



CITY OF
CORPUS
CHRISTI

Development Services Department Code Compliance Monthly Report

FY25-26
February

In February, Code Compliance Officers initiated 869 new cases and completed 3,650 total inspections.

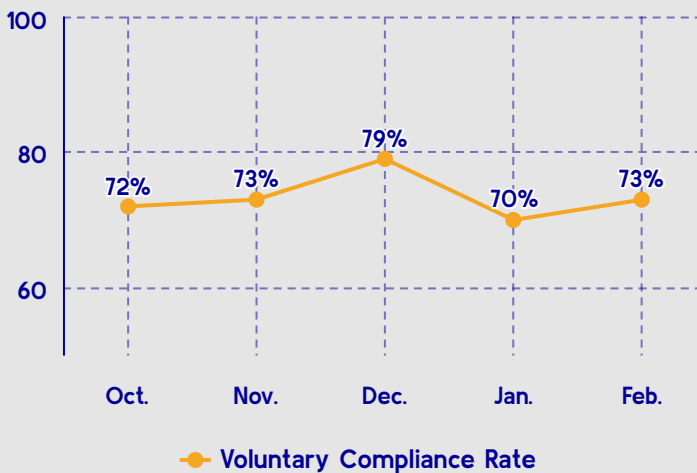
42%

Proactive - 362 new cases initiated by compliance officers patrolling their assigned areas.

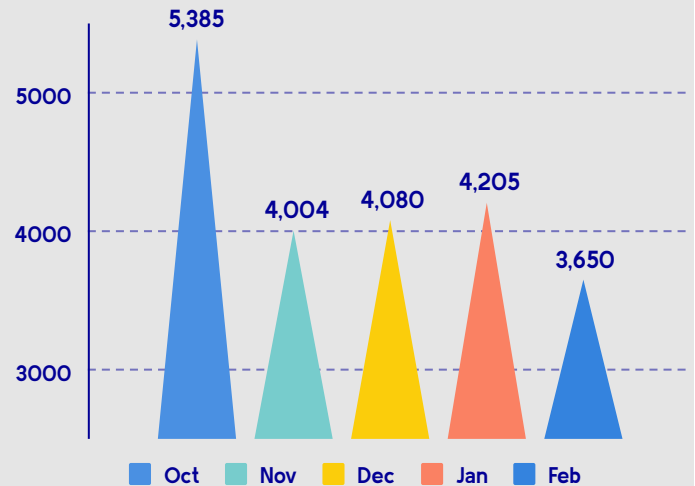
58%

Reactive- 507 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



~ Community Events ~



On February 28, 2026, code compliance took part in two community events, supporting Adopt-a-Park at Koolside Park in District 2, and The Heart of West Oso Walk at Westhaven Park, in District 3.

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.



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		187
Inspections Completed		1,113
Tall Grass / Weeds		807
Building Permits Required		1
Emergency Demolitions		6
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		31
No Violation Found		46
Parking on Unimproved Surfaces		1
Property Maintenance Standards		53
Substandard Buildings		8
Unsecured Vacant Buildings		118
Water Restrictions		2
Zoning		40

Notices of Violations Issued		128
Citations Issued		65
Abatements Completed		25
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		25
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Building STANDARDS BOARD HEARING

May 28 **4428 Leopard St.**
The structure will be presented at the next BSB Hearing, on May 28, 2026

Status of High Profile Property

4126 Round Rock Rd - Occupied Property

Zoning, junked vehicles, and property maintenance violations.

Current Status - As of 02/24/26, the property remains in violation, and a citation has been issued for non-compliance. Reinspection for the junked vehicle cases is scheduled for the end of March.





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District 2

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

Compliance Officers - Aaron Cantu, Martin Lopez, Tiffany Ortiz, Brianna Perez, John Garza

Compliance Cases Initiated		242
Inspections Completed		885
Tall Grass / Weeds		539
Building Permits Required		0
Emergency Demolitions		2
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		52
No Violation Found		101
Parking on Unimproved Surfaces		5
Property Maintenance Standards		68
Minimum Standards		0
Substandard Buildings		8
Unsecured Vacant Buildings		63
Water Restrictions		10
Zoning		37

Notices of Violations Issued		108
Citations Issued		74
Abatements Completed		91
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		91
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

Building STANDARDS BOARD HEARING



May 28

4321 Jacquelyn Dr.
The structure will be presented at the next BSB Hearing, on May 28, 2026.

Status of High Profile Property

Sunrise Mall - Substandard Structure / Incomplete Demolition

Substandard conditions, deteriorated free-standing sign, and property maintenance violations.

Current Status- As of 02/27/26, the property remains in violation, and citations have been issued for non-compliance.





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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		182
Inspections Completed		735
Tall Grass / Weeds		508
Emergency Demolitions		1
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		99
No Violation Found		35
Parking on Unimproved Surfaces		0
Property Maintenance Standards		50
Set Out Violation		0
Substandard Buildings		5
Unsecured Vacant Buildings		11
Water Restrictions		2
Zoning		24

Notices of Violations Issued		93
Citations Issued		108
Abatements Completed		125
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		121
Junked Vehicles Removed		4
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

5202 Weber Rd - Vacant Building

On 02/16/26 Code Compliance initiated a case for litter and solid waste violations after receiving multiple complaints regarding transients entering and exiting the vacant building.

Current Status- As of 02/27/26, the property is in compliance, and CCPD has posted No Trespassing signs at the owner's request.





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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	196
Inspections Completed	680
Tall Grass / Weeds	485
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	44
No Violation Found	74
Parking on Unimproved Surfaces	2
Property Maintenance Standards	32
Set Out Violation	1
Substandard Buildings	2
Unsecured Vacant Buildings	12
Water Restrictions	2
Zoning	26

Notices of Violations Issued	76
Citations Issued	60
Abatements Completed	19
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	19
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

515 Scotland Dr- Emergency Demolition

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

In the interest of public safety, local Demolition contractor White Star Services LLC donated their services at no cost, **All structures were demolished on 02/23/26.**





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District 5

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

Compliance Cases Initiated	62
Inspections Completed	237
Tall Grass / Weeds	161
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	10
No Violation Found	34
Parking on Unimproved Surfaces	6
Property Maintenance Standards	19
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	1
Water Restrictions	2
Zoning	4

Notices of Violations Issued	21
Citations Issued	22
Abatements Completed	16
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	16
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 were obstructing culvert grating and drainage areas. Code Compliance has extended the compliance period, as property management actively works to abate the violations. A reinspection is scheduled for mid-March.





Citations Filed & Disposed

Citations Filed in Municipal Court 592

Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	12
Dismissed by Prosecutor	19
Docket Closed - Fine Paid	6
Warrants Issued	77
Pre-trial Hearing	473
Court Clerk Action Needed	1
Pending Prosecutor Review	4

Total # Dispositioned Citations 496

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	64
Docket Closed - Fine Paid	76
Community Service	5
Dismissed by Prosecutor/Deferred Disp.	76
Warrants Issued	274
Balance Due	1


finest paid

Totaling:
\$ 45,672.64

Offenses by District

