



# Development Services Department

## Code Compliance Monthly Report

FY24-25  
MARCH

In March, Code Compliance Officers initiated 864 new cases and completed 4,180 total inspections.  
330 cases were proactively picked up by officers.  
534 cases were reactive, or complaint driven.

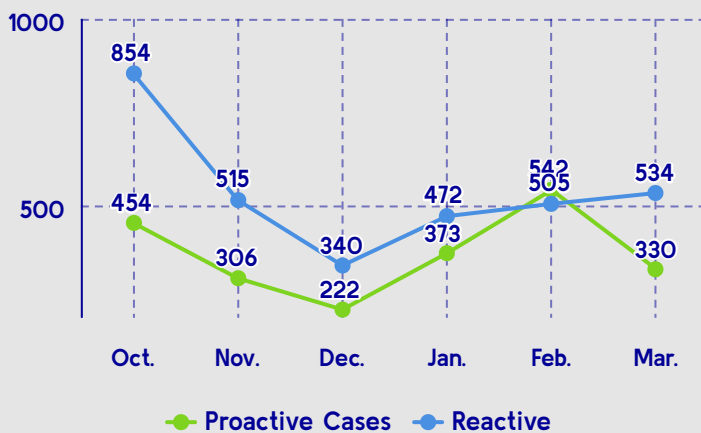
# 38%

**Proactive - 330** new cases initiated by compliance officers

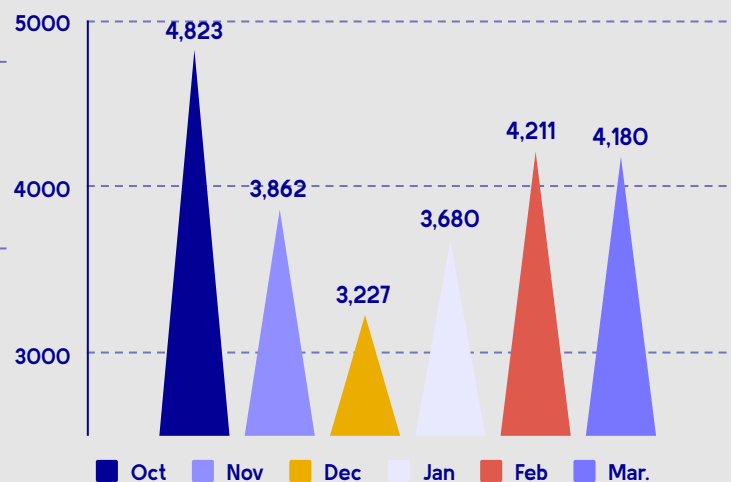
# 62%

**Reactive - 534** complaint-driven cases (311, councilmembers, other sources)

### Case Initiation Comparison: Proactive vs Reactive



### Inspection Count



*~Women's History Month~*



In celebration of Women's History Month, we pay tribute to the enduring legacy of women who have shaped the course of history and express our heartfelt gratitude to the remarkable women within our organization, whose unrelenting passion and dedication inspire us daily.

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 (JonP@cctexas.com or 361.826.1128) and Assistant Director, Tracey K. Cantu (TraceyC@cctexas.com or 361.826.3021) are also available to answer questions or concerns.



# Development Services Department

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### District 1

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

Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia Diana Gonzalez, Gilbert Salazar

<u>Compliance Cases Initiated</u>		<u>213</u>
<u>Inspections Completed</u>		<u>1009</u>
Tall Grass / Weeds	628	
Building Permits Required	4	
Emergency Demolitions	3	
Emergency Measures	9	
Illegal Dumping	0	
Illegal Signs	0	
Junked Vehicles	101	
No Violation Found	60	
Parking on Unimproved Surfaces	3	
Property Maintenance Standards	42	
Short-term Rentals	1	
Substandard Buildings	16	
Unsecured Vacant Buildings	106	
Water Restrictions	1	
Zoning	35	
<u>Notices of Violations Issued</u>		<u>166</u>
<u>Citations Issued</u>		<u>39</u>

<u>Abatements Completed</u>		<u>37</u>
Mowing & Debris Removal	17	
Structures Secured (Board-ups)	7	
Site Secured (Perimeter Fencing)	0	
Illegal Signs Removed	1	
Junked Vehicles Removed	3	
Emergency Demolitions	4	
Emergency Measures	3	
Substandard Structure	2	
<u>Abatements Pending</u>		<u>13</u>
Mowing & Debris Removal	10	
Structures Secured (Board-ups)	0	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	3	
Next BSB Hearing - May 22, 2025		

### Status of High Profile Property



#### 13720 N.Hillwood Trl. – Occupied Property

Code Compliance performed joint inspections with CCPD and other city departments on March 5, 2025, to address numerous violations.

- Status – In violation; **As of March 26, 2025, the property owner has been issued citations for continued violations.** Bi-weekly inspections will continue to be conducted to ensure the property comes into compliance.



# Development Services Department

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### District 2

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

Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Brianna Perez, Sa'Rhonda Miller, John Garza

#### Compliance Cases Initiated

**278**

#### Inspections Completed

**1243**

Tall Grass / Weeds	739
Building Permits Required	0
Emergency Demolitions	7
Emergency Measures	8
Signage	1
Illegal Dumping	0
Junked Vehicles	108
No Violation Found	121
Parking on Unimproved Surfaces	4
Property Maintenance Standards	111
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	114
Water Restrictions	1
Zoning	25

#### Notices of Violations Issued

**210**

#### Citations Issued

**62**

#### Abatements Completed

**34**

Mowing & Debris Removal	9
Structures Secured (Board-ups)	6
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	12
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	4
Substandard Structure	1

#### Abatements Pending

**13**

Mowing & Debris Removal	10
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	2
Emergency Measures	0
Substandard Structure	0

Next BSB Hearing - May 22, 2025

### Status of High Profile Property



#### 221 Clemmer St. – Vacant Property

On March 18, 2025, an Emergency Measures case was requested by CCPD due to heightened criminal activity in the area.

- **Status- in compliance;** Code Compliance will continue to monitor the property bi-weekly to ensure property remains compliant.

**District 2**



# Development Services Department

## Code Compliance Monthly Report

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### District 3

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

Compliance Officers - Diana T. Garza, Daniel Rohde, Melanie Flores

<u>Compliance Cases Initiated</u>		<u>185</u>
<u>Inspections Completed</u>		<u>781</u>
Tall Grass / Weeds		512
Building Permits Required		0
Emergency Demolitions		3
Emergency Measures		2
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		115
No Violation Found		51
Parking on Unimproved Surfaces		0
Property Maintenance Standards		15
Short-term Rentals		0
Substandard Buildings		7
Unsecured Vacant Buildings		24
Water Restrictions		34
Zoning		16
<u>Notices of Violations Issued</u>		<u>156</u>
<u>Citations Issued</u>		<u>45</u>

<u>Abatements Completed</u>		<u>23</u>
Mowing & Debris Removal		5
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		13
Junked Vehicles Removed		4
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

<u>Abatements Pending</u>		<u>4</u>
Mowing & Debris Removal		3
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		1

Next BSB Hearing - May 22, 2025

### Status of High Profile Property



#### 1930 Melisa Ln. – Vacant Property

CCPD requested that the vacant house be secured after finding unusual circumstances. Code Compliance received consent from the property owner to secure the house. The owner will be billed for the abatement.

- Status- in compliance; **the property will be monitored monthly to ensure it remains compliant.**





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### District 4

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

Compliance Officers - Jorge Ortiz, Hazal Prado, George Chatman, Drina Rodriguez

#### Compliance Cases Initiated

**138**

##### Inspections Completed

**848**

Tall Grass / Weeds	619
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	3
Junked Vehicles	83
No Violation Found	66
Parking on Unimproved Surfaces	0
Property Maintenance Standards	23
Short-term Rentals	0
Substandard Buildings	3
Unsecured Vacant Buildings	7
Water Restrictions	4
Zoning	39

##### Abatements Completed

**5**

Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	3
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

##### Abatements Pending

**0**

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

Next BSB Hearing - May 22, 2025

#### Notices of Violations Issued

**103**

#### Citations Issued

**24**

### Status of High Profile Property



#### 2902 Roscher Rd. – Substandard Structure

Code Compliance initiated a substandard case due to fire damage compromising the structural integrity of the house.

The owner demolished the structure bringing the property into compliance.



# Development Services Department

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### District 5

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

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

Compliance Cases Initiated		50
Inspections Completed		299
Tall Grass / Weeds		235
Building Permits Required		0
Emergency Demolitions		1
Emergency Measures		2
Illegal Dumping		0
Illegal Signs		1
Junked Vehicles		11
No Violation Found		37
Parking on Unimproved Surfaces		0
Property Maintenance Standards		7
Short-term Rentals		1
Substandard Buildings		1
Unsecured Vacant Buildings		2
Water Restrictions		1
Zoning		0
Notices of Violations Issued		23
Citations Issued		2

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

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

Next BSB Hearing - May 22,2025

### 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 03/24/25, all five lots are compliant.**

Code compliance will continue to work with property management and conduct monthly inspections to ensure compliance.





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### Citation Activity

**Total # Citations Issued**

**178**

**Citations Filed in Municipal Court**

**247**

#### Status of Filed Citations

Warrants Issued	24
Pre-trial Hearing Scheduled	108
Payment Plan	9
Pending Prosecutor Review	2
Dismissed by Prosecutor	14
Docket Closed - Fine Paid	7
Deferred Disposition	2
Bench Trial/Pending	7
Parament Status-Deferral	5

**Total # Dispositioned Citations**

**289**

#### Status of Dispositioned Citations

Deferred Disposition/Payment Plan	63
Dismissed by Prosecutor	89
Docket Closed - Fine Paid	34
Warrants Issued	82
Dismissed after Disposition/Not Guilty	19
Deferral	2

fines paid



**Totaling:**

**\$ 30,606.57**

### Offenses by District

