

DEVELOPMENT TASKFORCE

NOVEMBER 15, 2024



CITY DEPARTMENTS:

Development Services

Engineering Services

Fire

CCW

Parks & Recreation

Gas

IGR

Public Works

Solid Waste

**Planning & Community
Development**



CCW - STAGE 3 WATER RESTRICTIONS

Presenter: Esteban Ramos



DEVELOPMENT SERVICES

Presenter: Michael Dice

BUILDING DIVISION

Star Program Re-Launch!



DID YOU KNOW?

Development Services will be relaunching the Star Program. This is a helpful directory for the public to use in deciding contractors for their projects.

The companies are registered and in good standing with DSD. They attend DSD sponsored trainings and strive to achieve the best building practices.

For more information, please visit our website at www.cctexas.com/ds




Virtual Inspections

Types of Inspections Eligible for Virtual Inspections:

(Note: It is the contractor's decision. However, all inspections listed below can be performed virtually.)
 During inspections, if an approved and properly installed attic ladder is not available, all attic inspections will be done virtually.

Types of Inspections Eligible for Virtual Inspections:
 (Note: It is the contractor's decision. However, all inspections listed below can be performed virtually.) During inspections, if an approved and properly installed attic ladder is not available, all attic inspections will be done virtually.

Building	Mechanical	Electrical	Plumbing
Layout / Setback	Rough-in	Service release	Water yard line
Wall board (fire rated assemblies only)	A/C Change out	Solar inspection	Gas yard line
Window and door replacement		Construction meter loop	Sewer yard line
Re-roof		Underground electrical	Water heater change out (electric only)
Driveway		Swimming Pool Bonding	
Attic	Attic		

Steps for Conducting Virtual Inspections:

- The following steps must be followed when conducting a virtual inspection.
- The Contractor requests a virtual inspection when scheduling the inspection via phone, email, or web portal.
 - The Inspector confirms whether the inspection type is eligible to be conducted virtually.
 - The Inspector and Contractor agree on a date / time for the inspection to be conducted.
 - On the scheduled date and time, the Inspector and Contractor join the virtual meeting. Both the Inspector and Contractor are required to maintain live video for the duration of the virtual inspection.
 - The Contractor shall manipulate the camera at the Inspector's direction to document items and take measurements.
 - Upon completion of the virtual inspection, the Inspector shall update the inspection records in the DSD software (Infor).

Summary

This bulletin is for informational purposes only.

Permits Issued

PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
10/1/22-10/31/23	912	1,316
10/1/23-10/31/24	1,225	1,068

CODE COMPLIANCE MONTHLY REPORT

SEPTEMBER 2024

Development Services Department
Code Compliance Monthly Report

FY-24
SEPTEMBER

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 September, Code Compliance initiated 1496 new cases and completed 4701 total inspections. 531 cases proactively picked up by officers. 965 cases were reactive, or complaint driven.

35%

Proactive - 531 new cases initiated by compliance officers

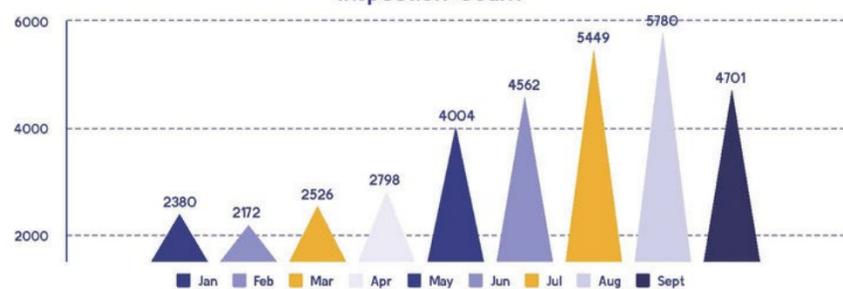
65%

Reactive - 965 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.

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 1
Senior/Lead Compliance Officer - Mike Shelton Sr.
361.945.0275 | mshelton@cctexas.com

Compliance Cases Initiated	34	Abatement Completed	49
Inspections Completed	1127	Mowing & Debris Removal	13
Tall Grass / Weeds	937	Structures Secured (Board-ups)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	1
Emergency Demolitions	6	Illegal Signs Removed	27
Emergency Measures	10	Junked Vehicles Removed	0
Illegal Signs	2	Emergency Demolitions	2
Junked Vehicles	71	Emergency Measures	2
No Violation Found	186	Substandard Building Demolitions	2
Parking on Unimproved Surfaces	0	Substandard Structure	2
Property Maintenance Standards	42	Abatement Pending	381
Short-term Rentals	0	Mowing & Debris Removal	141
Substandard Buildings	4	Structures Secured (Board-ups)	16
Unsecured Vacant Buildings	55	Site Secured (Perimeter Fencing)	0
Water Restrictions	0	Junked Vehicles Removed	0
Zoning	14	Emergency Demolitions	2
Emergency Measures	1	Emergency Measures	1
Substandard Building Demolitions	1	Substandard Structure	1
Notices of Violations Issued	224		
Citations Issued	19		

Status of High Profile Properties

Villa Del Sol Condominiums - Occupied Property
3218 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.
Current Status - As of 09/30/2024 Demolition is currently in progress, and we will continue to conduct daily inspections to ensure that the process is being carried out effectively and efficiently.

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 2
Senior/Lead Compliance Officer - Thomas Chapa III
361.585.7186 | thomasc3@cctexas.com

Compliance Cases Initiated	349	Abatement Completed	12
Inspections Completed	501	Mowing & Debris Removal	8
Tall Grass / Weeds	526	Structures Secured (Board-ups)	1
Building Permits Required	1	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	1
Emergency Measures	0	Junked Vehicles Removed	2
Illegal Signs	1	Emergency Demolitions	0
Minimum Standards	0	Emergency Measures	0
Junked Vehicles	56	Substandard Building Demolitions	0
No Violation Found	200	Substandard Structure	1
Parking on Unimproved Surfaces	1	Abatement Pending	130
Property Maintenance Standards	22	Mowing & Debris Removal	122
Short-term Rentals	0	Structures Secured (Board-ups)	15
Substandard Buildings	0	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	79	Junked Vehicles Removed	0
Water Restrictions	0	Emergency Demolitions	0
Zoning	14	Emergency Measures	1
Emergency Measures	1	Substandard Building Demolitions	0
Substandard Structure	1		
Notices of Violations Issued	171		
Citations Issued	28		

Status of High Profile Properties

3023 David St. - Vacant Property | Emergency Demolition case was started on September 13, 2024, for extensive fire damage on an accessory structure.
Current Status - As of September 16, 2024, the property is compliant. The accessory structure was demolished by the property owner.

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | graced@cctexas.com

Compliance Cases Initiated	285	Abatement Completed	24
Inspections Completed	1134	Mowing & Debris Removal	11
Tall Grass / Weeds	794	Structures Secured (Board-ups)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	0
Emergency Measures	1	Junked Vehicles Removed	8
Illegal Signs	0	Emergency Demolitions	2
Junked Vehicles	139	Emergency Measures	1
No Violation Found	106	Substandard Building Demolitions	0
Parking on Unimproved Surfaces	2	Substandard Structure	0
Property Maintenance Standards	40	Abatement Pending	69
Short-term Rentals	0	Mowing & Debris Removal	62
Substandard Buildings	2	Structures Secured (Board-ups)	6
Unsecured Vacant Buildings	17	Site Secured (Perimeter Fencing)	0
Water Restrictions	0	Junked Vehicles Removed	0
Zoning	10	Emergency Demolitions	0
Emergency Measures	1	Emergency Measures	1
Substandard Building Demolitions	0	Substandard Building Demolitions	0
Notices of Violations Issued	191		
Citations Issued	20		

Status of High Profile Properties

4602 Crestown Access Rd. - Vacant Lot | Code Compliance started cases for dismantled vehicles and tall weeds on a vacant lot.
Current Status - As of 09/30/24 property is compliant. Property was mowed and dismantled vehicles were removed from the vacant lot.

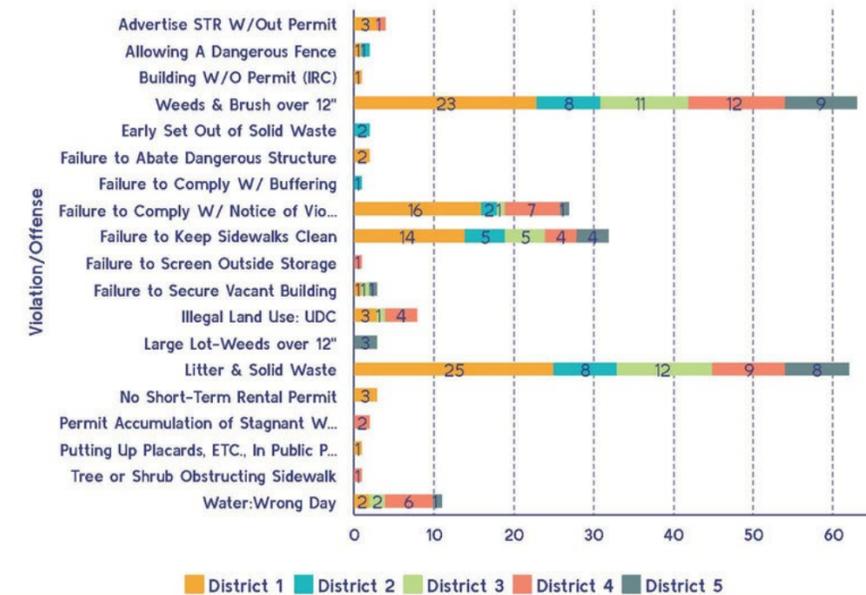
Development Services Department
Code Compliance Monthly Report

FY2024
September

Citation Activity

Total # Citations Issued	212	Total # Dispositioned Citations	346
Citations Filed in Municipal Court	146	Status of Dispositioned Citations	
Status of Filed Citations		Community Service	8
Warrants Issued	21	Deferred Disposition/Payment Plan	57
Pre-trial Hearing Scheduled	84	Dismissed/Found Not Guilty	1
Payment Plan	11	Dismissed by Prosecutor	55
Pending Prosecutor review	4	Docket Closed - Fine Paid	48
Dismissed by Prosecutor	11	Warrants Issued	63
Docket Closed - Fine Paid	10	finest paid Totaling: \$27,670.21	
Deferred Disposition	4		
Court Clerk Action Needed	1		

Offenses by District



Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 4
Senior/Lead Compliance Officer - Estelita Padron
361.945.0197 | estelita@cctexas.com

Compliance Cases Initiated	307	Abatement Completed	5
Inspections Completed	811	Mowing & Debris Removal	5
Tall Grass / Weeds	677	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	0
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Signs	0	Emergency Demolitions	0
Junked Vehicles	41	Emergency Measures	0
No Violation Found	124	Substandard Building Demolitions	0
Parking on Unimproved Surfaces	2	Substandard Structure	0
Property Maintenance Standards	17	Abatement Pending	61
Short-term Rentals	1	Mowing & Debris Removal	41
Substandard Buildings	0	Structures Secured (Board-ups)	2
Unsecured Vacant Buildings	13	Site Secured (Perimeter Fencing)	0
Illegal Dumping	0	Junked Vehicles Removed	0
Water Restrictions	1	Emergency Measures	0
Zoning	24	Substandard Building Demolitions	0
Emergency Measures	1		
Substandard Building Demolitions	0		
Notices of Violations Issued	187		
Citations Issued	10		

Status of High Profile Properties

829 Utica St. - Occupied Property | Code Compliance has cases for litter and solid waste, junked vehicles and zoning violations.
Current Status - As of 09/16/24 property is in violation. Two citations have been issued for non-compliance and a work order was created. The abatement is anticipated to occur during the second week of October following the outcome of the junk vehicle hearing.

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 5
Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com

Compliance Cases Initiated	168	Abatement Completed	114
Inspections Completed	459	Mowing & Debris Removal	2
Tall Grass / Weeds	371	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	112
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Signs	4	Emergency Demolitions	0
Illegal Dumping	4	Substandard Building Demolitions	0
Junked Vehicles	8	Substandard Structure	0
No Violation Found	50	Abatement Pending	3
Parking on Unimproved Surfaces	0	Mowing & Debris Removal	3
Property Maintenance Standards	14	Structures Secured (Board-ups)	0
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	1	Junked Vehicles Removed	0
Unsecured Vacant Buildings	2	Emergency Demolitions	0
Water Restrictions	1	Substandard Building Demolitions	0
Zoning	2		
Emergency Measures	1		
Substandard Building Demolitions	0		
Notices of Violations Issued	162		
Citations Issued	4		

Status of High Profile Properties

Kingsley Properties (old Kings Crossing Golf Course)
On September 16, 2024, Code Compliance received complaints of tall weeds behind the neighboring properties: 5926 Old Pkwy, 6002 Old Pkwy, 6201 Old Pkwy, 6302 Old Pkwy, and 6314 Old Pkwy. Four of five properties were found in violation of the tall weed ordinance.
As of 09/27/24 all four lots were mostly compliant with minimal areas of concern. Code compliance will continue to work with property management and conduct weekly inspections to ensure compliance.

CODE COMPLIANCE MONTHLY REPORT

OCTOBER 2024



Development Services Department
Code Compliance Monthly Report

FY24-25
OCTOBER

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 September, Code Compliance Officers initiated 1,308 new cases and completed 4,823 total inspections. 454 cases were proactively picked up by officers. 854 cases were reactive, or complaint driven.

35%

Proactive - 454 new cases initiated by compliance officers

65%

Reactive - 854 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



National Code Compliance Month
Mayoral Proclamation
October 15, 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.

Code Compliance Manager, Jon Perez at JonP@cctexas.com or 361.826.826.1128 and Assistant Director, Tracey Cantu at TraceyC@cctexas.com or 361.826.3021 are also available to answer questions or concerns.

Development Services Department
Code Compliance Monthly Report
FY24-25
OCTOBER

District 1
Senior/Lead Compliance Officer: Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com
Compliance Officers: Alex Gonzalez, Sam Torres, Grant Zander, Paulina Garcia, Sherman Dixon, Diana Gonzalez, Gilbert Salazar

Compliance Cases Initiated	395	Abatement Completed	111
Inspections Completed	1452	Mowing & Debris Removal	86
Tall Grass / Weeds	1027	Structures Secured (Board-up)	7
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	6	Illegal Signs Removed	12
Emergency Measures	2	Junked Vehicles Removed	0
Illegal Dumping	3	Emergency Demolitions	6
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	32	Substandard Structure	0
No Violation Found	182	Abatement Pending	0
Parking on Unimproved Surfaces	1	Mowing & Debris Removal	0
Property Maintenance Standards	37	Structures Secured (Board-up)	0
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	7	Illegal Signs Removed	0
Unsecured Vacant Buildings	68	Junked Vehicles Removed	0
Water Restrictions	0	Emergency Demolitions	0
Zoning	17	Emergency Measures	0
Substandard Building Demolition	3	Substandard Structure	3

Notices of Violations Issued: 229
Citations Issued: 21
Next BIR Hearing: November 21, 2024

Status of High Profile Properties
Villa Del Sol Condominiums 3238 Surfside Blvd. A Structure Fire occurred on August 21st, 2024. Emergency Demolition cases were started on August 21st on multiple fire-damaged units of the building #3 "T-Sections." Demolition was completed on 10/15/2024.

Development Services Department
Code Compliance Monthly Report
FY24-25
OCTOBER

District 2
Senior/Lead Compliance Officer: TBD
361.945.0262 | tbd@cctexas.com
Compliance Officers: Eddie Reyes, Marlon Lopez, Nelson Rodriguez, Diana Oliver, Brionne Pineda

Compliance Cases Initiated	272	Abatement Completed	106
Inspections Completed	825	Mowing & Debris Removal	81
Tall Grass / Weeds	503	Structures Secured (Board-up)	12
Building Permits Required	1	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	3	Illegal Signs Removed	0
Emergency Measures	1	Junked Vehicles Removed	1
Minimum Standards	0	Emergency Demolitions	0
Illegal Dumping	0	Emergency Measures	0
Illegal Signs	0	Substandard Building Demolition	0
Junked Vehicles	10	Abatement Pending	21
No Violation Found	127	Mowing & Debris Removal	18
Parking on Unimproved Surfaces	2	Structures Secured (Board-up)	1
Property Maintenance Standards	40	Site Secured (Perimeter Fencing)	0
Short-term Rentals	0	Illegal Signs Removed	0
Substandard Buildings	4	Junked Vehicles Removed	0
Unsecured Vacant Buildings	71	Emergency Demolitions	1
Water Restrictions	1	Emergency Measures	0
Zoning	13	Substandard Structure	1

Notices of Violations Issued: 118
Citations Issued: 15
Next BIR Hearing: November 21, 2024

Status of High Profile Properties
3038 Greenwood Dr. - Vacant Property An Emergency Demolition case was started on October 16, 2024 due to continued vandalism and criminal activity causing unsafe structural conditions. Structure is scheduled for demolition November 7, 2024.

Development Services Department
Code Compliance Monthly Report
FY24-25
OCTOBER

District 3
Senior/Lead Compliance Officer: Gracia Elledge
361.945.0263 | graceel@cctexas.com
Compliance Officers: Steven Arredondo, Diana T. Garcia, Roman Calderon, Benjamin Lee, Daniel Robles

Compliance Cases Initiated	230	Abatement Completed	106
Inspections Completed	338	Mowing & Debris Removal	81
Tall Grass / Weeds	877	Structures Secured (Board-up)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	41
Emergency Measures	3	Junked Vehicles Removed	2
Illegal Dumping	4	Emergency Demolitions	0
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	70	Substandard Building Demolition	0
No Violation Found	133	Abatement Pending	32
Parking on Unimproved Surfaces	0	Mowing & Debris Removal	12
Property Maintenance Standards	26	Structures Secured (Board-up)	0
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	0	Illegal Signs Removed	0
Unsecured Vacant Buildings	31	Junked Vehicles Removed	0
Water Restrictions	0	Emergency Demolitions	0
Zoning	10	Emergency Measures	0
Substandard Building Demolition	0	Substandard Structure	0

Notices of Violations Issued: 138
Citations Issued: 25
Next BIR Hearing: November 21, 2024

Status of High Profile Properties
5509 Curtis Clark Dr. - Vacant Building - Code Compliance has orders for tall weeds, and litter and solid waste. Due to the large lot size a large volume of debris abatement of the property will take place in phases. Several junked vehicles will be removed from the property once the debris has been cleared.

Development Services Department
Code Compliance Monthly Report
FY24-25
OCTOBER

District 5
Senior/Lead Compliance Officer: Jesse Gomez
361.945.0258 | jgomez@cctexas.com
Compliance Officers: Jose Gomez, Jacobo E. Martinez

Compliance Cases Initiated	327	Abatement Completed	78
Inspections Completed	364	Mowing & Debris Removal	78
Tall Grass / Weeds	213	Structures Secured (Board-up)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	75
Emergency Measures	1	Junked Vehicles Removed	0
Illegal Dumping	1	Emergency Demolitions	0
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	0	Substandard Building Demolition	0
No Violation Found	45	Abatement Pending	1
Parking on Unimproved Surfaces	0	Mowing & Debris Removal	1
Property Maintenance Standards	6	Structures Secured (Board-up)	0
Short-term Rentals	1	Site Secured (Perimeter Fencing)	0
Substandard Buildings	1	Illegal Signs Removed	0
Unsecured Vacant Buildings	5	Junked Vehicles Removed	0
Water Restrictions	1	Emergency Demolitions	0
Zoning	4	Emergency Measures	0
Substandard Building Demolition	0	Substandard Structure	0

Notices of Violations Issued: 44
Citations Issued: 7
Next BIR Hearing: November 21, 2024

Status of High Profile Properties
Kingsley Properties, Ltd. Kingsley Golf Course. Code Compliance monitors the condition of the five properties that make up the "Old Kings" Crossing Golf Course. As of 10/31/24 all five lots are compliant. Code compliance will continue to work with property management and conduct weekly inspections to ensure compliance.

Development Services Department
Code Compliance Monthly Report
FY24-25
OCTOBER

District 4
Senior/Lead Compliance Officer: Estelita Padron
361.945.0257 | estelita@cctexas.com
Compliance Officers: John Navarro, Jorge Ortiz, Hazel Prado, George Chaman, Diana Rodriguez

Compliance Cases Initiated	277	Abatement Completed	82
Inspections Completed	388	Mowing & Debris Removal	28
Tall Grass / Weeds	343	Structures Secured (Board-up)	1
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	5	Illegal Signs Removed	47
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	4
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	46	Substandard Building Demolition	0
No Violation Found	110	Abatement Pending	36
Parking on Unimproved Surfaces	0	Mowing & Debris Removal	15
Property Maintenance Standards	14	Structures Secured (Board-up)	0
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	0	Illegal Signs Removed	1
Unsecured Vacant Buildings	21	Junked Vehicles Removed	0
Water Restrictions	1	Emergency Demolitions	0
Zoning	28	Emergency Measures	0
Substandard Building Demolition	0	Substandard Structure	0

Notices of Violations Issued: 196
Citations Issued: 34
Next BIR Hearing: November 21, 2024

Status of High Profile Properties
8229 Argonne Dr. - Vacant Property Emergency Demolition case was started on September 23, 2024, due to the continued vandalism and criminal activity. Current Status: Structure was demolished on October 24, 2024.



Development Services Department
Code Compliance Monthly Report

FY24-25
October

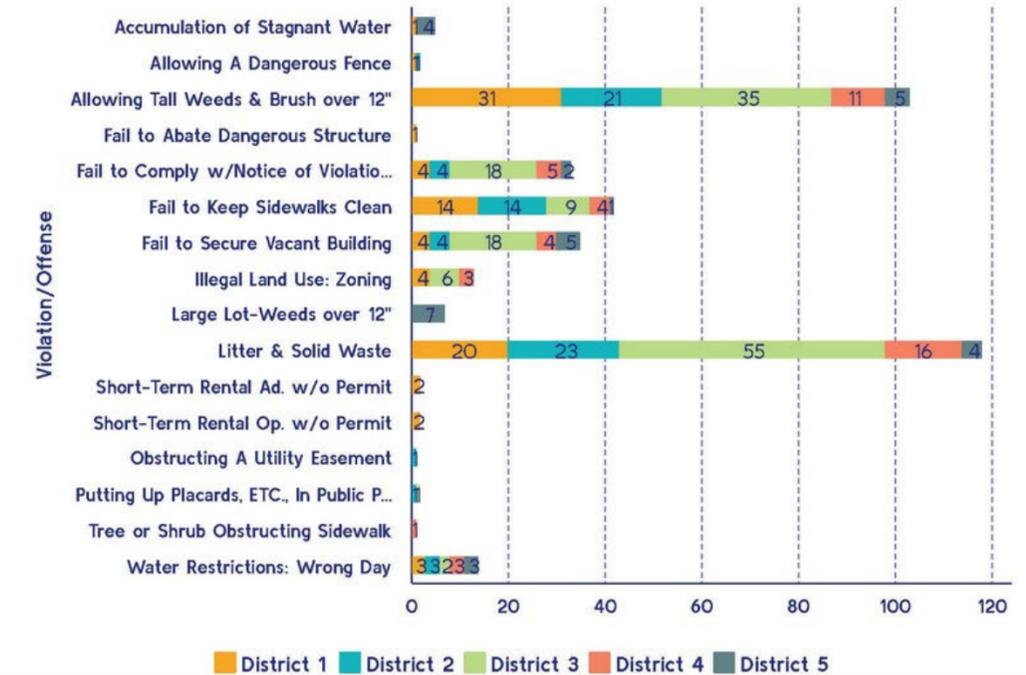
Citation Activity

Total # Citations Issued	204
Citations Filed in Municipal Court	134
Status of Filed Citations	
Warrants Issued	14
Pre-trial Hearing Scheduled	110
Payment Plan	3
Voided Docket	1
Dismissed by Prosecutor	2
Docket Closed - Fine Paid	3
Payment in Full Due	1

Total # Dispositioned Citations	378
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan	54
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor	112
Docket Closed - Fine Paid	33
Warrants Issued	178

finest paid
Totaling: **\$29,384.28**

Offenses by District



***COMMENTS, QUESTIONS,
SUGGESTIONS...***

Next Development Taskforce Meeting

Friday, January 17, 2024