



CITY OF  
CORPUS  
CHRISTI

# Development Services Department

## Code Compliance Monthly Report

FY25-26

May

In May, Code Compliance Officers initiated 1,035 new cases and completed 3,295 total inspections.

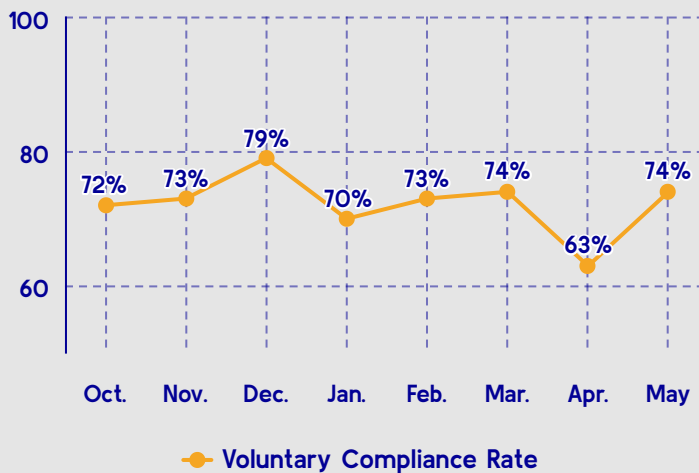
# 19%

**Proactive - 192** new cases initiated by compliance officers patrolling their assigned areas.

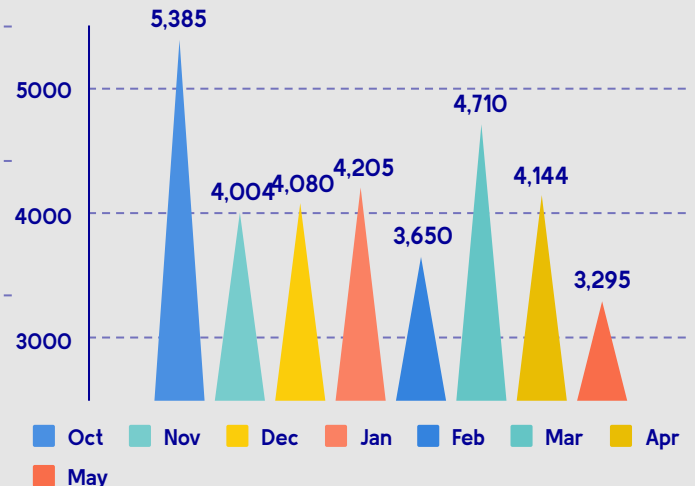
# 81%

**Reactive- 843** complaint-driven cases (311, councilmembers, & other sources)

### Voluntary Compliance Rate



### Inspection Count



## Community Outreach Event

On May 13, 2026, at the request of At-Large City Council Member Roland Barrera, Code Compliance staff, along with other city departments, attended the Corpus Christi Country Club HOA Meeting for to provide education on City-related matters and address concerns raised by residents in the area.



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.



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# Development Services Department

## Code Compliance Monthly Report

FY25-26

May

### 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

<u>Compliance Cases Initiated</u>		<u>299</u>
<u>Inspections Completed</u>		<u>988</u>
Tall Grass / Weeds		652
Building Permits Required		1
CDBG		2
Emergency Demolitions		0
Emergency Measures		3
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		29
No Violation Found		138
Parking on Unimproved Surfaces		1
Property Maintenance Standards		57
Substandard Buildings		11
Unsecured Vacant Buildings		68
Water Restrictions		2
Zoning		24

<u>Notices of Violations Issued</u>		<u>147</u>
<u>Citations Issued</u>		<u>50</u>
<u>Abatements Completed</u>		<u>38</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		38
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

### Building STANDARDS BOARD HEARING

**May 28**  
4428 Leopard Street  
The structure was ordered to be demolished within 30-days.

**July 23**  
Next BSB Hearing  
Thursday, July 23, 2026  
at 1:30 pm |  
Development Services,  
3rd floor.



### Status of High Profile Properties

#### **3818 Colima Street- Vacant Lot**

On 04/23/2026, a case was initiated for violations to include tall weeds, litter and solid waste, tree obstruction, and sidewalks, curbs, and gutters.

**As of 05/28/2026, the property remains out of compliance.** The owner is deceased, so no citations can be issued. Without the option to abate, CCPD relocated the debris to the right-of-way to facilitate collection by Solid Waste Services. Code Compliance will continue to monitor the property and efforts to contact a potential heir bring the property into compliance.





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# Development Services Department

## Code Compliance Monthly Report

FY25-26

May

### 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

<b>Compliance Cases Initiated</b>		<b>242</b>
<b>Inspections Completed</b>		<b>819</b>
Tall Grass / Weeds		488
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		39
No Violation Found		138
Parking on Unimproved Surfaces		2
Property Maintenance Standards		67
Minimum Standards		0
Substandard Buildings		7
Unsecured Vacant Buildings		59
Water Restrictions		3
Zoning		16

<b>Notices of Violations Issued</b>		<b>92</b>
<b>Citations Issued</b>		<b>72</b>
<b>Abatements Completed</b>		<b>17</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		17
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



### Building STANDARDS BOARD HEARING

#### DISTRICT 2

No structures were presented at the May 28th BSB Hearing.

July 23

#### NEXT BSB HEARING

Thursday, July 23, 2026 at 1:30 pm | Development Services, 3rd floor.

### Status of High Profile Property

#### 309 Southern Street - Vacant Building

There are active cases for property maintenance and tall weeds violations. The owner has failed to take the necessary corrective actions. Several citations have been issued for non-compliance.

As of 05/29/2026, the property remains in violation. Code Compliance continues to monitor the property weekly, and takes enforcement actions for non-compliance.





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# Development Services Department

## Code Compliance Monthly Report

FY25-26

May

### 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>205</b>
<b>Inspections Completed</b>		<b>656</b>
Tall Grass / Weeds		389
Emergency Demolitions		0
CDBG		11
Short-Term Rental (STR)		2
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		58
No Violation Found		91
Parking on Unimproved Surfaces		1
Property Maintenance Standards		70
Set Out Violation		0
Substandard Buildings		11
Unsecured Vacant Buildings		7
Water Restrictions		0
Zoning		16

<b>Notices of Violations Issued</b>		<b>116</b>
<b>Citations Issued</b>		<b>46</b>
<b>Abatements Completed</b>		<b>1</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		0
Junked Vehicles Removed		1
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



### Building STANDARDS BOARD HEARING

Jan. 22

**DISTRICT 3**  
**4529 Barrera Drive**

The accessory structure was ordered to be demolished within 30-days.

July 23

**Next BSB Hearing**

Thursday, July 23, 2026 at 1:30 pm | Development Services, 3rd floor.

### Status of High Profile Property.

#### 205 Sullivan Street - Substandard Structures

There active cases for substandard structures, tall weeds, and zoning violations. A pending demolition Order was carried out on 05/11/26 through a donation of services by White Star Services LLC.

The property remains in violation for tall weeds. Code Compliance will continue to monitor the property and take appropriate enforcement action as necessary until compliance is achieved.





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# Development Services Department

## Code Compliance Monthly Report

FY25-26

May

### District 4

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

Compliance Officers Gilbert Salazar, Hazal Prado, Alicia Torres, Drina Rodriguez

<b>Compliance Cases Initiated</b>	<b>184</b>
<b>Inspections Completed</b>	<b>618</b>
Tall Grass / Weeds	402
Building Permits Required	1
Short-Term Rental (STR)	2
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	21
No Violation Found	98
Parking on Unimproved Surfaces	1
Property Maintenance Standards	32
Set Out Violation	0
Substandard Buildings	3
Unsecured Vacant Buildings	21
Water Restrictions	1
Zoning	36

<b>Notices of Violations Issued</b>	<b>78</b>
<b>Citations Issued</b>	<b>64</b>
<b>Abatements Completed</b>	<b>41</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	41
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



### Building STANDARDS BOARD HEARING

July 23

**DISTRICT 4**  
No structures were presented at the May 28th BSB Hearing.

**Next BSB Hearing**  
Thursday, July 23, 2026 at 1:30 pm | Development Services, 3rd floor.

### Status of High Profile Property

#### 2029 Stardust Lane – Substandard Structure

Code Compliance initiated a substandard structure case following fire damage resulting in structural deterioration.

Criminal activity and unsafe, blighted conditions have been long term ongoing concerns for neighboring residents.

On **05/18/2026**, the standing demolition Order was carried out through a donation of services by White Star Services, LLC.





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# Development Services Department

## Code Compliance Monthly Report

**FY25-26**

**May**

### District 5

Senior/Lead Compliance Officer - **Estella Padron**  
361.945.0197 | [estellas@corpuschristitx.gov](mailto:estellas@corpuschristitx.gov)  
Compliance Officer - **Jacqueline E. Martinez**

<b>Compliance Cases Initiated</b>	<b>105</b>
<b>Inspections Completed</b>	<b>214</b>
Tall Grass / Weeds	108
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	6
No Violation Found	51
Parking on Unimproved Surfaces	0
Property Maintenance Standards	18
Short-term Rentals	0
Substandard Buildings	1
Unsecured Vacant Buildings	27
Water Restrictions	0
Zoning	3

<b>Notices of Violations Issued</b>	<b>49</b>
Citations Issued	6
<b>Abatements Completed</b>	<b>0</b>
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

#### DISTRICT 5

No structures were presented at the May 28th BSB Hearing.

July 23

#### NEXT BSB HEARING

Thursday, July 23, 2026 at 1:30 pm | Development Services, 3rd floor.

## Status of High Profile Properties

### 7101 Presidents Drive Vacant Lot

On 05/15/2026, Code Compliance initiated a case for tall weeds on the property.

A follow-up inspection confirmed the property had been brought into compliance.

Code Compliance will continue to monitor the property to ensure ongoing compliance.



# Citations Filed & Disposed

### Citations Filed in Municipal Court 434

#### Status of Filed Citations

Arraignment Hearing	78
Deferred Disposition/Payment Plan-Deferral/Payment Plan	7
Dismissed by Prosecutor	15
Docket Closed - Fine Paid	5
Warrants Issued	111
Jury Trial	1
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	197
Pending Prosecutor Review/Bench Warrant/ Judicial Review	20

### Total # Dispositioned Citations 701

#### Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	84
Docket Closed - Fine Paid	26
Community Service	8
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	176
Warrants Issued	406
Balance Due	1



**Totaling:**

**\$ 25,376.37**

### Offenses by District

