



# Development Services Department

## Code Compliance Monthly Report

FY25-26  
November

In November, Code Compliance Officers initiated 908 new cases and completed 4,004 total inspections.

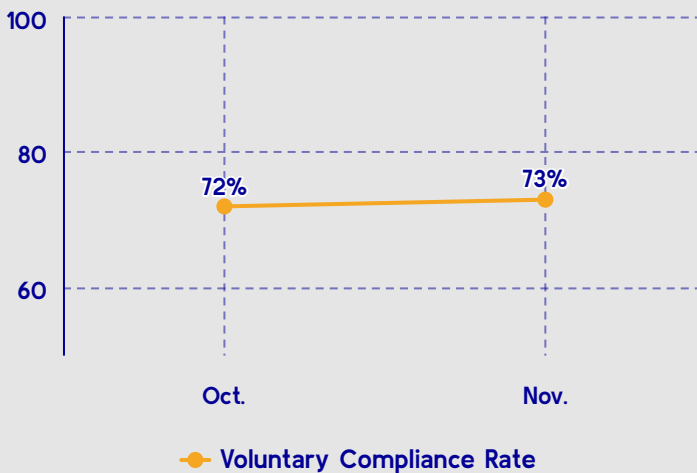
**47%**

**Proactive - 429** new cases initiated by compliance officers patrolling their assigned areas.

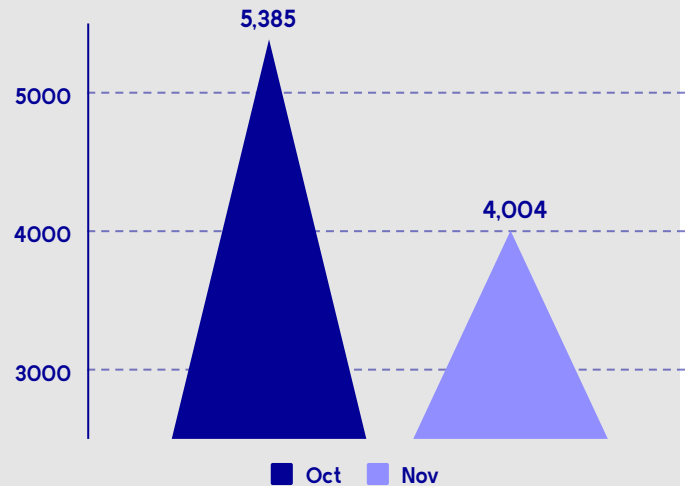
**53%**

**Reactive- 479** complaint-driven cases (311, councilmembers, & other sources)

**Voluntary Compliance Rate**



**Inspection Count**



### *~Team Building~*

Development Services co-workers participated in a team building exercise facilitated by our Human Resources Business Partner.



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](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  
November

### District 1

Senior/Lead Compliance Officer - **Michael Gutierrez**  
361.945.0262 | mgutierrez@corpuschristitx.gov

Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia, Martin Lopez, Jorge Ortiz, Anthony Fonseca

<u>Compliance Cases Initiated</u>		<u>168</u>
<u>Inspections Completed</u>		<u>969</u>
	Community Development Block Grant - Community Assistance Program	2
	Tall Grass / Weeds	704
	Building Permits Required	2
	Emergency Demolitions	1
	Emergency Measures	0
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	35
	No Violation Found	65
	Parking on Unimproved Surfaces	1
	Property Maintenance Standards	45
	Set Out Violation	0
	Substandard Buildings	18
	Unsecured Vacant Buildings	66
	Water Restrictions	7
	Zoning	23

<u>Notices of Violations Issued</u>		<u>83</u>
<u>Citations Issued</u>		<u>88</u>
<u>Abatements Completed</u>		<u>57</u>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	2
	Illegal Signs Removed	55
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0

### Building STANDARDS BOARD HEARING

Nov. 20

#### 1908 PEABODY AVENUE

The accessory structure was Ordered to be demolished with 30-days.

Jan. 22

#### Next BSB Hearing

Thursday, January 22, 2025  
at 1:30 pm | City Council  
Chambers.



### Status of High Profile Property.

#### 918 S. Bluntzer St- Vacant Lot -

Code Compliance has an active case for tall weeds, litter and solid waste and unkept sidewalks, curbs, & gutters.

**Current Status** - As of 11/20/2025, the property remains in violation, and a citation has been issued for non-compliance. **Code Compliance will continue to monitor the property.**





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# Development Services Department

## Code Compliance Monthly Report

**FY25-26**  
**November**

## District 2

Senior/Lead Compliance Officer - **Samuel Gomez**  
361.945.0239 | samuelg@corpuschristitx.gov

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

<b>Compliance Cases Initiated</b>		<b>229</b>
<b>Inspections Completed</b>		<b>1076</b>
Community Development Block Grant - Community Assistance Program		1
Tall Grass / Weeds		651
Building Permits Required		0
Emergency Demolitions		1
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		109
No Violation Found		97
Parking on Unimproved Surfaces		10
Property Maintenance Standards		82
Minimum Standards		0
Substandard Buildings		9
Unsecured Vacant Buildings		74
Water Restrictions		1
Zoning		41

<b>Notices of Violations Issued</b>		<b>116</b>
<b>Citations Issued</b>		<b>81</b>
<b>Abatements Completed</b>		<b>108</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		1
Illegal Signs Removed		105
Junked Vehicles Removed		2
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

## Building STANDARDS BOARD HEARING

**In progress**

### 1226 MIAMI DRIVE

A Sub-standard Building case will be presented at the January BSB Hearing.

**Jan. 22**

### Next BSB Hearing

Thursday, January 22, 2025  
at 1:30 pm | City Council Chambers.



## Status of High Profile Property.

### 4618 Kostoryz Rd- Occupied Property

On 09/19/2025, Code Compliance initiated cases for a zoning violation - illegal land use of the property as a vehicle salvage yard.

**Current Status** - Citations were issued for the zoning violation. As of 11/21/2025, the property owners have made significant progress. **Code Compliance will continue to work with the owner to bring the property into compliance.**







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# Development Services Department

## Code Compliance Monthly Report

FY25-26

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### District 3

Senior/Lead Compliance Officer - **Grace Elledge**  
361.945.0213 | [gracee@corpuschristitx.gov](mailto:gracee@corpuschristitx.gov)

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

<b>Compliance Cases Initiated</b>		<b>231</b>
<b>Inspections Completed</b>		<b>782</b>
Tall Grass / Weeds		544
Community Development Block Grant - Community Assistance Program		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		118
No Violation Found		52
Parking on Unimproved Surfaces		0
Property Maintenance Standards		30
Set Out Violation		0
Substandard Buildings		8
Unsecured Vacant Buildings		10
Water Restrictions		2
Zoning		18

<b>Notices of Violations Issued</b>		<b>158</b>
<b>Citations Issued</b>		<b>37</b>
<b>Abatements Completed</b>		<b>211</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		205
Junked Vehicles Removed		6
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



### Building STANDARDS BOARD HEARING

Nov. 20

**4425 VALDEZ DRIVE**

The structure was Ordered to be demolished with 30-days.

Jan. 22

**Next BSB Hearing**

Thursday, January 22, 2025  
at 1:30 pm | City Council  
Chambers.

### Status of High Profile Property.

#### 4813 Philip Drive Occupied Property -

Code Compliance initiated cases for tall weeds, litter & solid waste, sidewalks, curbs, & gutters and property maintenance violations.

**Current Status** - As of 11/19/2025, the property remains in violation, and citations were issued for non-compliance.





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# Development Services Department

## Code Compliance Monthly Report

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### District 4

Senior/Lead Compliance Officer - **Estella Padron**

361.945.0197 | [estellas@corpuschristitx.gov](mailto:estellas@corpuschristitx.gov)

Compliance Officers Gilbert Salazar, Hazal Prado, George Chatman, Drina Rodriguez, Joshua Novak

<u>Compliance Cases Initiated</u>	<u>190</u>
<u>Inspections Completed</u>	<u>870</u>
Community Development Block Grant - Community Assistance Program	15
Tall Grass / Weeds	642
Building Permits Required	1
Emergency Demolitions	3
Emergency Measures	0
Illegal Dumping	1
Junked Vehicles	29
No Violation Found	73
Parking on Unimproved Surfaces	0
Property Maintenance Standards	35
Short-term Rentals	0
Substandard Buildings	3
Unsecured Vacant Buildings	29
Water Restrictions	7
Zoning	32

<u>Notices of Violations Issued</u>	<u>101</u>
Citations Issued	61
<u>Abatements Completed</u>	<u>127</u>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	2
Illegal Signs Removed	124
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

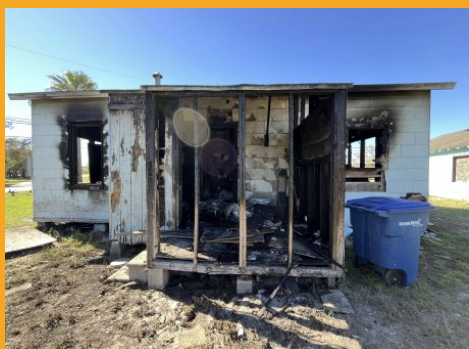


### Building STANDARDS BOARD HEARING

**Nov. 20** **DISTRICT 4**  
No structures were presented at the November 20th BSB Hearing.

**Jan. 22** **Next BSB Hearing**  
Thursday, January 22, 2025 at 1:30 pm | City Council Chambers.

### Status of High Profile Property



#### 827 Military Dr – Vacant Building

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

**Current Status** - As of 11/30/2025, the property is compliant. The structure was voluntarily demolished by the property owner.



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# Development Services Department

## Code Compliance Monthly Report


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### District 5

Senior/Lead Compliance Officer - **Samuel Gomez**  
361.945.0239 | samuelg@corpuschristitx.gov  
Compliance Officer - Jacqueline E. Martinez

<b>Compliance Cases Initiated</b>		<b>90</b>
<b>Inspections Completed</b>		<b>307</b>
Tall Grass / Weeds		231
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		0
Junked Vehicles		13
No Violation Found		42
Parking on Unimproved Surfaces		0
Property Maintenance Standards		15
Short-term Rentals		0
Substandard Buildings		0
Unsecured Vacant Buildings		1
Water Restrictions		3
Zoning		2

<b>Notices of Violations Issued</b>		<b>37</b>
<b>Citations Issued</b>		<b>6</b>
<b>Abatements Completed</b>		<b>100</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		100
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0



### Building STANDARDS BOARD HEARING

**Nov. 20** **DISTRICT 5**  
No structures were presented at the November 20th BSB Hearing.

**Jan. 22** **Next BSB Hearing**  
Thursday, January 22, 2025 at 1:30 pm | City Council Chambers.

## Status of High Profile Properties

### 5050 Meandering Ln - Occupied Property.

Code Compliance has cases for litter & solid waste, and junked vehicle violations.

Current Status - As of 11/24/2025, the property remains in violation and citations were issued for litter and solid waste. A reinspection of the junked vehicles is scheduled for the second week of December to verify they are operable, as claimed by the owner.







# Citations Filed & Disposed

### Citations Filed in Municipal Court

567

#### Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	8
Dismissed by Prosecutor	2
Docket Closed - Fine Paid	5
Warrant Issued	33
High Volume Pt/Ord. Pre-Trial	517
Court Clerk Action Needed	2

### Total # Dispositioned Citations

665

#### Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	108
Docket Closed - Fine Paid	47
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor/Deferred Disp.	190
Warrant Issued	321

finest paid



Totaling:

**\$ 37,478.20**

## Offenses by District

