



CITY OF  
CORPUS  
CHRISTI

# Development Services Department

## Code Compliance Monthly Report

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 or concerns. Their contact information is on each District report page.

Code Compliance Supervisors, Rosie Dominguez ([rosied@corpuschristitx.gov](mailto:rosied@corpuschristitx.gov) | 361.826.3015) and Roland Maldonado ([rolandm@corpuschristitx.gov](mailto:rolandm@corpuschristitx.gov) | 361.826.3091) are also available to answer questions or concerns.



# Development Services Department

## Code Compliance Monthly Report

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>Compliance Cases Initiated</u>		<u>300</u>
<u>Inspections Completed</u>		<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
<u>Notices of Violations Issued</u>		<u>196</u>
<u>Citations Issued</u>		<u>86</u>

<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
	Emergency Demolitions	0
	Vacant Building	19
	Vacant Lot	21
Next BSB Hearing - November 20, 2025		

### 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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# Development Services Department

## Code Compliance Monthly Report

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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

<u>Compliance Cases Initiated</u>		<u>338</u>
<u>Inspections Completed</u>		<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
Notices of Violations Issued		182
Citations Issued		83

<u>Abatements Completed</u>		<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
	Emergency Measures	0
	Substandard Structure	0
<u>Abatements Pending</u>		<u>8</u>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	7
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	1
Next BSB Hearing - November 20, 2025		

### 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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# Development Services Department

## Code Compliance Monthly Report

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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

<b>Compliance Cases Initiated</b>		<b>255</b>
<b>Inspections Completed</b>		<b>1143</b>
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
<b>Notices of Violations Issued</b>		<b>127</b>
<b>Citations Issued</b>		<b>57</b>

<b>Abatements Completed</b>		<b>20</b>
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
<b>Abatements Pending</b>		<b>15</b>
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
<b>Next BSB Hearing - November 20, 2025</b>		

### 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

<u>Compliance Cases Initiated</u>		<u>238</u>
<u>Inspections Completed</u>		<u>1251</u>
Community Development Block Grant - Community Assistance Program		15
Tall Grass / Weeds		929
Building Permits Required		1
Emergency Demolitions		4
Emergency Measures		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
<u>Notices of Violations Issued</u>		<u>130</u>
<u>Citations Issued</u>		<u>83</u>

<u>Abatements Completed</u>		<u>32</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		18
Illegal Signs Removed		14
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0
<u>Abatements Pending</u>		<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		

## 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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**October**

### District 5

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

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

<b>Compliance Cases Initiated</b>		<b>135</b>
<b>Inspections Completed</b>		<b>278</b>
Tall Grass / Weeds		158
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		0
Junked Vehicles		12
No Violation Found		95
Parking on Unimproved Surfaces		0
Property Maintenance Standards		8
Short-term Rentals		0
Substandard Buildings		2
Unsecured Vacant Buildings		0
Water Restrictions		3
Zoning		0
<b>Notices of Violations Issued</b>		<b>42</b>
<b>Citations Issued</b>		<b>2</b>

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

<b>Abatements Pending</b>		<b>1</b>
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



#### 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 10/28/25, all five lots are compliant.**



# Citations Filed & Disposed

### Citations Filed in Municipal Court

637

#### Status of Filed Citations

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

639

#### 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

fines paid



Totaling:

**\$ 25,286.31**

### Offenses by District

