



Development Services Department

Code Compliance Monthly Report

FY24-25
August

In August, Code Compliance Officers initiated 1,231 new cases and completed 4,971 total inspections.

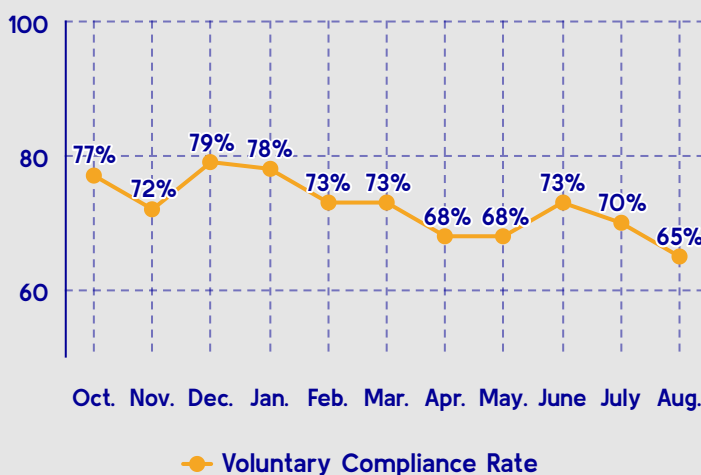
39%

Proactive -486 new cases initiated by compliance officers patrolling their assigned areas.

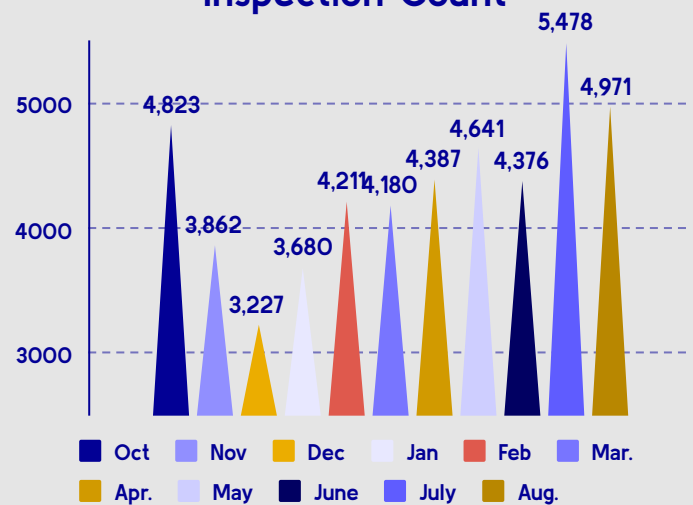
61%

Reactive-745 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



~Community Outreach Events~

Code Compliance Team participated in the Flour Bluff Citizens Council Meeting & Operation Safe Return



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 | 361.826.3015) 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, Martin Lopez, Jorge Ortiz

<u>Compliance Cases Initiated</u>		<u>200</u>
<u>Inspections Completed</u>		<u>994</u>
	Community Development Block Grant - Community Assistance Program	20
	Tall Grass / Weeds	678
	Building Permits Required	1
	Emergency Demolitions	0
	Emergency Measures	3
	Illegal Dumping	2
	Illegal Signs	0
	Junked Vehicles	30
	No Violation Found	87
	Parking on Unimproved Surfaces	0
	Property Maintenance Standards	39
	Set Out Violation	2
	Substandard Buildings	19
	Unsecured Vacant Buildings	84
	Water Restrictions	4
	Zoning	25
<u>Notices of Violations Issued</u>		<u>79</u>
<u>Citations Issued</u>		<u>59</u>

<u>Abatements Completed</u>		<u>22</u>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	22
	Illegal Signs Removed	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
<u>Abatements Pending</u>		<u>179</u>
	Mowing & Debris Removal	140
	Structures Secured (Board-ups)	15
	CDBG CAP	24
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Next BSB Hearing - September 25, 2025		

Status of High Profile Property



4513 Gulfbreeze Blvd. #5 Vacant Property

Code Compliance has active cases for litter and solid waste, unsecured openings and substandard conditions.

On 8/29/25, the structure was demolished by the property owner. Code Compliance will continue to monitor the property to ensure remaining litter and solid waste is completely removed.



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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

Compliance Cases Initiated		385
Inspections Completed		1390
	Community Development Block Grant - Community Assistance Program	37
	Tall Grass / Weeds	799
	Building Permits Required	0
	Emergency Demolitions	3
	Emergency Measures	0
	Short-Term Rental (STR)	0
	Illegal Dumping	0
	Junked Vehicles	124
	No Violation Found	177
	Parking on Unimproved Surfaces	8
	Property Maintenance Standards	106
	Set Out Violation	0
	Substandard Buildings	6
	Unsecured Vacant Buildings	83
	Water Restrictions	15
	Zoning	32
Notices of Violations Issued		167
Citations Issued		96

Abatements Completed		33
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	32
	Illegal Signs Removed	1
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Abatements Pending		104
	Mowing & Debris Removal	69
	Structures Secured (Board-ups)	10
	CDBG CAP	24
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	1
Next BSB Hearing - September 25, 2025		

Status of High Profile Property



4018 W. Vanderbilt Drive Vacant Property

As part of a grant funded Community Assistance Program, this property was offered free cleanup. This property was brought into compliance on August 28, 2025.



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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

Compliance Cases Initiated		265
Inspections Completed		1137
	Tall Grass / Weeds	879
	Community Development Block Grant - Community Assistance Program	0
	Emergency Demolitions	0
	Emergency Measures	0
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	95
	No Violation Found	71
	Parking on Unimproved Surfaces	5
	Property Maintenance Standards	37
	Short-term Rentals	0
	Substandard Buildings	7
	Unsecured Vacant Buildings	13
	Water Restrictions	3
	Zoning	27
Notices of Violations Issued		145
Citations Issued		36

Abatements Completed		12
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	Site Secured (Perimeter Fencing)	0
	Illegal Signs Removed	8
	Junked Vehicles Removed	4
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Abatements Pending		78
	Mowing & Debris Removal	74
	Structures Secured (Board-ups)	3
	CDBG CAP	1
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Next BSB Hearing - September 25, 2025		

Status of High Profile Property



922 Linda Vista Street - Occupied Property

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

A re-inspection will be conducted the second week of September. If the property remains in violation, citations will be issued.



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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

<u>Compliance Cases Initiated</u>		<u>246</u>
<u>Inspections Completed</u>		<u>1095</u>
Community Development Block Grant - Community Assistance Program		5
Tall Grass / Weeds		798
Building Permits Required		1
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		1
Junked Vehicles		57
No Violation Found		102
Parking on Unimproved Surfaces		10
Property Maintenance Standards		42
Short-term Rentals		0
Substandard Buildings		4
Unsecured Vacant Buildings		24
Water Restrictions		9
Zoning		42
<u>Notices of Violations Issued</u>		<u>38</u>
<u>Citations Issued</u>		<u>53</u>

<u>Abatements Completed</u>		<u>16</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		7
Illegal Signs Removed		9
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0
<u>Abatements Pending</u>		<u>35</u>
Mowing & Debris Removal		20
CDBG CAP		15
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Measures		0
Substandard Building Demolitions		0
Next BSB Hearing - September 25, 2025		

Status of High Profile Property.



2029 Stardust Ln. Vacant Property.

Code Compliance has active cases for litter and solid waste, tall weeds, property maintenance violations and substandard conditions.

As of 8/21/25, Code Compliance is currently working with the property owner to bring the property into compliance.

District 4



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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>		135
<u>Inspections Completed</u>		355
Tall Grass / Weeds		222
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		1
Junked Vehicles		15
No Violation Found		78
Parking on Unimproved Surfaces		1
Property Maintenance Standards		9
Short-term Rentals		0
Substandard Buildings		2
Unsecured Vacant Buildings		1
Water Restrictions		25
Zoning		1
<u>Notices of Violations Issued</u>		16
<u>Citations Issued</u>		25

<u>Abatements Completed</u>		8
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		8
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0

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

Next BSB Hearing - September 25, 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 08/19/25, all five lots are compliant.**

Code Compliance will continue to conduct monthly inspections to ensure compliance.

District 5



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Citations Filed & Disposed

Citations Filed in Municipal Court

446

Status of Filed Citations

Warrants Issued	49
Pre-trial Hearing	281
Dismissed by Prosecutor	9
Docket Closed - Fine Paid	9
Deferred Disposition/Payment Plan-Deferral/Payment Plan	29
Pending Prosecutor/Judicial Review	7
Bench Trial	9
Pending Bench Warrant	41
Court Clerk Action Needed	12

Total # Dispositioned Citations

403

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	112
Docket Closed - Fine Paid	39
Warrants Issued	182
Dismissed by Prosecutor	70

finest paid



Totaling:

\$ 35,778.97

Offenses by District

