



CITY OF
**CORPUS
CHRISTI**

Development Services Department

Code Compliance Monthly Report

FY25-26

March

In March, Code Compliance Officers initiated 1096 new cases and completed 4,710 total inspections.

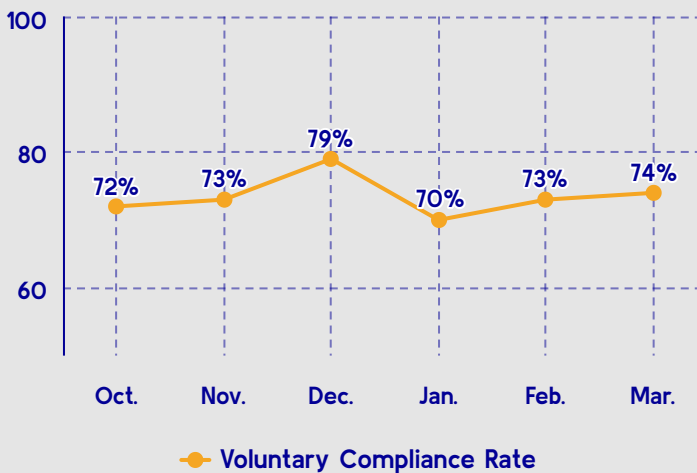
34%

Proactive - 377 new cases initiated by compliance officers patrolling their assigned areas.

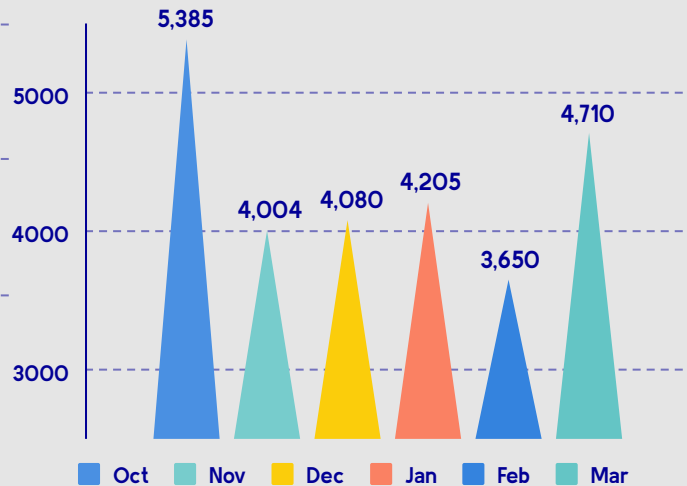
66%

Reactive- 719 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



~Collaborative Cleanup Spotlight~ Union Pacific Railroad Property

Code Compliance, CCPD & Union Pacific Railroad collaboratively inspected 330 Parr St. (1920 W. Broadway St.) to address a long-standing concern with encampments and illegal dumping on the property. CCPD cleared all the encampments, Union Pacific Railroad had the property mowed, all debris removed, and cleared all brush and overgrowth. Code Compliance will continue to monitor this location to ensure it remains in compliance.



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.



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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

Compliance Cases Initiated		270
Inspections Completed		1,413
Tall Grass / Weeds		989
Building Permits Required		6
Emergency Demolitions		5
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		46
No Violation Found		75
Parking on Unimproved Surfaces		3
Property Maintenance Standards		80
Substandard Buildings		17
Unsecured Vacant Buildings		140
Water Restrictions		4
Zoning		48

Notices of Violations Issued		160
Citations Issued		95
Abatements Completed		14
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		14
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Building STANDARDS BOARD HEARING

May 28

3918 Lou St.

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



Status of High Profile Properties

1002 Francesa St. Substandard Structure

The Building Standards Board ordered the demolition of the house. Due to budget constraints, staff was unable to proceed with the demolition.

On March 6, 2026, the structure was demolished by Ram-Bro Contracting, who voluntarily completed the work at no cost to the City.



1211 11th St. Substandard Accessory Structure

The Building Standards Board ordered the demolition of the accessory structure. Budget limitations put the demolition on hold.

On March 27, 2026, the structure was demolished by White Star Services LLC, who generously provided the service at no cost.





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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		278
Inspections Completed		1,113
Tall Grass / Weeds		659
Building Permits Required		2
Emergency Demolitions		3
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		77
No Violation Found		119
Parking on Unimproved Surfaces		2
Property Maintenance Standards		92
Minimum Standards		0
Substandard Buildings		21
Unsecured Vacant Buildings		85
Water Restrictions		11
Zoning		42

Notices of Violations Issued		120
Citations Issued		100
Abatements Completed		46
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		46
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Building STANDARDS BOARD HEARING



May 28

3637 Chestnut St.
The structure will be presented at the next BSB Hearing, on May 28, 2026.

Status of High Profile Property.

Parking Garage



Mall West Entrance



SPID Sign



Sunrise Mall - Abandoned Vacant Building

Code Compliance currently has active cases on the property for substandard conditions, sign deterioration, and litter & solid waste violations.

As of 03/27/26, the property remains in violation.

Citations have been issued.

Weekly monitoring will continue until the property is brought into compliance.



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Code Compliance Monthly Report

FY25-26

March

District 3

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

361.945.0213 | gracee@corpuschristitx.gov

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

Compliance Cases Initiated		220
Inspections Completed		1,083
Tall Grass / Weeds		768
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		109
No Violation Found		71
Parking on Unimproved Surfaces		1
Property Maintenance Standards		57
Set Out Violation		0
Substandard Buildings		11
Unsecured Vacant Buildings		31
Water Restrictions		1
Zoning		34

Notices of Violations Issued		130
Citations Issued		98
Abatements Completed		64
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		63
Junked Vehicles Removed		1
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Building STANDARDS BOARD HEARING

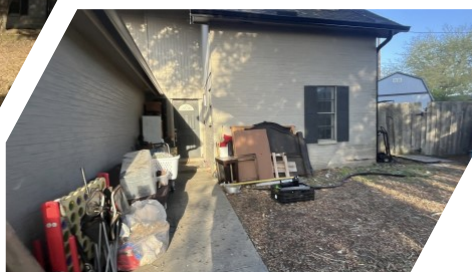
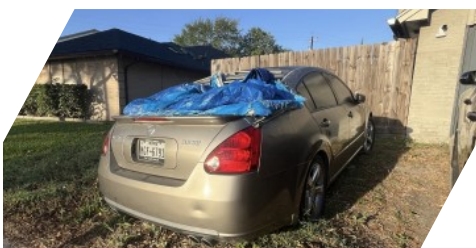
May 28

1914 Delgado St.

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



Status of High Profile Property.



6309 Wimbledon Dr - Occupied Property.

On 03/24/2026, Code Compliance initiated cases for litter and solid waste, and junked vehicle violations.

A reinspection is scheduled for the second week of April, after which, citations will be issued if the property remains out of compliance.



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March

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	236
Inspections Completed	857
Tall Grass / Weeds	538
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	68
No Violation Found	106
Parking on Unimproved Surfaces	6
Property Maintenance Standards	48
Set Out Violation	2
Substandard Buildings	2
Unsecured Vacant Buildings	27
Water Restrictions	7
Zoning	53

Notices of Violations Issued	111
Citations Issued	81
Abatements Completed	35
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	35
Junked Vehicles Removed	0
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



2929 Santana Dr – Substandard Accessory Structure

On 02/20/2026, A case was initiated for an accessory structure exhibiting significant deterioration, including a collapsed rear roof section. On 02/24/2026, the property owner notified Code Compliance of their intent to demolish the structure. An extension was granted to allow completion of the demolition.

Current Status- As of 03/12/2026, the structure was confirmed to be demolished by the owner.



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Code Compliance Monthly Report

FY25-26

March

District 5

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

Compliance Cases Initiated	92
Inspections Completed	244
Tall Grass / Weeds	142
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	12
No Violation Found	64
Parking on Unimproved Surfaces	0
Property Maintenance Standards	17
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	4
Water Restrictions	2
Zoning	2

Notices of Violations Issued	20
Citations Issued	18
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

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



5926 & 6201 Oso Pkwy. Kingsley Properties (Old Kings Crossing Golf Course)

On 2/17/26, cases were initiated for tall weeds, and litter & solid waste overgrown vegetation and debris obstructing culvert grating and drainage areas.

A reinspection on 03/19/2026 found both properties in compliance. Code Compliance will continue working with property management and monitor sites monthly for compliance.



Citations Filed & Disposed

Citations Filed in Municipal Court 740

Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	22
Dismissed by Prosecutor	20
Docket Closed - Fine Paid	18
Warrants Issued	56
Pre-trial Hearing	606
Community Service	3
Court Clerk Action Needed	12
Pending Prosecutor Review/Group Scheduling	3

Total # Dispositioned Citations 759

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	51
Docket Closed - Fine Paid	105
Community Service	1
Dismissed by Prosecutor/Deferred Disposition	272
Warrants Issued	330


finest paid

Totaling:
\$ 39,965.84

Offenses by District

