements Completed **77**

Mowing & Debris Removal	30
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	46
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Abatements Pending **6**

Mowing & Debris Removal	5
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Next BSB Hearing - May 23, 2024

Status of High Profile Properties

- 633 Belma St- Vacant Property** | Emergency Demolition case was started on 04/02/2024. Deterioration of main structure and accessory structure by vandalism and the continued infestation of aggressive bees. Current Status- 05/23/2024 demolition of the building was completed.
- 1306 Sandstone Dr- Occupied Property** | Current case on property for an accumulation of litter and solid waste. Due to the recent increase of criminal activity on the property, an emergency measures case was initiated at CCPD's request to secure the building. Current Status - A warrant abatement was executed on 05/28/2024. We will continue to monitor weekly to ensure property stays in compliance.



633 Belma Street
Before & After Demolition



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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	252
Inspections Completed	488
Tall Grass / Weeds	303
Building Permits Required	3
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	91
Junked Vehicles	28
No Violation Found	40
Parking on Unimproved Surfaces	6
Property Maintenance Standards	11
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	3
Water Restrictions	0
Zoning	2
Notices of Violations Issued	114
Citations Issued	2

Abatements Completed	100
Mowing & Debris Removal	9
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	91
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 - May 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 May 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.

* As of December 2023 - these properties are being prosecuted in court.

3905 Las Bahias Dr | Junk Vehicle case for inoperable vehicle sitting in the driveway. Current Status- In Violation; As of 5/29/2024 The compliance officer will conduct one last inspection and then will request the Municipal Court to schedule a Junked Vehicle Hearing to order vehicle to be removed from the property.



Citation Activity

Total # Citations Issued **18**

Citations Filed in Municipal Court **54**

Status of Filed Citations

Pre-trial Scheduled	52
Dismissed by Prosecutor	1
Payment Plan	1

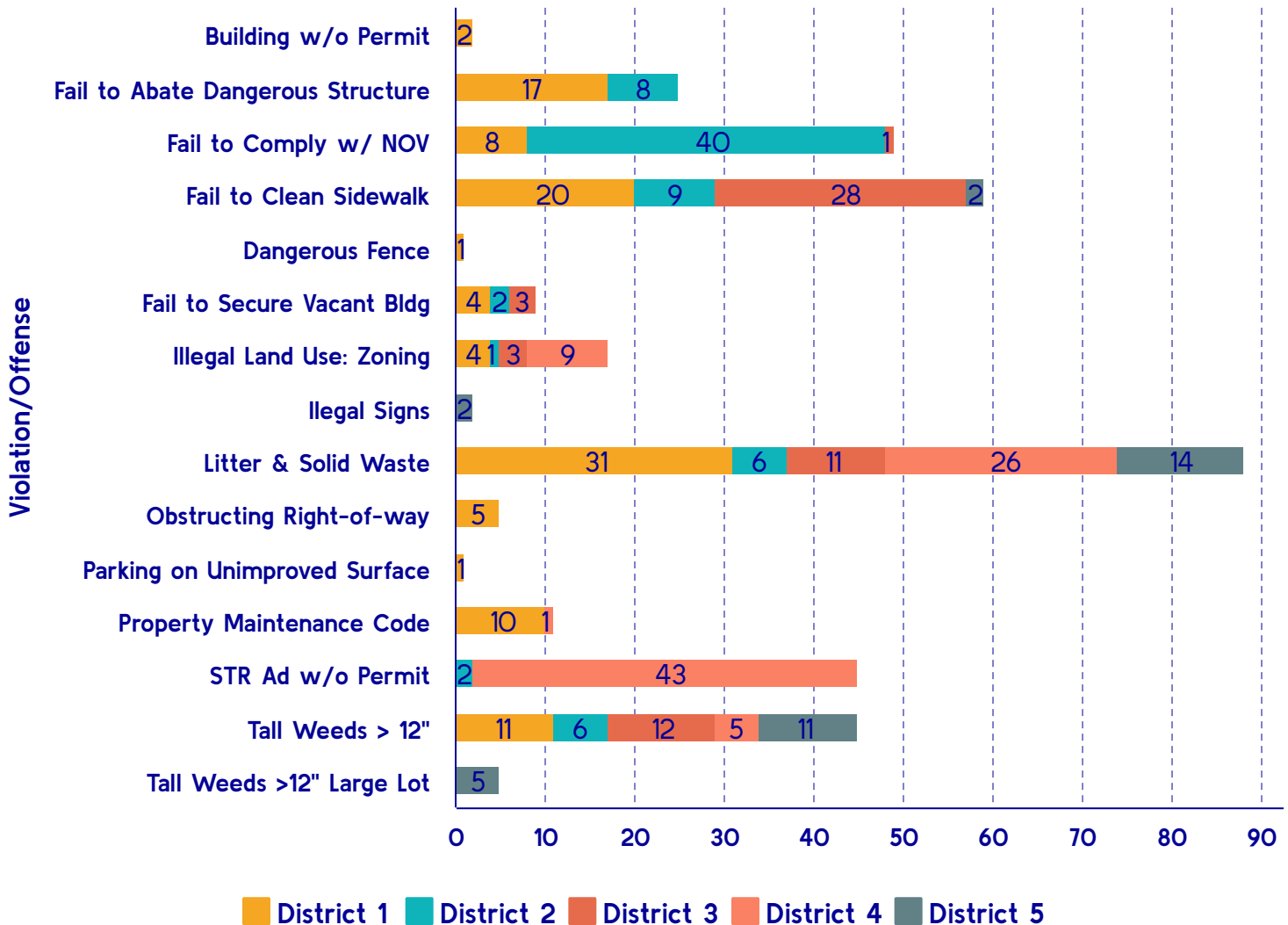
Total # Dispositioned Citations **329**

Status of Dispositioned Citations

Community Service	5
Convicted & Appealed	1
Deferred Disposition/Payment Plan	107
Dismissed by Prosecutor	61
Docket Closed - Fine Paid	90
Warrants Issued	65

fines paid **Totaling:**
\$42,069.46

Offenses by District



Development Services Department Code Compliance Division



May 11, 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.



***23** Officers on Duty
8 am - 2 pm

115 man-hours worked.

*23 of 31 available officers
*3 officers off with prior approval
*5 officers in classroom training



207

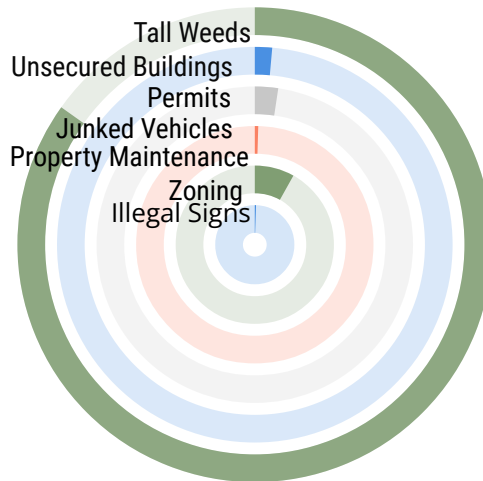
Code Violation Inspections



153

Notices of Violations Issued

→ Data

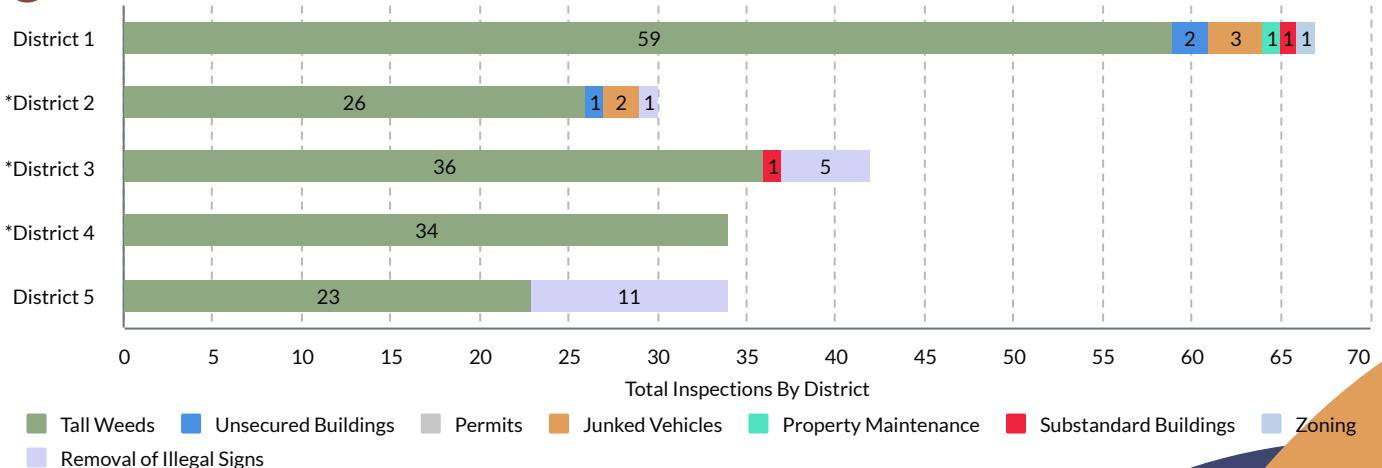


86%

of the Code Violations observed **were for tall weeds, 12" or taller.**

Tall Weeds (86.83%) Unsecured Buildings (1.46%) Junked Vehicles (2.44%)
Property Maintenance (0.49%) Illegal Signs (8.29%) Zoning (0.49%)

🎯 By District



For more information, contact the Senior Compliance Officer for each District.