



CITY OF
CORPUS
CHRISTI

Development Services Department

Code Compliance Monthly Report

FY25-26

July

In July, Code Compliance Officers initiated 1,354 new cases and completed 3,549 total inspections.

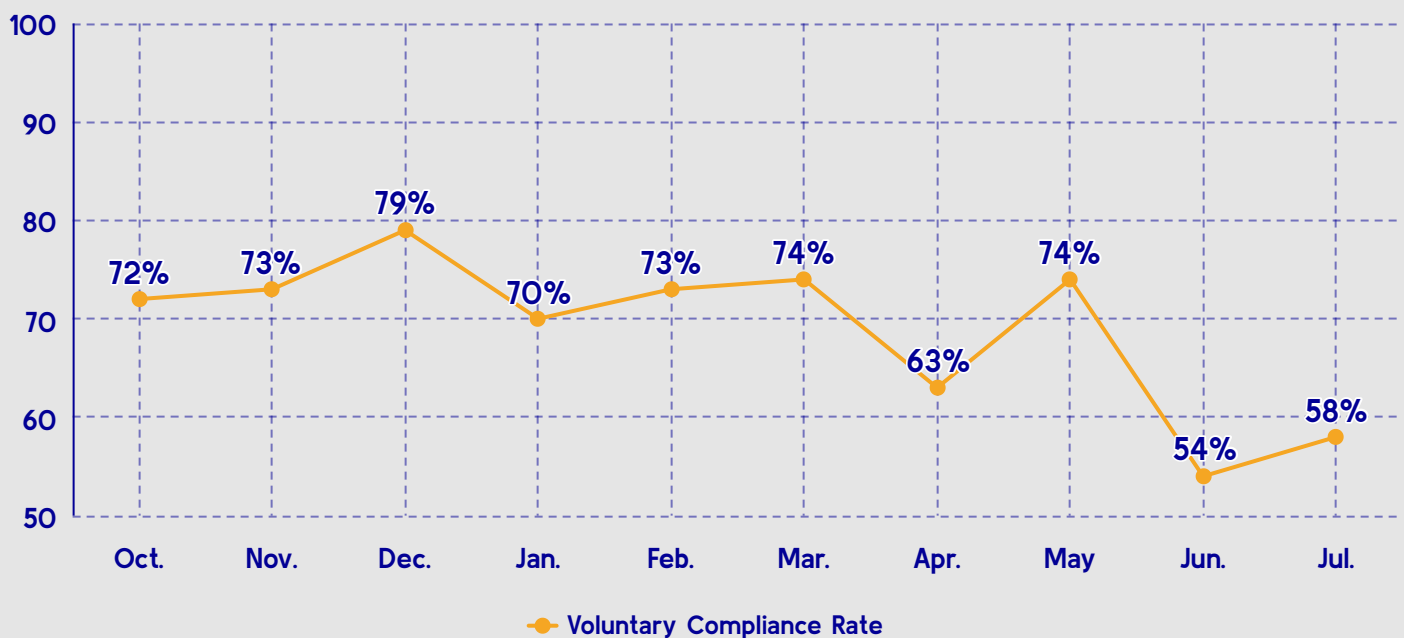
13%

Proactive - 180 new cases initiated by compliance officers patrolling their assigned areas.

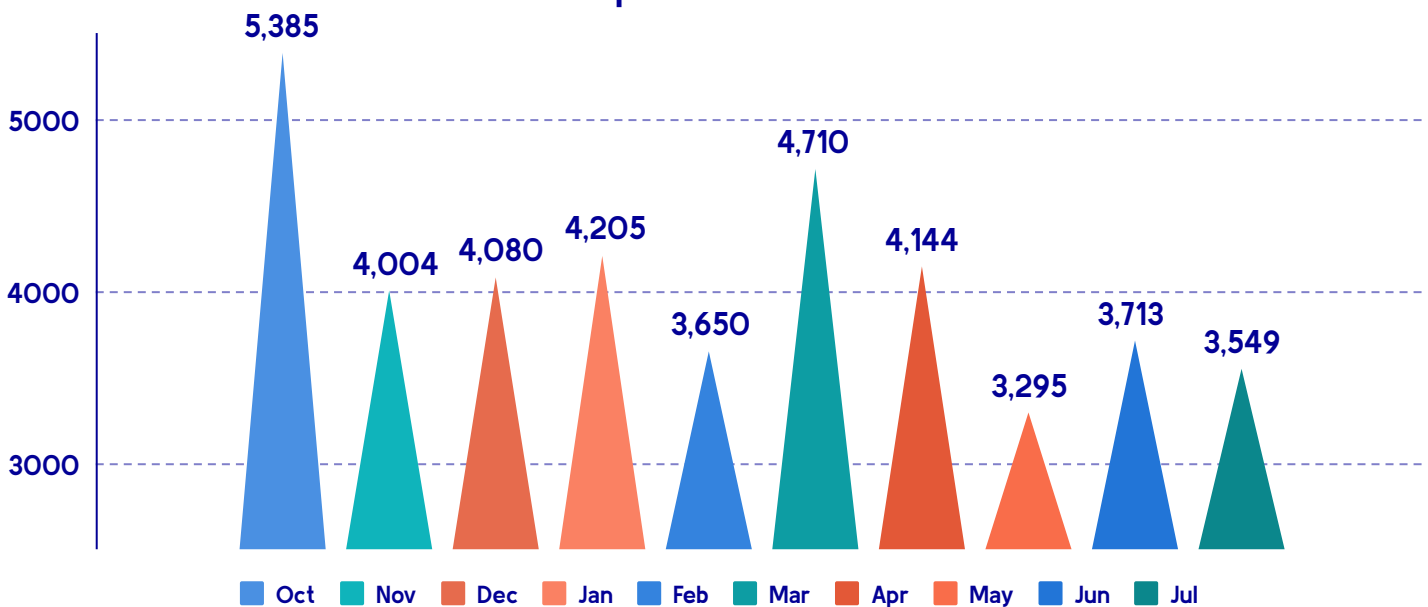
87%

Reactive- 1,174 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



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

Code Compliance Monthly Report

FY25-26
July

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>333</u>
<u>Inspections Completed</u>		<u>1,090</u>
	Tall Grass / Weeds	603
	Building Permits Required	1
	Emergency Demolitions	1
	CDBG CAP	127
	Emergency Measures	3
	Illegal Dumping	0
	Parking Enforcement	3
	Illegal Signs	0
	Junked Vehicles	12
	No Violation Found	178
	Parking on Unimproved Surfaces	0
	Property Maintenance Standards	38
	Substandard Buildings	37
	Unsecured Vacant Buildings	66
	Water Restrictions	1
	Zoning	20

Notices of Violations Issued		127
Citation Total		121
Citations Issued		121
Parking Citations Issued		0
<u>Abatements Completed</u>		<u>43</u>
	Mowing & Debris Removal	0
	CDBG CAP	24
	Illegal Signs Removed	18
	Junked Vehicles Removed	1
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0

Building STANDARDS BOARD HEARING



DISTRICT
1

September
24

1507 Sixth St
The structure was
ordered to be
demolished within
30-days.

NEXT BSB HEARING
Thursday, September
24, 2026 at 1:30 pm |
City Council Chambers.

Status of High Profile Properties

531 Breckenridge Drive - Occupied Property

Code Compliance currently has active cases for litter and solid waste and property maintenance violations on the property.

As of July 29, 2026, the property remains in violation, and citations were issued for non-compliance. Code Compliance will continue to monitor the property on a weekly basis and pursue weekly enforcement actions until all violations have been corrected and the property is brought into full compliance.





Development Services Department

Code Compliance Monthly Report

FY25-26

July

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

<u>Compliance Cases Initiated</u>		<u>347</u>
<u>Inspections Completed</u>		<u>916</u>
Tall Grass / Weeds		465
Building Permits Required		0
CDBG CAP		48
Emergency Demolitions		0
Parking Enforcement		11
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		17
No Violation Found		190
Parking on Unimproved Surfaces		2
Property Maintenance Standards		98
Substandard Buildings		13
Unsecured Vacant Buildings		44
Water Restrictions		2
Zoning		26

Notices of Violations Issued		153
Total Citations		78
Citations Issued		76
Parking Citations Issued		2
<u>Abatements Completed</u>		<u>52</u>
Mowing & Debris Removal		0
CDBG CAP		4
Illegal Signs Removed		48
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



Building STANDARDS BOARD HEARING

DISTRICT 2

1474 Daytona Dr
The structure was ordered to be demolished within 30-days.

Sept. 24th

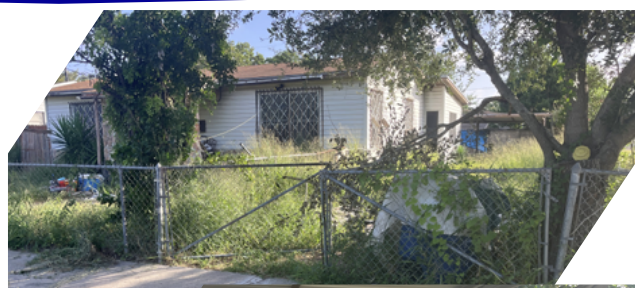
NEXT BSB HEARING
Thursday, September 24, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Property

3130 Ross St – Occupied Property.

On July 28, 2026, Code Compliance initiated cases involving property maintenance, litter and solid waste, tall weeds, and zoning violations.

Reinspection is scheduled for the second week of August. If the property remains in violation, citations for non-compliance will be issued.





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Code Compliance Monthly Report

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July

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

251

Inspections Completed

673

Tall Grass / Weeds

352

Emergency Demolitions

0

CDBG CAP

21

Short-Term Rental (STR)

1

Parking Enforcement

17

Emergency Measures

0

Illegal Dumping

0

Illegal Signs

0

Junked Vehicles

47

No Violation Found

118

Parking on Unimproved Surfaces

1

Property Maintenance Standards

71

Substandard Buildings

21

Unsecured Vacant Buildings

7

Water Restrictions

1

Zoning

16

Notices of Violations Issued

100

Total Citations

132

Citations Issued

127

Parking Citations Issued

5

Abatements Completed

26

Mowing & Debris Removal

0

Structures Secured (Board-ups)

0

Illegal Signs Removed

21

Junked Vehicles Removed

5

Emergency Demolitions

0

Emergency Measures

0

Substandard Structure

0



Building STANDARDS BOARD HEARING

DISTRICT 3

4617 Jose Dr
The structure was ordered to be demolished within 30-days.

Sept. 24

NEXT BSB HEARING

Thursday,
September 24, 2026
at 1:30 pm | City
Council Chambers.

Status of High Profile Property.

4701 Angela Dr.-Substandard Structures

Code Compliance initiated a case for substandard conditions of both the main dwelling and the accessory structure. The case was presented to the Building Standards Board on July 23, 2026, where the structures were ordered to be demolished within 30 days. **The owner demolish both structures to bring the property into compliance.**



2141 Frederick Drive

On May 13, 2026, Code Compliance initiated a substandard case due to structural integrity concerns involving both the main structure and the accessory building. In June, the property owner obtained a permit demolish the structures. **As of July 2, 2026, both structures were demolished to bring the into compliance.**





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July

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		265
Inspections Completed		651
Tall Grass / Weeds		347
Building Permits Required		1
CDBG CAP		16
Short-Term Rental (STR)		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Junked Vehicles		30
No Violation Found		180
Parking on Unimproved Surfaces		0
Property Maintenance Standards		39
Substandard Buildings		3
Unsecured Vacant Buildings		13
Water Restrictions		0
Zoning		22

Notices of Violations Issued	90
Total Citations	68
Citations Issued	68
Parking Citations Issued	0
Abatements Completed	68
Mowing & Debris Removal	0
CDBG CAP	2
Illegal Signs Removed	66
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



Building STANDARDS BOARD HEARING

DISTRICT 4

No structures were presented at the BSB Hearing.

September 24

Next BSB Hearing
Thursday,
September 24, 2026
at 1:30 pm | City
Council Chambers.

Status of High Profile Property

814 Belmeade Dr-Vacant Building

Code Compliance currently has an active case for tall weeds, litter, and solid waste violations.

As of **July 27, 2026**, the property remains out of compliance. Citations were issued for non-compliance, and due to the property owner's continued lack of response, we have implemented weekly citation issuance. This process will continue until the property achieves full compliance.





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Code Compliance Monthly Report

FY25-26

July

District 5

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

Compliance Cases Initiated		158
Inspections Completed		219
Tall Grass / Weeds		136
Building Permits Required		0
Emergency Demolitions		0
Parking Enforcement		1
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		0
Junked Vehicles		7
No Violation Found		54
Parking on Unimproved Surfaces		1
Property Maintenance Standards		13
Short-term Rentals		0
Substandard Buildings		1
Unsecured Vacant Buildings		2
Water Restrictions		2
Zoning		2

Notices of Violations Issued	36
Total Citations	12
Citations Issued	9
Parking Citations Issued	3
Abatements Completed	67
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	67
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.

September 24

NEXT BSB HEARING
Thursday, September 24, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Properties

4410 Hebert Ln-Vacant Building

On July 9, 2026, Code Compliance opened a case for tall weeds, litter, and solid waste violations.

As of July 31, 2026, the property non-compliant and citations have been issued for the violations. Code Compliance will continue conducting bi-weekly inspections and will issue additional citations if the property continues to fail to meet compliance requirements.





Citations Filed & Disposed

Citations Filed in Municipal Court

685

Status of Filed Citations

Bench Trial	1
Deferred Disposition/Payment Plan-Deferral/Payment Plan	12
Dismissed by Prosecutor	2
Docket Closed - Fine Paid	12
Warrants Issued	161
Pending group Scheduling	5
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	483
Pending Prosecutor Review	9

Total # Dispositioned Citations

822

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	138
Docket Closed - Fine Paid	114
Community Service	38
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	131
Warrants Issued	397
Balance Due	4

finest paid



Totaling:

\$ 41,660.44

Offenses by District

