

FY25-26

October

In October, Code Compliance Officers initiated 1,266 new cases and completed 5,385 total inspections.

43%

**Proactive - 543** new cases initiated by compliance officers patrolling their assigned areas.

**57%** 

**Reactive- 723** complaint-driven cases (311, councilmembers, & other sources)





## -Community Outreach Event- National Night Out



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.



FY25-26 October

## **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, Anthony Fonseca

<u>Cor</u>	npliance Cases Initiated	<u>300</u>
<u>Ins</u>	pections Completed	<u>1344</u>
	Community Development Block Grant - Community Assistance Program	7
	Tall Grass / Weeds	1002
	Building Permits Required	0
	Emergency Demolitions	2
	Emergency Measures	1
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	32
	No Violation Found	90
	Parking on Unimproved Surfaces	1
	Property Maintenance Standards	46
	Set Out Violation	0
	Substandard Buildings	14
	Unsecured Vacant Buildings	107
	Water Restrictions	3
	Zoning	39
Not	ices of Violations Issued	196
Cita	tions Issued	86

	<u>Abatements Completed</u>	<u>15</u>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	6
	Illegal Signs Removed	7
	Junked Vehicles Removed	2
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
	<u>Abatements Pending</u>	<u>44</u>
	Mowing & Debris Removal	1
	Structures Secured (Board-ups)	3
	CDBG CAP	0
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Junked Vehicles Removed  Emergency Demolitions	0
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	Emergency Demolitions	0
Ne	Emergency Demolitions  Vacant Building	0

### **Status of High Profile Property**



#### 334 Brooks Dr. - Vacant Property

An active case for tall weeds, litter and solid waste, and sidewalks, curbs and gutters violations.

As of 10/08/25, the property remains in violation. The property owners are deceased. Without abatement funds, Code Compliance will continue researching next of kin in an effort to bring the property into compliance.



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## District 2

Senior/Lead Compliance Officer - **Samuel Gomez** 361.945.0239 | samuelg@cctexas.com

Compliance Officers - Aaron Cantu, Alicia Torres, Tiffany Ortiz, Brianna Perez, Sa'Rhonda Miller, John Garza

Co	mpliance Cases Initiated	<u>338</u>
<u>Ins</u>	pections Completed	<u>1369</u>
	Community Development Block Grant - Community Assistance Program	10
	Tall Grass / Weeds	898
	Building Permits Required	0
	Emergency Demolitions	3
	Emergency Measures	0
	Short-Term Rental (STR)	0
	Illegal Dumping	0
	Junked Vehicles	102
	No Violation Found	126
	Parking on Unimproved Surfaces	9
	Property Maintenance Standards	92
	Minimum Standards	0
	Substandard Buildings	7
	Unsecured Vacant Buildings	82
	Water Restrictions	3
	Zoning	37
Not	ices of Violations Issued	182
Citations Issued		83

Abatements Completed	<u>12</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	10
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	0
<b>Emergency Measures</b>	0
Substandard Structure	0
Abatements Pending	<u>8</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	7
Site Secured (Perimeter Fencing)	0
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Junked Vehicles Removed	0
Junked Vehicles Removed  Emergency Demolitions	0
	_
Emergency Demolitions	0

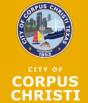
### Status of High Profile Property



#### 3745 Dalraida Dr. - Occupied Property

There are active cases for zoning, litter and solid waste, and junked vehicle violations.

As of 10/17/25, the property remains in violation and citations were issued. A follow-up reinspection is scheduled for the second week of November. If the property remains in violation, additional citations will be issued as necessary until full compliance is achieved.



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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, Jose Olvera, Cristina Morales

Co	mpliance Cases Initiated	<u>255</u>
<u>Ins</u>	pections Completed	<u>1143</u>
	Tall Grass / Weeds	824
	Community Development Block Grant - Community Assistance Program	0
	Emergency Demolitions	0
	Emergency Measures	0
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	122
	No Violation Found	91
	Parking on Unimproved Surfaces	4
	Property Maintenance Standards	48
	Set Out Violation	1
	Substandard Buildings	9
	Unsecured Vacant Buildings	16
	Water Restrictions	6
	Zoning	22
Not	ices of Violations Issued	127
Citations Issued		57

<u>Abatements Completed</u>	<u>20</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	12
Junked Vehicles Removed	8
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0
Abatements Pending	<u>15</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	2
CDBG CAP	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Vacant Building	8
Vacant Lot	5
Next BSB Hearing - November 20, 2025	

### **Status of High Profile Property**



2018 Braeswood Dr. - Vacant Property An active case for tall weeds, litter and solid waste, and sidewalks, curbs, and gutters violations.

As of 10/10/25, the property is in compliance. Monthly inspections will continue to ensure the property remains in compliance.



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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

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<u>Cc</u>	ompliance Cases Initiated	<u>238</u>
<u>ln:</u>	spections Completed	<u>1251</u>
	Community Development Block Grant - Community Assistance Program	15
	Tall Grass / Weeds	929
	<b>Building Permits Required</b>	1
	Emergency Demolitions	4
	<b>Emergency Measures</b>	0
	Illegal Dumping	0
	Junked Vehicles	69
	No Violation Found	94
	Parking on Unimproved Surfaces	0
	Property Maintenance Standards	43
	Short-term Rentals	0
	Substandard Buildings	7
	Unsecured Vacant Buildings	37
	Water Restrictions	3
	Zoning	49
No	otices of Violations Issued	130
Citations Issued		83

Abatements Completed	<u>32</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	18
Illegal Signs Removed	14
Junked Vehicles Removed	0
<b>Emergency Demolitions</b>	0
<b>Emergency Measures</b>	0
Substandard Building Demolitions	0
Abatements Pending	<u>5</u>
Mowing & Debris Removal	0
CDBG CAP	5
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0
Next BSB Hearing - November 20, 2025	

Next BSB Hearing - November 20, 2025

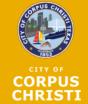
### **Status of High Profile Property**



#### 515 Scotland Dr. Emergency Demolition

Fire damage threatened the structural integrity of the building resulting in the declaration of an Emergency Demolition.

As of 10/07/25, the property remains in violation. Due to budget constraints, Code Compliance cannot proceed to demolish the structure at this time.



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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

Compl	liance Cases Initiated	<u>135</u>
<u>Inspec</u>	tions Completed	<u>278</u>
Tall	Grass / Weeds	158
Bui	lding Permits Required	0
Eme	ergency Demolitions	0
Eme	ergency Measures	0
Illeg	gal Dumping	0
Min	imum Standards	0
Juni	ked Vehicles	12
No '	Violation Found	95
Par	king on Unimproved Surfaces	0
Pro	perty Maintenance Standards	8
Sho	rt-term Rentals	0
Sub	standard Buildings	2
Uns	secured Vacant Buildings	0
Wat	ter Restrictions	3
Zon	ing	0
Notices	s of Violations Issued	42
Citatio	ns Issued	2

Abatements Completed	<u>2</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	2
Junked Vehicles Removed	0
<b>Emergency Demolitions</b>	0
<b>Emergency Measures</b>	0
Substandard Building Demolitions	0
Abatements Pending	<u>1</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Vacant Building	1

Next BSB Hearing - November 20, 2025

### **Status of High Profile Properties**





<u>Kingsley Properties -</u> (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 10/28/25, all five lots are compliant.



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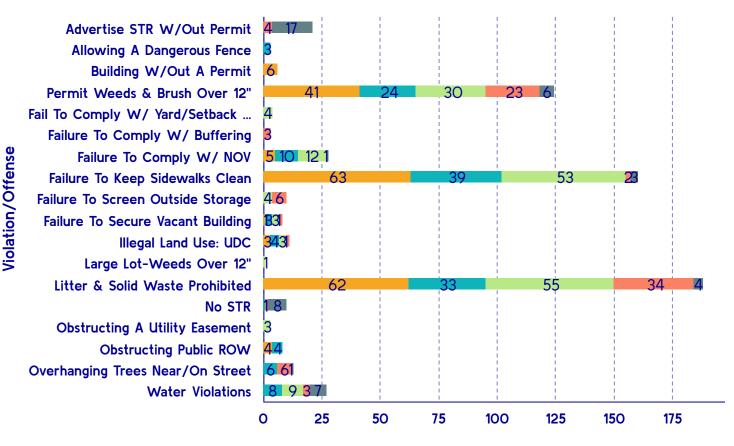
# **Citations Filed & Disposed**

<b>*</b>	
Citations Filed in Municipal Cour	t 637
Status of Filed Citation	<u>is</u>
Deferred Disposition/Payment Plan-Deferral/Payment Plan	16
Dismissed by Prosecutor	12
Docket Closed - Fine Paid	7
Pending Group Scheduling	35
Pending Prosecutor Review	1
Warrant Issued	171
Community Service	5
Bench Trial	9
High Volume Pt/Ord. Pre-Trial/ Jury Trial	377
Time Served Extension	3
Court Clerk Action Needed	1

Total # Dispositioned Citations	<u>639</u>
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan-Deferral/Payment Plan	21
Docket Closed - Fine Paid	73
Dismissed by Prosecutor/Deferred Disp.	189
Balance Due	2
Community Service	1
Warrant Issued	353



#### Offenses by District



District 1 District 2 District 3 District 4 District 5