



Development Services Department Code Compliance Monthly Report

FY24-25
JANUARY

The following report illustrates the efforts of the Code Compliance District Teams to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In January, Code Compliance Officers initiated 845 new cases and completed 3,680 total inspections.
373 cases were proactively picked up by officers.
472 cases were reactive, or complaint driven.

44%

Proactive - 373 new cases initiated by compliance officers

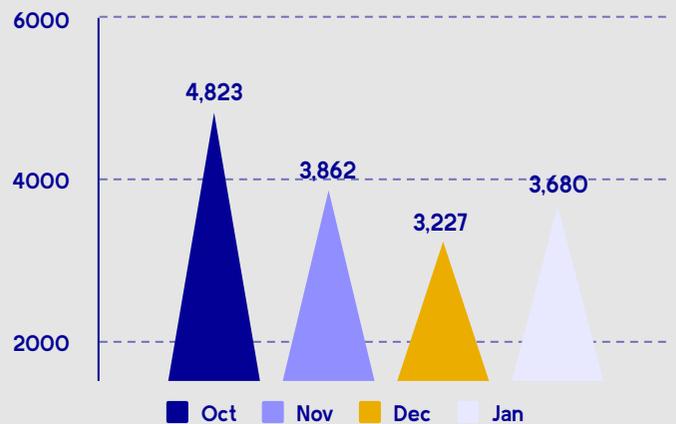
56%

Reactive - 472 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



★ Employee Spotlight ★



Samuel Gomez has been with Code Compliance for about seven years which he says has been an adventure and a great experience. He has currently been promoted to a Senior Code Compliance Officer. In this position he is tasked to lead his coworkers through their inspections and cases. He also generates reports, conducts audits, and reaches out to the community for any concerns that the citizens might have. On days where Sam is not working hard out in the field, you can find him watching sports, trying new places to eat, and volunteering in the community. He also enjoys spending time learning from those who are successful and does his best to apply their wisdom in his life. Sam has proven himself to be a true asset to our team and we are so proud to have him in Development Services!

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 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.



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

Compliance Cases Initiated	178
Inspections Completed	853
Tall Grass / Weeds	558
Building Permits Required	1
Emergency Demolitions	7
Emergency Measures	5
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	53
No Violation Found	68
Parking on Unimproved Surfaces	1
Property Maintenance Standards	33
Short-term Rentals	0
Substandard Buildings	18
Unsecured Vacant Buildings	83
Water Restrictions	2
Zoning	24
Notices of Violations Issued	129
Citations Issued	14

Abatements Completed	36
Mowing & Debris Removal	28
Structures Secured (Board-ups)	6
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	2
Emergency Measures	0
Substandard Structure	0
Abatements Pending	14
Mowing & Debris Removal	5
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	3
Emergency Measures	0
Substandard Structure	4

Next BSB Hearing - March 27, 2025

Status of High Profile Property

1432 S. Nineteenth Street.
- Vacant Building

Fire damage threatened the structural integrity of the building resulting in an Emergency Demolition declaration. A case was started on January 08, 2025.

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





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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 **291**

Inspections Completed **929**

Tall Grass / Weeds	555
Building Permits Required	0
Emergency Demolitions	3
Emergency Measures	3
Set out Violation	1
Illegal Dumping	1
Junked Vehicles	72
No Violation Found	136
Parking on Unimproved Surfaces	1
Property Maintenance Standards	57
Short-term Rentals	1
Substandard Buildings	5
Unsecured Vacant Buildings	72
Water Restrictions	1
Zoning	21

Notices of Violations Issued **152**

Citations Issued **16**

Abatements Completed **43**

Mowing & Debris Removal	29
Structures Secured (Board-ups)	12
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	1
Substandard Structure	0

Abatements Pending **4**

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

Next BSB Hearing - March 27, 2025

Status of High Profile Property

3413 Naples Street - Occupied Property.

Code cases for zoning, litter & solid waste, and junked vehicles.

A warrant abatement was executed on 01/17/25.

A junked vehicle removal Hearing is pending.

We will continue to monitor the property to ensure compliance is attained.





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District 3

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

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

Compliance Cases Initiated		159
Inspections Completed		820
Tall Grass / Weeds		571
Building Permits Required		0
Emergency Demolitions		4
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		124
No Violation Found		48
Parking on Unimproved Surfaces		2
Property Maintenance Standards		12
Short-term Rentals		0
Substandard Buildings		14
Unsecured Vacant Buildings		27
Water Restrictions		8
Zoning		10
Notices of Violations Issued		74
Citations Issued		12

Abatements Completed		47
Mowing & Debris Removal		10
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		33
Junked Vehicles Removed		3
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Abatements Pending		4
Mowing & Debris Removal		2
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		1
Emergency Measures		0
Substandard Building Demolitions		0

Next BSB Hearing - March 27, 2025

Status of High Profile Property

205 Sullivan Street – Occupied Property

Fire damage threatened the structural integrity of the building resulting in and Emergency Demolition declaration. A case was started on January 13, 2025.

Code has collaborated with CCPD on all inspections due to the high level of criminal activity.

Code also has cases for zoning and junk vehicle violations.

As of 01/31/25, we are awaiting Hearings for the removal of the junk vehicles. Demolition of the structure is slated for the second week of February 2025.



District 3



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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	165
Inspections Completed	821
Tall Grass / Weeds	635
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	0
Illegal Dumping	1
Junked Vehicles	46
No Violation Found	67
Parking on Unimproved Surfaces	1
Property Maintenance Standards	23
Short-term Rentals	1
Substandard Buildings	1
Unsecured Vacant Buildings	7
Illegal Dumping	0
Water Restrictions	9
Zoning	28
Notices of Violations Issued	114
Citations Issued	22

Abatements Completed	9
Mowing & Debris Removal	9
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	1
Mowing & Debris Removal	1
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0
Next BSB Hearing - March 27, 2025	

Status of High Profile Property

1609 Daly Drive – Occupied Property
Code cases for tall weeds, litter and solid waste and property maintenance violations.

As of 01/31/25, the property is partially compliant. We are working with the property owner, who is making progress.

We will continue to monitor the property to ensure compliance is attained.





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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	52
Inspections Completed	257
Tall Grass / Weeds	185
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	12
No Violation Found	39
Parking on Unimproved Surfaces	0
Property Maintenance Standards	6
Short-term Rentals	1
Substandard Buildings	1
Unsecured Vacant Buildings	6
Water Restrictions	5
Zoning	0
Notices of Violations Issued	13
Citations Issued	2

Abatements Completed	62
Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	60
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 - March 27, 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 01/14/25, all five lots are compliant.

Code compliance continues to conduct monthly inspections and works with property management ensure the parcels are maintained.





Citation Activity

Total # Citations Issued **111**

Citations Filed in Municipal Court **76**

Status of Filed Citations

Warrants Issued	14
Pre-trial Hearing Scheduled	44
Payment Plan	6
Pending Prosecutor Review	1
Dismissed by Prosecutor	4
Docket Closed - Fine Paid	1
Pending Scheduling	6

Total # Dispositioned Citations **275**

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	69
Dismissed by Prosecutor	54
Docket Closed - Fine Paid	36
Warrants Issued	108
Dismissed after Disposition	7
Community Service	1

fines paid **Totaling:**
\$ 27,269.39

Offenses by District

