



Development Services Department

Code Compliance Monthly Report

FY24-25

July

In July, Code Compliance Officers initiated 1,548 new cases and completed 5,478 total inspections.

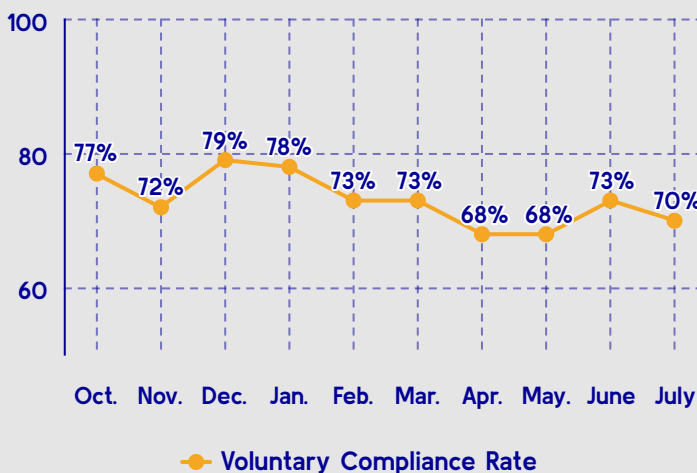
35%

Proactive - 537 new cases initiated by compliance officers patrolling their assigned areas.

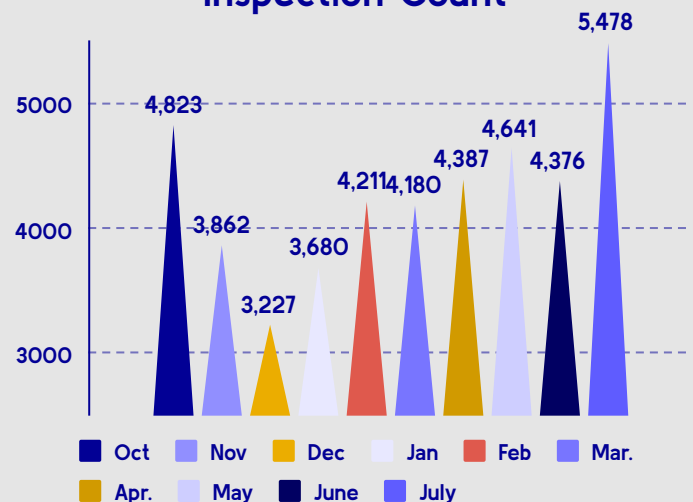
65%

Reactive- 1,011 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



Commitment to Continued Learning

The Texas Department of Licensing and Regulation (TDLR) provided training to Code Compliance Officers on July 29, 2025, regarding illicit massage businesses (IMBs) and identifiers of human trafficking.

Post-training, Compliance Officers were assigned to three-member teams with TDLR inspectors for surprise inspections of twelve potential IMBs in the city.

The inspections were successful for TDLR, and also resulted in six new cases code violations at the locations.



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 Supervisors, Rosie Dominguez (rosied@cctexas.com | 361.526.3015) and Roland Maldonado (rolandm@cctexas.com | 361.826.3091) are also available to answer questions or concerns.



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July

District 1

Senior/Lead Compliance Officer - **Michael Gutierrez**
361.945.0262 | mgutierrez@cctexas.com

Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia, Martin Lopez, Jorge Ortiz

<u>Compliance Cases Initiated</u>		<u>346</u>
<u>Inspections Completed</u>		<u>1219</u>
	Community Development Block Grant - Community Assistance Program	74
	Tall Grass / Weeds	837
	Building Permits Required	1
	Emergency Demolitions	0
	Emergency Measures	4
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	30
	No Violation Found	95
	Parking on Unimproved Surfaces	2
	Property Maintenance Standards	43
	Short-term Rentals	0
	Substandard Buildings	15
	Unsecured Vacant Buildings	81
	Water Restrictions	8
	Zoning	29
<u>Notices of Violations Issued</u>		<u>135</u>
Citations Issued		65

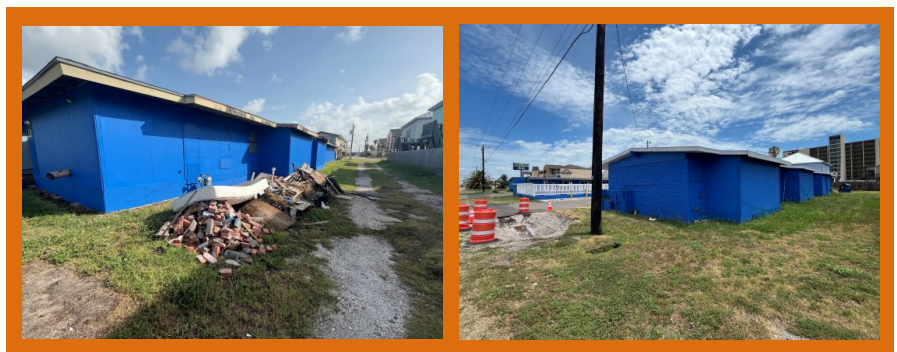
<u>Abatements Completed</u>		<u>31</u>
	Mowing & Debris Removal	11
	Structures Secured (Board-ups)	2
	CDBG CAP	14
	Illegal Signs Removed	3
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	1
	Substandard Structure	0
<u>Abatements Pending</u>		<u>159</u>
	Mowing & Debris Removal	119
	Structures Secured (Board-ups)	9
	CDBG CAP	31
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Next BSB Hearing - September 25, 2025		

Status of High Profile Property.

4210 SURFSIDE BLVD. - Occupied Property

Code Compliance initiated a case for litter and solid waste and accumulation of stagnant water.

As of July 31, 2025, the property is in compliance. Monthly monitoring will continue to ensure ongoing compliance.



District 1



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July

District 2

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

Compliance Officers - Aaron Cantu, Alicia Torres, Tiffany Ortiz, Brianna Perez, Sa'Rhonda Miller, John Garza

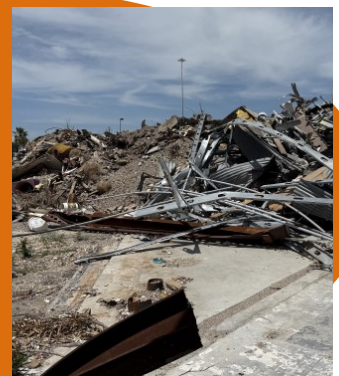
<u>Compliance Cases Initiated</u>		<u>395</u>
<u>Inspections Completed</u>		<u>1434</u>
	Community Development Block Grant - Community Assistance Program	51
	Tall Grass / Weeds	873
	Building Permits Required	0
	Emergency Demolitions	3
	Emergency Measures	0
	Short-Term Rental (STR)	2
	Illegal Dumping	1
	Junked Vehicles	111
	No Violation Found	164
	Parking on Unimproved Surfaces	6
	Property Maintenance Standards	102
	Set Out Violation	0
	Substandard Buildings	3
	Unsecured Vacant Buildings	77
	Water Restrictions	7
	Zoning	34
Notices of Violations Issued		160
Citations Issued		158

Abatements Completed		31
	Mowing & Debris Removal	3
	Structures Secured (Board-ups)	0
	CDBG CAP	20
	Illegal Signs Removed	4
	Junked Vehicles Removed	2
	Emergency Demolitions	2
	Emergency Measures	0
	Substandard Structure	0
Abatements Pending		129
	Mowing & Debris Removal	79
	Structures Secured (Board-ups)	8
	CDBG CAP	41
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	1
Next BSB Hearing - September 25, 2025		

Status of High Profile Property

Sunrise Mall - Abandoned Vacant Building
Demolition is in progress. Code Compliance has cases for tall weeds, litter and solid waste and property maintenance violations.

As of 07/31/2025, the property remains in violation. A total of 194 citations have been issued for continued daily violations. Code Compliance continues to conduct daily inspections to monitor demolition progress and property maintenance efforts.



District 2



Development Services Department

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July

District 3

Senior/Lead Compliance Officer - **Grace Elledge**
361.945.0213 | gracee@cctexas.com

Compliance Officers - Diana T. Garza, Daniel Rohde, Melanie Flores, Anthony Fonseca, Jose Olvera, Cristina Morales

Compliance Cases Initiated		341
Inspections Completed		1204
Tall Grass / Weeds		838
Community Development Block Grant - Community Assistance Program		1
Emergency Demolitions		1
Emergency Measures		0
Illegal Dumping		1
Illegal Signs		0
Junked Vehicles		149
No Violation Found		80
Parking on Unimproved Surfaces		3
Property Maintenance Standards		56
Short-term Rentals		0
Substandard Buildings		13
Unsecured Vacant Buildings		27
Water Restrictions		5
Zoning		30
Notices of Violations Issued		204
Citations Issued		31

Abatements Completed		34
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		32
Junked Vehicles Removed		1
Emergency Demolitions		1
Emergency Measures		0
Substandard Structure		0
Abatements Pending		80
Mowing & Debris Removal		75
Structures Secured (Board-ups)		4
CDBG CAP		1
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0
Next BSB Hearing - September 25, 2025		

Status of High Profile Property

4126 Angela Drive - Emergency Demolition

After the discovery of a deceased person inside the vacant house, Code Compliance & CCPD conducted a joint inspection of the premises. An emergency demolition was declared due to structural instability and risk to public safety.

The owner granted consent, and the emergency demolition was executed on July 10, 2025.



District 3



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District 4

Senior/Lead Compliance Officer - **Estella Padron**
361.945.0197 | estellas@cctexas.com

Compliance Officers Gilbert Salazar, Hazal Prado, George Chatman, Drina Rodriguez, Joshua Novak

Compliance Cases Initiated		316
Inspections Completed		1211
CDBG CAP		41
Tall Grass / Weeds		859
Building Permits Required		1
Emergency Demolitions		3
Emergency Measures		0
Illegal Dumping		1
Junked Vehicles		67
No Violation Found		135
Parking on Unimproved Surfaces		35
Property Maintenance Standards		0
Short-term Rentals		0
Substandard Buildings		2
Unsecured Vacant Buildings		21
Water Restrictions		4
Zoning		42
Notices of Violations Issued		16
Citations Issued		22

Abatements Completed		20
Mowing & Debris Removal		3
Structures Secured (Board-ups)		0
CDBG CAP		6
Illegal Signs Removed		11
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0
Abatements Pending		49
Mowing & Debris Removal		25
CDBG CAP		23
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Measures		0
Substandard Building Demolitions		0
Next BSB Hearing - September 25, 2025		

Status of High Profile Property

526 Webb Street Vacant Building

As part of a grant funded Community Assistance Program, the property was part of the CDBG CAP Program which offered free cleanup services to eligible property owners, bringing this property into compliance on July 28, 2025.



District 4



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July

District 5

Senior/Lead Compliance Officer - **Samuel Gomez**
361.945.0239 | samuelg@cctexas.com

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

Compliance Cases Initiated		150
Inspections Completed		410
Tall Grass / Weeds		298
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		6
Illegal Signs		0
Junked Vehicles		16
No Violation Found		69
Parking on Unimproved Surfaces		2
Property Maintenance Standards		8
Short-term Rentals		1
Substandard Buildings		1
Unsecured Vacant Buildings		1
Water Restrictions		8
Zoning		0
Notices of Violations Issued		31
Citations Issued		12

Abatements Completed		8
Mowing & Debris Removal		1
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		7
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
CDBG CAP		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0

Next BSB Hearing -

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 07/17/25, all five lots are compliant.**

Code compliance will continue to work with property management and conduct regular inspections every six- weeks to ensure ongoing compliance.





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Citations Filed & Disposed

Citations Filed in Municipal Court

375

Status of Filed Citations

Warrants Issued	49
Pre-trial Hearing	299
Dismissed by Prosecutor	5
Docket Closed - Fine Paid	6
Deferred Disposition/Payment Plan	3
Pending Prosecutor Review	6
Payment Status-Deferral	7

Total # Dispositioned Citations

299

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	53
Docket Closed - Fine Paid	32
Warrants Issued	170
Not Guilty	1
Dismissed by Prosecutor	36
Community Service	7

fines paid



Totaling:

\$ 20,815.40

Offenses by District

