



# Development Services Department

## Code Compliance Monthly Report

FY24-25

May

In May, Code Compliance Officers initiated 1,439 new cases and completed 4,641 total inspections.

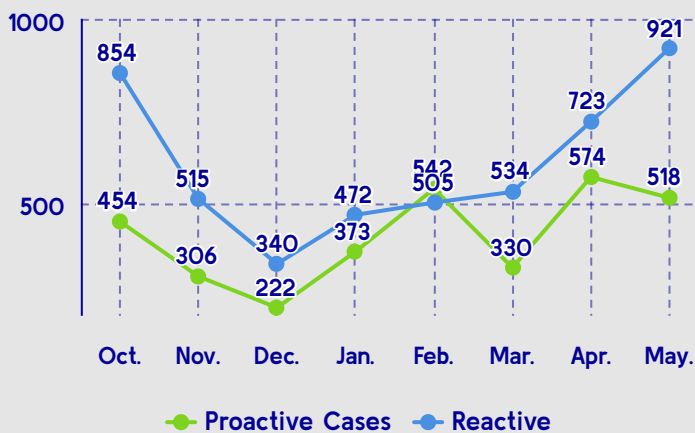
# 36%

**Proactive - 518** new cases initiated by compliance officers patrolling their assigned areas.

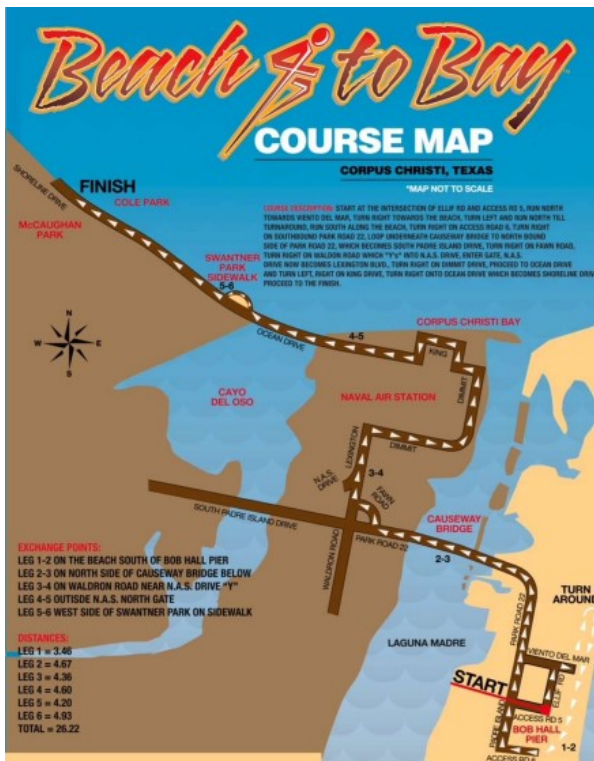
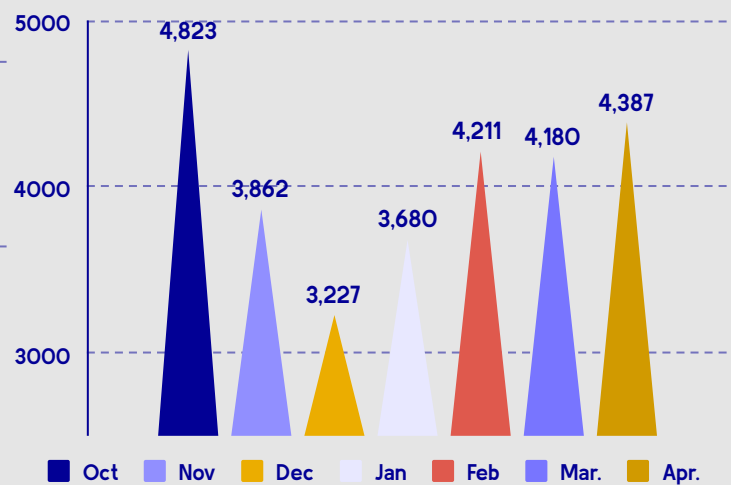
# 64%

**Reactive- 921** complaint-driven cases (311, councilmembers, & other sources)

### Case Initiation Comparison: Proactive vs Reactive



### Inspection Count



During mid-May, Code Compliance conducted a comprehensive sweep for violations along the **Beach to Bay** course.

Compliance Officers resolved ten areas of concern through direct communication with property and business owners, or abatement to ensure the marathon route was "race day" ready.

Please reach out to our Senior Compliance Officers with any code compliance questions of 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.



# Development Services Department

## Code Compliance Monthly Report

FY24-25

May

### 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

<u>Compliance Cases Initiated</u>		<u>318</u>
<u>Inspections Completed</u>		<u>1,219</u>
Tall Grass / Weeds		849
Building Permits Required		0
Emergency Demolitions		9
Emergency Measures		5
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		61
No Violation Found		98
Parking on Unimproved Surfaces		1
Property Maintenance Standards		45
Short-term Rentals		2
Substandard Buildings		11
Unsecured Vacant Buildings		98
Water Restrictions		7
Zoning		33
<u>Notices of Violations Issued</u>		<u>193</u>
<u>Citations Issued</u>		<u>41</u>

<u>Abatements Completed</u>		<u>79</u>
Mowing & Debris Removal		68
Structures Secured (Board-ups)		7
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		1
Junked Vehicles Removed		0
Emergency Demolitions		2
Emergency Measures		1
Substandard Structure		0
<u>Abatements Pending</u>		<u>50</u>
Mowing & Debris Removal		40
Structures Secured (Board-ups)		5
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		2
Emergency Measures		1
Substandard Structure		2
Next BSB Hearing - July 24, 2025		

### Status of High Profile Property

#### 706 S. Port Ave. – Vacant Building

A fire damaged the structural integrity of the building causing an imminent threat to life and property. As a result, an Emergency Demolition was declared.

Demolition of the structure is slated for the second week of June.



District 1



# Development Services Department

## Code Compliance Monthly Report

FY24-25

May

### 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, Melissa Lawson

#### Compliance Cases Initiated

**359**

#### Inspections Completed

**1,397**

Tall Grass / Weeds	932
Building Permits Required	0
Emergency Demolitions	6
Emergency Measures	8
Signage	0
Illegal Dumping	0
Junked Vehicles	85
No Violation Found	146
Parking on Unimproved Surfaces	5
Property Maintenance Standards	78
Set Out Violation	2
Substandard Buildings	5
Unsecured Vacant Buildings	86
Water Restrictions	5
Zoning	39

#### Notices of Violations Issued

**212**

#### Citations Issued

**84**

#### Abatements Completed

**40**

Mowing & Debris Removal	29
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	4
Emergency Measures	3
Substandard Structure	0

#### Abatements Pending

**39**

Mowing & Debris Removal	33
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	0
Substandard Structure	2

Next BSB Hearing - July 24,2025

### Status of High Profile Property

#### 3318 Churchill Dr. - Vacant Building

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

**Current Status** - The structure was demolished on May 07, 2025.



*before & after demolition*

**District 2**





# Development Services Department

## Code Compliance Monthly Report

FY24-25

May

### 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

<b>Compliance Cases Initiated</b>		<b>308</b>
<b>Inspections Completed</b>		<b>824</b>
Tall Grass / Weeds		525
Building Permits Required		0
Emergency Demolitions		6
Emergency Measures		2
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		90
No Violation Found		80
Parking on Unimproved Surfaces		4
Property Maintenance Standards		22
Short-term Rentals		0
Substandard Buildings		11
Unsecured Vacant Buildings		21
Water Restrictions		26
Zoning		37
<b>Notices of Violations Issued</b>		<b>153</b>
<b>Citations Issued</b>		<b>62</b>

<b>Abatements Completed</b>		<b>33</b>
Mowing & Debris Removal		25
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		3
Junked Vehicles Removed		3
Emergency Demolitions		0
Emergency Measures		1
Substandard Structure		0

<b>Abatements Pending</b>		<b>40</b>
Mowing & Debris Removal		38
Structures Secured (Board-ups)		0
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

CCPD requested a joint inspection with Code Compliance due to several observed violations.

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

**Current Status- As of 05/27/25**, the junked vehicles have been removed, but other property maintenance violations have not been resolved. Citations have been issued.

**4809 Cheryl Drive  
(Occupied Property)**



District 3



# Development Services Department

## Code Compliance Monthly Report

FY24-25

May

### District 4

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

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

#### Compliance Cases Initiated

**291**

##### Inspections Completed

**818**

Tall Grass / Weeds	578
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	45
No Violation Found	119
Parking on Unimproved Surfaces	0
Property Maintenance Standards	16
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	6
Water Restrictions	25
Zoning	26

##### Abatements Completed

**9**

Mowing & Debris Removal	5
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	1
Junked Vehicles Removed	3
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

##### Abatements Pending

**17**

Mowing & Debris Removal	17
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

#### Notices of Violations Issued

**118**

#### Citations Issued

**59**

## Status of High Profile Property

### 405 Naval Air Station Dr. - Vacant Building

Code Compliance has current cases at this location for junked vehicles that included a large, fire damaged Bayliner boat that had been placed the right-of-way of property.

On May 30, 2025, Code Compliance executed a Court Order to remove the boat. The Public Works and Solid Waste Departments assisted with the on-site demolition of the boat, hauled away the debris, and cleaned up the right-of-way.

The boat removal was completed the day before the Beach to Bay Relay Marathon on May 31, 2025.



District 4





# Development Services Department

## Code Compliance Monthly Report

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May

### District 5

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

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

#### Compliance Cases Initiated

**163**

#### Inspections Completed

**383**

Tall Grass / Weeds	254
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	4
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	12
No Violation Found	94
Parking on Unimproved Surfaces	1
Property Maintenance Standards	10
Short-term Rentals	1
Substandard Buildings	0
Unsecured Vacant Buildings	1
Water Restrictions	2
Zoning	4

#### Notices of Violations Issued

**60**

#### Citations Issued

**6**

#### Abatements Completed

**6**

Mowing & Debris Removal	1
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	5
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

#### Abatements Pending

**3**

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

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 05/28/25, all five parcels are compliant.**



District 5



# Development Services Department

## Code Compliance Monthly Report

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May

## Citations Filed & Disposed

### Citations Filed in Municipal Court

387

#### Status of Filed Citations

Warrants Issued	15
Pre-trial Hearing	309
Pending Bench Warrant	27
Dismissed by Prosecutor	5
Docket Closed - Fine Paid	3
Deferred Disposition/Payment Plan	26
Jury Trial	1
Pending Judicial Review	1

### Total # Dispositioned Citations

228

#### Status of Dispositioned Citations

Deferred Disposition/Payment Plan	46
Docket Closed - Fine Paid	33
Warrants Issued	103
Not Guilty	3
Dismissed After Deferred Disposition	11
Dismissed by Prosecutor	31
Payment Status-Deferral	1

finest paid



Totaling:

**\$ 20,863.91**

### Offenses by District

