



CITY OF  
CORPUS  
CHRISTI

# Development Services Department Code Compliance Monthly Report

FY25-26

April

In April, Code Compliance Officers initiated 1,062 new cases and completed 4,144 total inspections.

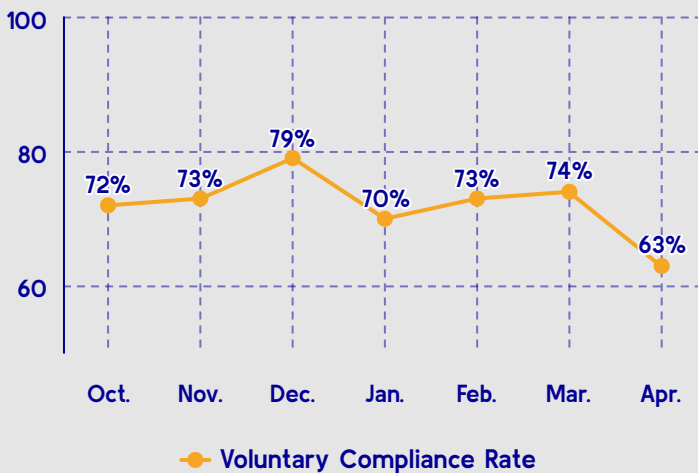
# 33%

**Proactive - 349** new cases initiated by compliance officers patrolling their assigned areas.

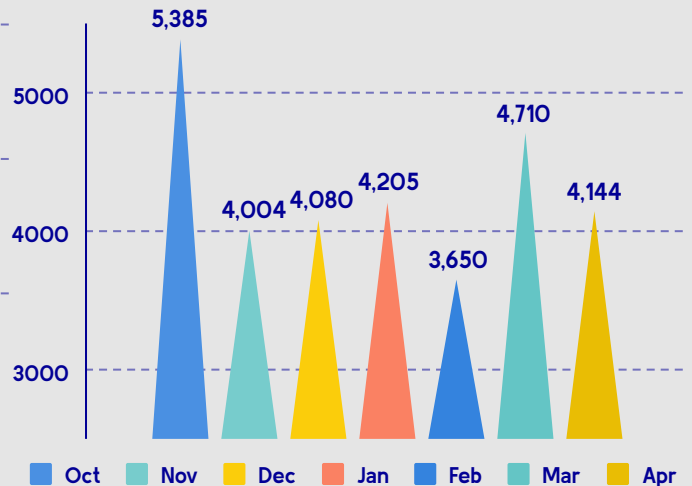
# 67%

**Reactive- 713** complaint-driven cases (311, councilmembers, & other sources)

## Voluntary Compliance Rate



## Inspection Count



## ~Community Outreach Events~

On April 13, 2026, Code Compliance Staff attended the Flour Bluff Citizens Council Meeting and delivered a presentation on current initiatives, including updates on new and ongoing cases. The event provided an opportunity to engage directly with community residents, helping build positive relationships while increasing public awareness and education about the Code Compliance Division.



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@corpuschristitx.gov | 361.826.3015) and Roland Maldonado (rolandm@corpuschristitx.gov | 361.826.3091) are also available to answer questions or concerns.



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# Development Services Department

## Code Compliance Monthly Report

FY25-26

April

### District 1

Senior/Lead Compliance Officer - **Michael Gutierrez**  
361.945.0262 | mgutierrez@corpuschristitx.gov

Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia, Sa'Rhonda Miller,  
Jorge Ortiz, Anthony Fonseca

<b><u>Compliance Cases Initiated</u></b>	<b><u>256</u></b>
<b><u>Inspections Completed</u></b>	<b><u>1330</u></b>
Tall Grass / Weeds	922
Building Permits Required	2
Emergency Demolitions	4
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	55
No Violation Found	88
Parking on Unimproved Surfaces	2
Property Maintenance Standards	81
Substandard Buildings	14
Unsecured Vacant Buildings	114
Water Restrictions	0
Zoning	48

<b><u>Notices of Violations Issued</u></b>	<b><u>147</u></b>
Citations Issued	79
<b><u>Abatements Completed</u></b>	<b><u>28</u></b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Illegal Signs Removed	27
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

**Building** STANDARDS BOARD HEARING

**May 28**

**842 OAK PARK AVE**  
The structure will be presented at the next BSB Hearing, on May 28, 2026



### Status of High Profile Properties



#### **2415 Coleman Ave- Occupied Property.**

As of 04/16/2026, cases were initiated for property maintenance and zoning violations.

**As of 4/29/26, the property remains in violation, and citations have been issued for non-compliance. Code Compliance continues to monitor bi-weekly monitoring until compliance is achieved.**



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# Development Services Department

## Code Compliance Monthly Report

FY25-26

April

### District 2

Senior/Lead Compliance Officer - **Grace Elledge**  
361.945.0213 | gracee@corpuschristitx.gov

Compliance Officers - Aaron Cantu, Martin Lopez, Tiffany Ortiz, Brianna Perez, John Garza

<b>Compliance Cases Initiated</b>		<b>275</b>
<b>Inspections Completed</b>		<b>896</b>
Tall Grass / Weeds		550
Building Permits Required		1
Emergency Demolitions		0
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		49
No Violation Found		131
Parking on Unimproved Surfaces		4
Property Maintenance Standards		60
Minimum Standards		0
Substandard Buildings		11
Unsecured Vacant Buildings		54
Water Restrictions		6
Zoning		30

<b>Notices of Violations Issued</b>		<b>110</b>
<b>Citations Issued</b>		<b>82</b>
<b>Abatements Completed</b>		<b>14</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Illegal Signs Removed		13
Junked Vehicles Removed		1
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

### Building STANDARDS BOARD HEARING



May 28

**4321 JACQUELYN DR.**  
The structure will be presented at the next BSB Hearing, on May 28, 2026.

### Status of High Profile Property



#### 4310 Ramsey Street Occupied Property

Active cases for zoning, property maintenance, and litter & solid waste violations.  
**As of 4/30/26, the property remains in violation. Citations have been issued.** Weekly monitoring will continue until the property is brought into compliance.



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# Development Services Department

## Code Compliance Monthly Report

**FY25-26**

**April**

### District 3

Senior/Lead Compliance Officer - **Grace Elledge**

361.945.0213 | [gracee@corpuschristitx.gov](mailto:gracee@corpuschristitx.gov)

Compliance Officers - Diana T. Garza, Daniel Rohde, Melanie Flores, Jose Olvera, Cristina Morales, Benjamin Falcon

<u>Compliance Cases Initiated</u>	<u>247</u>
<u>Inspections Completed</u>	<u>928</u>
Tall Grass / Weeds	681
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	78
No Violation Found	67
Parking on Unimproved Surfaces	1
Property Maintenance Standards	49
Set Out Violation	0
Substandard Buildings	4
Unsecured Vacant Buildings	15
Water Restrictions	4
Zoning	29

<u>Notices of Violations Issued</u>	<u>153</u>
Citations Issued	56
<u>Abatements Completed</u>	<u>43</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Illegal Signs Removed	43
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



### Building STANDARDS BOARD HEARING

**May 28**

**4529 BARRERA DR.**

The accessory structure will be presented at the next BSB Hearing, on May 28, 2026

### Status of High Profile Property.



#### 4509 Sheffield Lane - Occupied Property.

On 4/29/2026, Code Compliance conducted a joint inspection with CCPD, and initiated cases for tall weeds, litter and solid waste, and zoning violations.



A reinspection is scheduled for the second week of May. Citations will be issued if the property remains out of compliance.



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# Development Services Department

## Code Compliance Monthly Report

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### District 4

Senior/Lead Compliance Officer - **Estella Padron**  
361.945.0197 | estellas@corpuschristitx.gov

Compliance Officers Gilbert Salazar, Hazal Prado, Alicia Torres, Drina Rodriguez

<b>Compliance Cases Initiated</b>	<b>174</b>
<b>Inspections Completed</b>	<b>736</b>
Tall Grass / Weeds	474
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	43
No Violation Found	115
Parking on Unimproved Surfaces	2
Property Maintenance Standards	30
Set Out Violation	0
Substandard Buildings	4
Unsecured Vacant Buildings	20
Water Restrictions	0
Zoning	47

<b>Notices of Violations Issued</b>	<b>79</b>
Citations Issued	63
<b>Abatements Completed</b>	<b>70</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Illegal Signs Removed	69
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

### Building STANDARDS BOARD HEARING



**N/A** **DISTRICT 4**  
No structures will be presented at the May 28th BSB Hearing.

**May 28** **Next BSB Hearing**  
Thursday, May 28, 2026 at 1:30 pm | City Council Chambers.

### Status of High Profile Property



#### 713 Purdue Rd – Substandard Structure

On 2/26/2026, A case was initiated for three structures exhibiting significant deterioration and substandard conditions that present safety hazards.

On 4/28/26, the property owner advised of their intent to demolish the structure. Demolition is scheduled for the third week of May.



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# Development Services Department

## Code Compliance Monthly Report

**FY25-26**

**April**

### District 5

Senior/Lead Compliance Officer - **Estella Padron**  
361.945.0197 | [estellas@corpuschristitx.gov](mailto:estellas@corpuschristitx.gov)  
Compliance Officer - **Jacqueline E. Martinez**

<b>Compliance Cases Initiated</b>	<b>110</b>
<b>Inspections Completed</b>	<b>254</b>
Tall Grass / Weeds	142
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	15
No Violation Found	77
Parking on Unimproved Surfaces	1
Property Maintenance Standards	8
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	4
Water Restrictions	5
Zoning	0

<b>Notices of Violations Issued</b>	<b>29</b>
<b>Citations Issued</b>	<b>13</b>
<b>Abatements Completed</b>	<b>1</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



### Building STANDARDS BOARD HEARING

N/A

May 28

#### DISTRICT 5

No structures will be presented at the May 28th BSB Hearing.

**Next BSB Hearing**  
Thursday, May 28, 2026 at  
1:30 pm | City Council  
Chambers.

## Status of High Profile Properties



### 5617 Saratoga Blvd Vacant Building (Old Pollo Palenque)

On 4/13/26, cases were initiated for tall weeds and sidewalks, curbs and gutters violations.

Due to recent rainfall, an extension was granted to resolve the violations. A reinspection is scheduled for the second week of May.



# Citations Filed & Disposed

### Citations Filed in Municipal Court 521

#### Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	17
Dismissed by Prosecutor	27
Docket Closed - Fine Paid	11
Warrants Issued	177
Pre-trial Hearing	277
Jury Trial	1
Pending Prosecutor Review/Group Scheduling	11

### Total # Dispositioned Citations 1121

#### Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	49
Docket Closed - Fine Paid	69
Community Service	29
Dismissed by Prosecutor/Deferred Disposition	121
Warrants Issued	852
Balance Due	1

finest paid



Totaling:

**\$ 29,807.6**

### Offenses by District

