



# Development Services Department

## Code Compliance Monthly Report

FY24-25

April

In April, Code Compliance Officers initiated 1,297 new cases and completed 4,387 total inspections.  
574 cases were proactively picked up by officers.  
723 cases were reactive, or complaint driven.

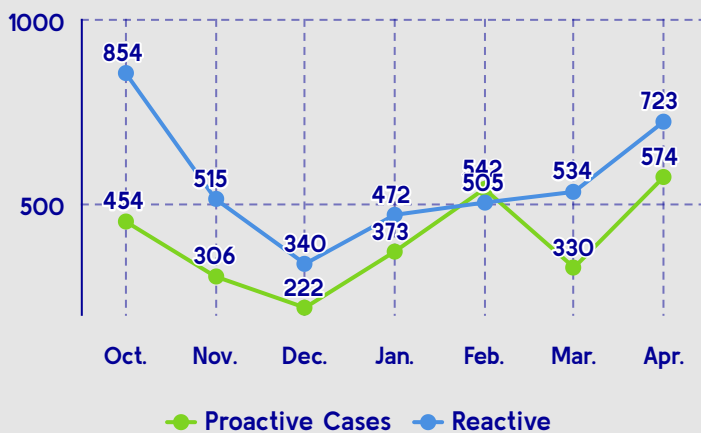
**44%**

**Proactive - 574** new cases  
initiated by compliance officers

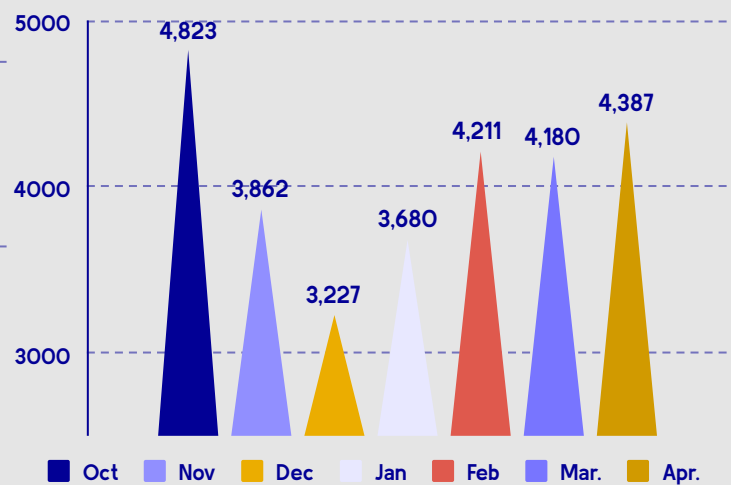
**56%**

**Reactive - 723** complaint-driven cases  
(311, councilmembers, other sources)

### Case Initiation Comparison: Proactive vs Reactive



### Inspection Count



### Community Outreach Event:

*Code Compliance participated in the "Earth Day-Bay Day" event.*



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

## Code Compliance Monthly Report

FY24-25

April

### District 1

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

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

#### Compliance Cases Initiated

**288**

#### Inspections Completed

**1080**

Tall Grass / Weeds	734
Building Permits Required	1
Emergency Demolitions	7
Emergency Measures	3
Illegal Dumping	1
Illegal Signs	0
Junked Vehicles	63
No Violation Found	90
Parking on Unimproved Surfaces	1
Property Maintenance Standards	47
Short-term Rentals	0
Substandard Buildings	18
Unsecured Vacant Buildings	88
Water Restrictions	3
Zoning	24

#### Notices of Violations Issued

**247**

#### Citations Issued

**36**

#### Abatements Completed

**39**

Mowing & Debris Removal	32
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	3

#### Abatements Pending

**21**

Mowing & Debris Removal	18
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	1
Substandard Structure	0

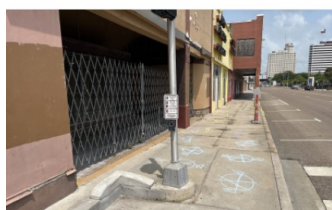
Next BSB Hearing - May 22,2025

### Status of High Profile Property

#### **Buc Days Parade Sweep**

In preparation for the Buc Days Night Parade on April 26, 2025, Code Compliance conducted a comprehensive sweep of Leopard St, spanning from Nueces Bay to Upper/Lower Broadway and concluding at Schatzel St.

*before & after abatement*



**District 1**



# Development Services Department

## Code Compliance Monthly Report

FY24-25

April

### District 2

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

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

#### Compliance Cases Initiated

**363**

#### Inspections Completed

**1311**

Tall Grass / Weeds	828
Building Permits Required	0
Emergency Demolitions	8
Emergency Measures	3
Signage	0
Illegal Dumping	0
Junked Vehicles	95
No Violation Found	156
Parking on Unimproved Surfaces	4
Property Maintenance Standards	78
Short-term Rentals	0
Substandard Buildings	10
Unsecured Vacant Buildings	96
Water Restrictions	4
Zoning	29

#### Notices of Violations Issued

**270**

#### Citations Issued

**89**

#### Abatements Completed

**44**

Mowing & Debris Removal	36
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	2
Emergency Demolitions	4
Emergency Measures	0
Substandard Structure	0

#### Abatements Pending

**31**

Mowing & Debris Removal	27
Structures Secured (Board-ups)	2
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

#### 4417 Dinn St. | Vacant Building

Emergency Demolition case was started following a structural fire of the accessory building at the rear of the property.

**Current Status-** Structure was demolished on April 07,2025.

*before & after demolition photos*



**District 2**





# Development Services Department

## Code Compliance Monthly Report

FY24-25

April

### District 3

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

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

<b>Compliance Cases Initiated</b>		<b>242</b>
<b>Inspections Completed</b>		<b>757</b>
Tall Grass / Weeds		498
Building Permits Required		0
Emergency Demolitions		3
Emergency Measures		1
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		80
No Violation Found		50
Parking on Unimproved Surfaces		4
Property Maintenance Standards		21
Short-term Rentals		0
Substandard Buildings		17
Unsecured Vacant Buildings		24
Water Restrictions		43
Zoning		16
<b>Notices of Violations Issued</b>		<b>163</b>
<b>Citations Issued</b>		<b>51</b>

<b>Abatements Completed</b>		<b>109</b>
Mowing & Debris Removal		8
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		93
Junked Vehicles Removed		6
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		1

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

Next BSB Hearing - May 22, 2025

### Status of High Profile Property

#### **4926 Holly Road** **Vacant Building**

Active cases for tall weeds, litter and solid waste, and unsecured openings.

**Current Status** - As of 04/14/25, the property is compliant. Code Compliance will continue to inspect monthly to ensure the property remains compliant.



District 3



# Development Services Department

## Code Compliance Monthly Report

FY24-25

April

### District 4

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

Compliance Officers - Hazal Prado, Gilbert Salazar, George Chatman, Drina Rodriguez, vacant

#### Compliance Cases Initiated

**245**

#### Inspections Completed

**933**

Tall Grass / Weeds	699
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	1
Junked Vehicles	52
No Violation Found	91
Parking on Unimproved Surfaces	0
Property Maintenance Standards	22
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	8
Water Restrictions	18
Zoning	39

#### Notices of Violations Issued

**158**

#### Citations Issued

**32**

#### Abatements Completed

**0**

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

#### Abatements Pending

**6**

Mowing & Debris Removal	6
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

### Status of High Profile Property

#### 621 Naval Air Station Drive Vacant Property

Code Compliance started a substandard case due to fire damage and significant deterioration of the building.

On 04/15/25, the owner demolished the structure.



before & after demolition

District 4



# Development Services Department

## Code Compliance Monthly Report

FY24-25

April

### District 5

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

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

#### Compliance Cases Initiated

159

#### Inspections Completed

306

Tall Grass / Weeds	237
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	12
No Violation Found	37
Parking on Unimproved Surfaces	0
Property Maintenance Standards	9
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	0
Water Restrictions	7
Zoning	2

#### Notices of Violations Issued

70

#### Citations Issued

7

#### Abatements Completed

0

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

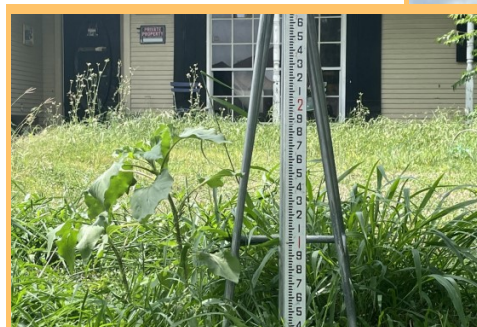
Next BSB Hearing - May 22, 2025

### Status of High Profile Properties

#### 4237 Snowbird St. | Vacant Building

Code Compliance has cases for tall weeds, litter and solid waste, overhanging tree limbs and unsecured openings.

**Current Status- Compliant** as of 4/23/25. Code compliance and will monitoring every three weeks to ensure continued compliance by the property owner.



4237 Snowbird before & after

District 5



# Development Services Department

## Code Compliance Monthly Report

FY24-25

APRIL

## Citation Activity

**Total # Citations Issued**

**215**

**Citations Filed in Municipal Court**

**229**

### Status of Filed Citations

Warrants Issued	25
Pre-trial Hearing Scheduled	172
Payment Plan	2
Pending Bench Warrant	8
Dismissed by Prosecutor	1
Docket Closed - Fine Paid	13
Deferred Disposition	2
Bench Trial/Pending	1
Payment Status-Deferral	5

**Total # Dispositioned Citations**

**251**

### Status of Dispositioned Citations

Deferred Disposition/Payment Plan	63
Balance Due	4
Docket Closed - Fine Paid	38
Warrants Issued	95
Not Guilty	51

fines paid



**Totaling:**

**\$ 23,133.56**

## Offenses by District

