



CITY OF
CORPUS
CHRISTI

Development Services Department

Code Compliance Monthly Report

FY25-26

June

In June, Code Compliance Officers initiated 1,818 new cases and completed 3,713 total inspections.

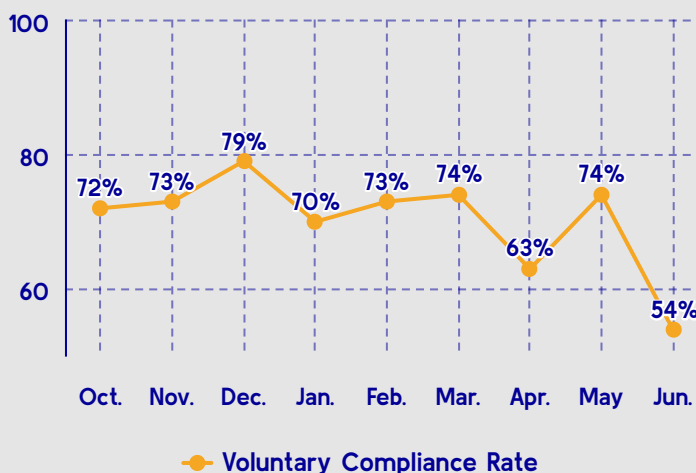
15%

Proactive - 272 new cases initiated by compliance officers patrolling their assigned areas.

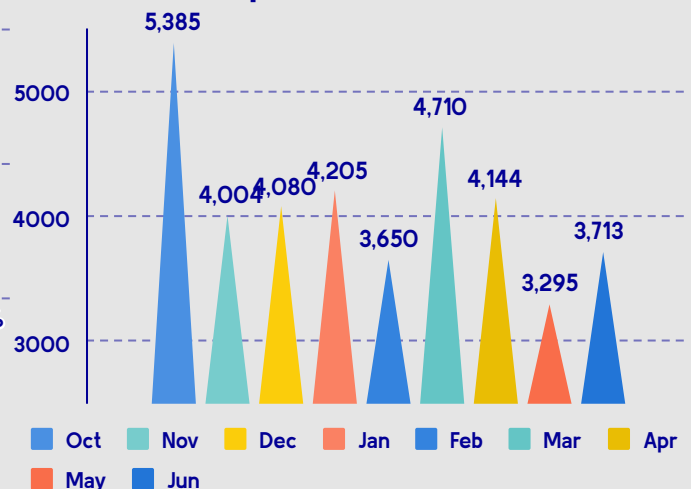
85%

Reactive- 1,546 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



ANNOUNCEMENT

Daniel Rohde Promoted to Senior Code Compliance Officer

Development Services announces the promotion of Daniel Rohde to Senior Code Compliance Officer. In this new role, Daniel will lead the District 3 team, guiding the compliance officers and monitoring property maintenance standards within the district.

Daniel joined the City's workforce in 2023, originally serving as a Utility Technician at the Whitecap Wastewater Treatment Plant.

In 2024, Daniel transitioned to Code Compliance, bringing strong technical aptitude and analytical skills to municipal service. He quickly distinguished himself by managing complex, priority cases, and special projects. Demonstrating a continuous drive for professional development, Daniel obtained his State Code Enforcement Officer License and the Code Enforcement Officer Safety Certification. His rapid advancement reflects both his technical expertise and his proactive approach to public health and safety compliance resolution.

Development Services congratulates Daniel on his promotion and looks forward to his continued positive impact on the Code Compliance team.

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



Development Services Department

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June

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

<u>Compliance Cases Initiated</u>		<u>441</u>
<u>Inspections Completed</u>		<u>1,018</u>
	Tall Grass / Weeds	666
	Building Permits Required	1
	Emergency Demolitions	0
	Emergency Measures	0
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	19
	No Violation Found	190
	Parking on Unimproved Surfaces	0
	Property Maintenance Standards	51
	Substandard Buildings	8
	Unsecured Vacant Buildings	57
	Water Restrictions	0
	Zoning	26

<u>Notices of Violations Issued</u>		<u>210</u>
<u>Citations Issued</u>		<u>80</u>
<u>Abatements Completed</u>		<u>23</u>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	Illegal Signs Removed	22
	Junked Vehicles Removed	1
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0

Building

STANDARDS
BOARD HEARING

DISTRICT
1

1507 SIXTH
STREET

The structure will
be presented at the
next
BSB Hearing.

July 23

Next BSB Hearing
Thursday, July 23,
2026 1:30 pm,
Development
Services, 3rd floor.



Status of High Profile Properties



11930 Leopard Street- River View Calallen Apartments

Active cases for stagnant water and
the accumulation of garbage on the
property.

**As of June 26, 2026, the property
remains in violation.**

Code Compliance has worked
extensively property management to
gain compliance. The has been failure
to maintain sustained compliance.
Due to the continued violations and lack
of corrective action, Code Compliance
issuing citations on a daily basis until
all violations resolved and the property
is in compliance.



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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

Compliance Cases Initiated **510**

Inspections Completed **789**

Tall Grass / Weeds	370
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Short-Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	28
No Violation Found	265
Parking on Unimproved Surfaces	0
Property Maintenance Standards	56
Minimum Standards	0
Substandard Buildings	7
Unsecured Vacant Buildings	43
Water Restrictions	2
Zoning	18

Notices of Violations Issued **154**

Citations Issued **74**

Abatements Completed **108**

Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Illegal Signs Removed	107
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



Building STANDARDS BOARD HEARING

DISTRICT 2

1474 DAYTONA DRIVE

The structure will be presented at the next BSB Hearing.

July 23

NEXT BSB HEARING

Thursday, July 23, 2026 at 1:30 pm | Development Services, 3rd floor.

Status of High Profile Property



237 Leming Avenue - Occupied Property

Active cases for property maintenance, litter & solid waste, and tall weeds violations. This property has a history of ongoing criminal activity and an increase in Code violation complaints.

As of June 23, 2026, the property remains in violation. Code Compliance will continue to monitor the property on a weekly basis and pursue weekly enforcement actions until all violations have been corrected.



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Code Compliance Monthly Report

FY25-26

June

District 3

Senior/Lead Compliance Officer - **Daniel Rohde**
361.910.4389 | danielr6@corpuschristitx.gov
Compliance Officers - Diana T. Garza, Melanie Flores, Jose Olvera,
Cristina Morales, Benjamin Falcon

Compliance Cases Initiated		346
Inspections Completed		806
Tall Grass / Weeds	553	
Emergency Demolitions	1	
Short-Term Rental (STR)	0	
Emergency Measures	0	
Illegal Dumping	0	
Illegal Signs	0	
Junked Vehicles	53	
No Violation Found	126	
Parking on Unimproved Surfaces	0	
Property Maintenance Standards	52	
Set Out Violation	0	
Substandard Buildings	15	
Unsecured Vacant Buildings	16	
Water Restrictions	2	
Zoning	8	

Notices of Violations Issued		185
Citations Issued		81
Abatements Completed		42
Mowing & Debris Removal	0	
Structures Secured (Board-ups)	0	
Illegal Signs Removed	39	
Junked Vehicles Removed	3	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	0	



Building STANDARDS BOARD HEARING

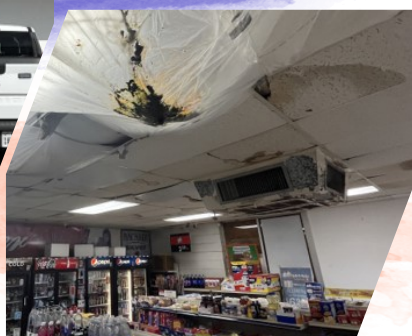
DISTRICT 3

1018 NATIONAL DRIVE
The structure will be presented at the next BSB Hearing.

July 23

NEXT BSB HEARING
Thursday, July 23, 2026
at 1:30 pm |
Development Services,
3rd floor.

Status of High Profile Property



4701 Greenwood Drive- Times Market Convenience Store

On June 10, 2026, Code Compliance conducted a joint inspection with the Deputy Building Official to find multiple health, fire, and life safety hazards in the building. The tenant voluntarily agreed to cease operations, and a substandard property case was initiated.

As of June 29, 2026, four citations have been issued for continued property maintenance violations. The owner is developing a plan to bring the property into compliance. Code Compliance will continue conducting weekly inspections and pursuing appropriate enforcement actions until the property is brought into full compliance.



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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

Compliance Cases Initiated		353
Inspections Completed		662
Tall Grass / Weeds		352
Building Permits Required		0
Short-Term Rental (STR)		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Junked Vehicles		32
No Violation Found		186
Parking on Unimproved Surfaces		0
Property Maintenance Standards		38
Set Out Violation		0
Substandard Buildings		3
Unsecured Vacant Buildings		14
Water Restrictions		0
Zoning		37

Notices of Violations Issued		81
Citations Issued		60
Abatements Completed		4
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Illegal Signs Removed		0
Junked Vehicles Removed		4
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0



Building STANDARDS BOARD HEARING

DISTRICT 4

No structures will be presented at the BSB Hearing.

July 23

Next BSB Hearing
Thursday, July 23, 2026 at
1:30 pm | Development
Services, 3rd floor.

Status of High Profile Property



15209 Windward Drive – Holiday Inn Express & Suites

On April 17, 2026, Code Compliance initiated a zoning case after multiple Conex storage containers were placed within the designated fire lane.

After citations were issued for noncompliance, property management requested additional time to remove the containers. An extension was granted to allow property management time to achieve compliance.

As of June 9, 2026, all Conex containers removed from the fire lane. Code Compliance will continue to conduct monthly inspections to ensure the property remains in compliance.



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District 5

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

Compliance Cases Initiated		168
Inspections Completed		290
Tall Grass / Weeds		163
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		0
Junked Vehicles		7
No Violation Found		90
Parking on Unimproved Surfaces		0
Property Maintenance Standards		20
Short-term Rentals		0
Substandard Buildings		2
Unsecured Vacant Buildings		2
Water Restrictions		2
Zoning		4

Notices of Violations Issued		72
Citations Issued		21
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



Building STANDARDS BOARD HEARING

DISTRICT 5 No structures will be presented at the BSB Hearing.

July 23

NEXT BSB HEARING
Thursday, July 23, 2026 at 1:30 pm | Development Services, 3rd floor.

Status of High Profile Properties



2626 Airline Rd School of Science & Technology.

On June 2, 2026, a case was initiated for tall weeds located within the rear easement of the property.

At the property owner's request, a follow-up inspection was conducted on June 8, 2026, to confirmed the violation had been corrected.

Code Compliance will continue to monitor the property to ensure ongoing compliance.



Citations Filed & Disposed

Citations Filed in Municipal Court

558

Status of Filed Citations

Arraignment Hearing	15
Deferred Disposition/Payment Plan-Deferral/Payment Plan	7
Dismissed by Prosecutor	8
Docket Closed - Fine Paid	14
Warrants Issued	149
Court Clerk Action Needed	4
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	361

Total # Dispositioned Citations

919

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	91
Docket Closed - Fine Paid	73
Community Service	1
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	140
Warrants Issued	614

finest paid



Totaling:

\$ 38,268.89

Offenses by District

