



Development Services Department

Code Compliance Monthly Report

FY24-25

June

In June, Code Compliance Officers initiated 1,679 new cases and completed 4,376 total inspections.

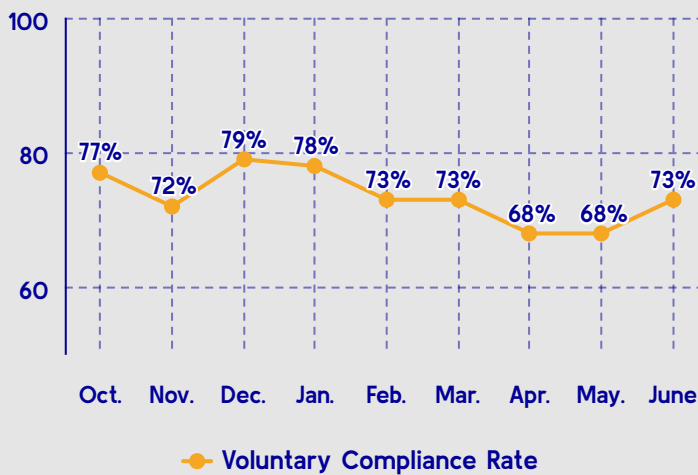
26%

Proactive - 436 new cases initiated by compliance officers patrolling their assigned areas.

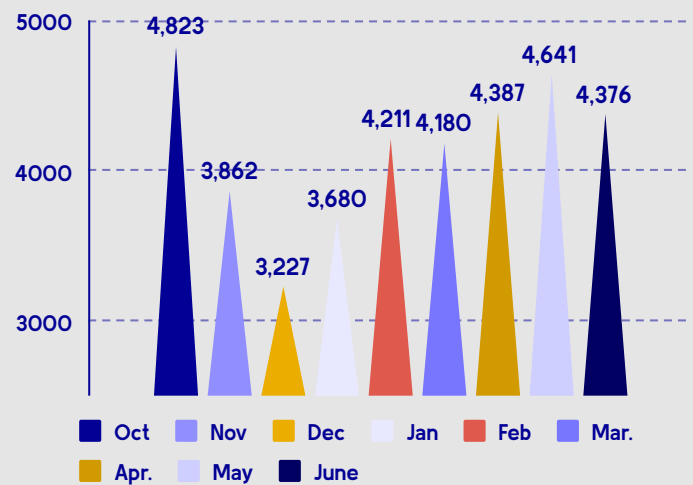
74%

Reactive- 1,243 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



Code Compliance Officer Trainees are in the field gaining hands-on experience with daily operational procedures and responsibilities of Code Compliance Officers.



Code Compliance Officer Trainees - Aaron Cantu, Alicia Torres, Anthony Fonseca, Cristina Morales, Jose Olvera, Joshua Novak

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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District 1

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

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

<u>Compliance Cases Initiated</u>		<u>430</u>
<u>Inspections Completed</u>		<u>1,302</u>
CDBG CAP		251
Tall Grass / Weeds		756
Building Permits Required		0
Emergency Demolitions		15
Emergency Measures		2
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		39
No Violation Found		81
Parking on Unimproved Surfaces		1
Property Maintenance Standards		48
Short-term Rentals		0
Substandard Buildings		17
Unsecured Vacant Buildings		73
Water Restrictions		0
Zoning		19
<u>Notices of Violations Issued</u>		<u>89</u>
<u>Citations Issued</u>		<u>26</u>

<u>Abatements Completed</u>		<u>22</u>
Mowing & Debris Removal		15
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		0
Junked Vehicles Removed		0
Emergency Demolitions		4
Emergency Measures		0
Substandard Structure		2
<u>Abatements Pending</u>		<u>150</u>
Mowing & Debris Removal		72
Structures Secured (Board-ups)		7
CDBG CAP		71
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0
Next BSB Hearing - July 24, 2025		

Status of High Profile Property



before & after demolition

1801 Mary Street- Emergency Demolition

Fire damage threatened the structural integrity of the buildings resulting in the declaration of an Emergency Demolition.

On 6/25/25, the structures were demolished by the property owner.

District 1



Development Services Department

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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>439</u>
<u>Inspections Completed</u>		<u>1,140</u>
CDBG CAP		112
Tall Grass / Weeds		646
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Short-Term Rental (STR)		2
Illegal Dumping		0
Junked Vehicles		62
No Violation Found		150
Parking on Unimproved Surfaces		0
Property Maintenance Standards		85
Set Out Violation		0
Substandard Buildings		2
Unsecured Vacant Buildings		55
Water Restrictions		2
Zoning		24
<u>Notices of Violations Issued</u>		<u>148</u>
<u>Citations Issued</u>		<u>109</u>

<u>Abatements Completed</u>		<u>16</u>
Mowing & Debris Removal		13
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		2
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		1
<u>Abatements Pending</u>		<u>94</u>
Mowing & Debris Removal		45
Structures Secured (Board-ups)		4
CDBG CAP		43
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		1
Emergency Measures		0
Substandard Structure		1
Next BSB Hearing - July 24, 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 06/30/2025 the property is in violation. Since April, a total of 84 citations have been issued. Code Compliance will continue conducting daily inspections to ensure that corrective actions are progressing with the objective of achieving full compliance.

District 2



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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, Anthony Fonseca, Jose Olvera, Cristina Morales

<u>Compliance Cases Initiated</u>		<u>328</u>
<u>Inspections Completed</u>		<u>724</u>
Tall Grass / Weeds		473
Building Permits Required		0
Emergency Demolitions		2
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		84
No Violation Found		67
Parking on Unimproved Surfaces		1
Property Maintenance Standards		22
Short-term Rentals		0
Substandard Buildings		17
Unsecured Vacant Buildings		13
Water Restrictions		23
Zoning		22
<u>Notices of Violations Issued</u>		<u>166</u>
<u>Citations Issued</u>		<u>51</u>

<u>Abatements Completed</u>		<u>5</u>
Mowing & Debris Removal		2
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		1
Junked Vehicles Removed		1
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		1

<u>Abatements Pending</u>		<u>62</u>
Mowing & Debris Removal		61
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Next BSB Hearing - July 24, 2025

Status of High Profile Property



4809 Cheryl Drive-Occupied Property

Code Compliance initiated cases for junked vehicles, zoning, a large accumulation of litter and solid waste and property maintenance violations.

Current Status- As of 06/16/25, the property is now compliant and vacant. Code Compliance will continue to monitor the property in collaboration with CCPD to ensure the property remains compliant.

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		326
Inspections Completed		860
CDBG CAP		108
Tall Grass / Weeds		522
Building Permits Required		1
Emergency Demolitions		2
Emergency Measures		0
Illegal Dumping		1
Junked Vehicles		43
No Violation Found		118
Parking on Unimproved Surfaces		0
Property Maintenance Standards		15
Short-term Rentals		0
Substandard Buildings		7
Unsecured Vacant Buildings		11
Water Restrictions		4
Zoning		28
Notices of Violations Issued		58
Citations Issued		19

Abatements Completed		2
Mowing & Debris Removal		1
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		1
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0
Abatements Pending		39
Mowing & Debris Removal		14
CDBG CAP		25
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 24, 2025		

Status of High Profile Property



254 Lakeside Drive. – Emergency Demolition

Fire damage compromised the structural integrity of the building, resulting in the declaration of an Emergency Demolition.

Current Status-As of 6/20/25, the property owner has scheduled the demolition to occur during the third week of July.

District 4



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

<u>Compliance Cases Initiated</u>		<u>156</u>
<u>Inspections Completed</u>		<u>350</u>
Tall Grass / Weeds		254
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		2
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		14
No Violation Found		62
Parking on Unimproved Surfaces		5
Property Maintenance Standards		8
Short-term Rentals		0
Substandard Buildings		0
Unsecured Vacant Buildings		0
Water Restrictions		2
Zoning		3
<u>Notices of Violations Issued</u>		<u>31</u>
<u>Citations Issued</u>		<u>11</u>

<u>Abatements Completed</u>		<u>9</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		9
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0

<u>Abatements Pending</u>		<u>2</u>
Mowing & Debris Removal		2
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0

Next BSB Hearing - July 24, 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 06/05/25, all five lots are compliant.**

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

District 5



Development Services Department

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Citations Filed & Disposed

Citations Filed in Municipal Court

316

Status of Filed Citations

Warrants Issued	24
Pre-trial Hearing	171
Pending Bench Warrant	82
Dismissed by Prosecutor	7
Docket Closed - Fine Paid	7
Deferred Disposition/Payment Plan	20
Pending Prosecutor Review	4
Community Service	1

Total # Dispositioned Citations

403

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	42
Docket Closed - Fine Paid	34
Warrants Issued	143
Not Guilty	1
Dismissed by Prosecutor	183

finest paid



Totaling:

\$ 22,764.86

Offenses by District

