Development Services Department
Code Compliance Monthly Report

FY25-26
September

In September, Code Compliance Officers initiated 1,160 new cases and completed 3,250 total inspections.

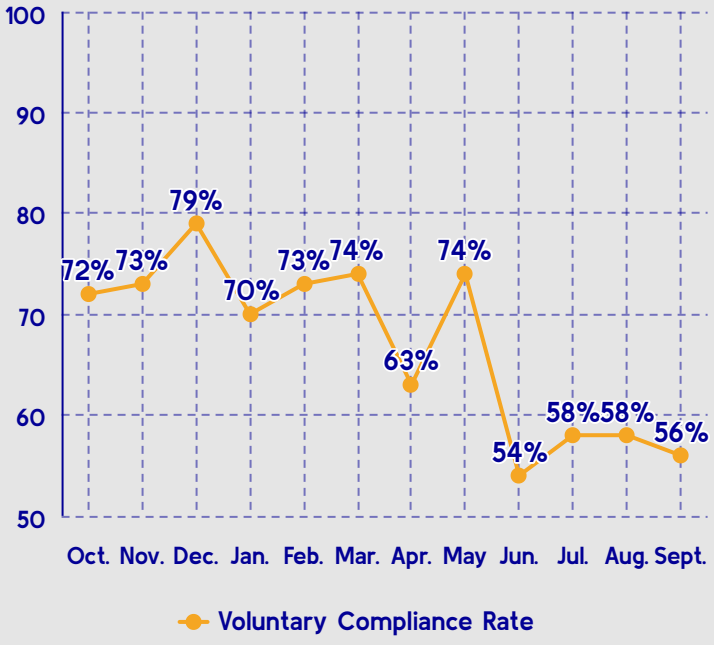
21%

Proactive - 239 - new cases initiated by compliance officers patrolling their assigned areas.

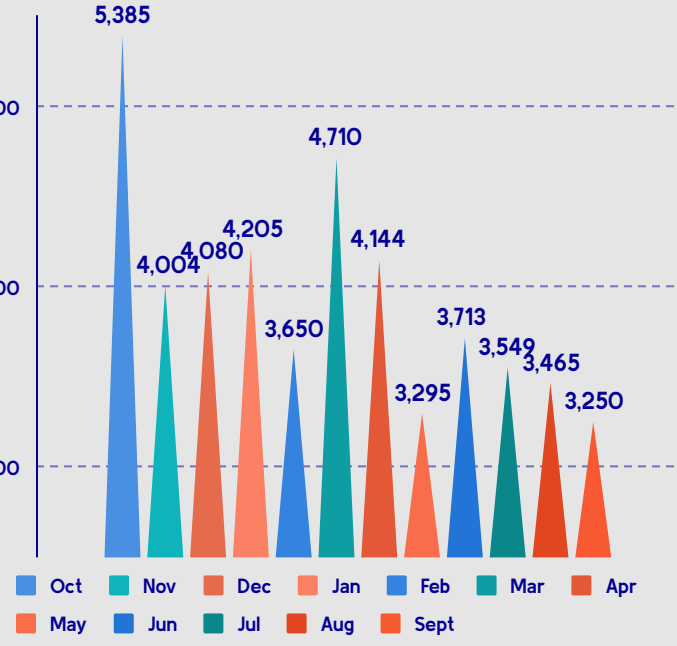
79%

Reactive- 921 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate

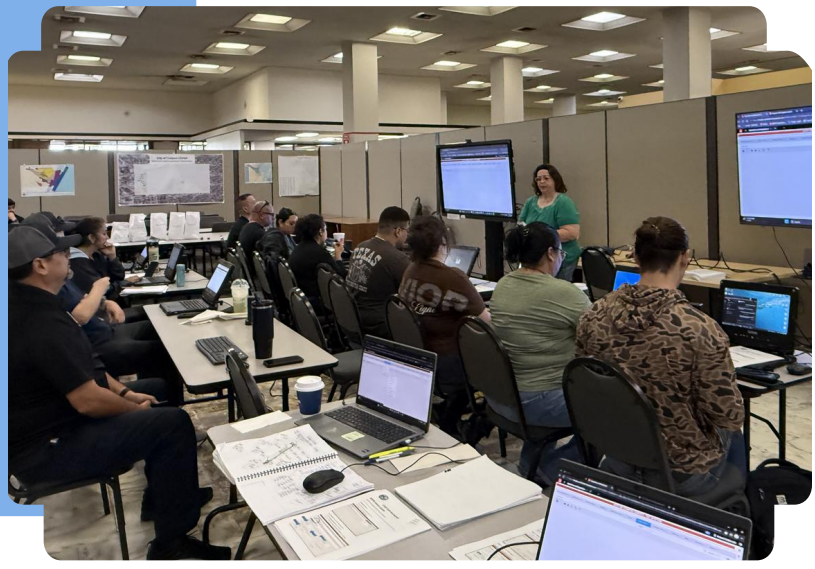


Inspection Count



Team Training

Code Compliance has been training and preparing staff for the transition from GOVQA cases management system to the new INFOR Code Module. Staff have been participating in hands-on training to become familiar with the new system. As the transition continues,staff are gaining experience and becoming more comfortable with INFOR to ensure a smooth transition and continued efficiency in daily operations.



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.

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Code Compliance Monthly Report

FY25-26
September

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

Compliance Cases Initiated	**268**
Inspections Completed	**988**
Tall Grass / Weeds	615
Downtown Vacant Building	2
CDBG CAP	12
Short-Term STR	1
Parking Enforcement	38
Junked Vehicles	21
No Violation Found	129
Parking on Unimproved Surfaces	2
Property Maintenance Standards	51
Substandard Buildings	24
Unsecured Vacant Buildings	58
Water Restrictions	0
Zoning	35
Notices of Violations Issued	**146**

Citation Total	**83**
Citations Issued	**74**
Parking Citations Issued	**9**
Abatements Completed	**12**
Mowing & Debris Removal	0
CDDBG CAP	11
Illegal Signs Removed	0
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



Building STANDARDS BOARD HEARING

DISTRICT 1

2304 HATCH STREET
The structure was Ordered to be demolished within 30-days.

November 19

NEXT BSB HEARING
Thursday, November 19, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Properties

1102 N. Staples St- Substandard Structure

On August 19, 2026, a Substandard Building case was initiated against the fire damaged residential building.

By September 10, 2026, the substandard building had been demolished by the property owner,





Development Services Department
Code Compliance Monthly Report

FY25-26
September

District 2

Senior/Lead Compliance Officer - **Grace Elledge**
361.945.0213 | gracee@corpuschristitx.gov
Compliance Officers - Aaron Cantu,Martin Lopez, Tiffany Ortiz, Jacqueline Martinez, John Garza

Compliance Cases Initiated	322
Inspections Completed	738
Tall Grass / Weeds	320
Building Permits Required	1
CDBG CAP	23
Emergency Demolitions	0
Parking Enforcement	45
Emergency Measures	0
Short-Term Rental (STR)	1
Illegal Dumping	0
Junked Vehicles	29
No Violation Found	128
Parking on Unimproved Surfaces	6
Property Maintenance Standards	82
Substandard Buildings	13
Unsecured Vacant Buildings	49
Water Restrictions	21
Zoning	20

Notices of Violations Issued	114
Total Citations	143
Citations Issued	121
Parking Citations Issued	22
Abatements Completed	51
Mowing & Debris Removal	0
CDBG CAP	20
Illegal Signs Removed	31
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



Building STANDARDS BOARD HEARING

DISTRICT 2

1013 LUM AVENUE
The structure was Ordered to be demolished with 30-days.

November 19

NEXT BSB HEARING
Thursday,November 19, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Property

330 Adams Dr - Vacant Building

Code Compliance has active cases for accumulation of litter and solid waste, tall weeds, unsecured openings, and a dumpster on the property without a permit. Multiple attempts establish contact with the owner were unsuccessful. Citations were issued continued non-compliance.

As of September 30, 2026, the property remains in violation, and additional citations were issued.

Code Compliance will continue conducting weekly inspections and issuing citations until all violations are corrected.





Development Services Department
Code Compliance Monthly Report

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September

District 3

Senior/Lead Compliance Officer - **Daniel Rohde**
361.910.4389 | danielr6@corpuschristitx.gov
Compliance Officers - Melanie Flores, Jose Olvera, Cristina Morales, Benjamin Falcon

Compliance Cases Initiated	204
Inspections Completed	**665**
Tall Grass / Weeds	383
Emergency Demolitions	0
CDBG CAP	6
Short-Term Rental (STR)	0
Parking Enforcement	35
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	67
No Violation Found	80
Parking on Unimproved Surfaces	0
Property Maintenance Standards	37
Substandard Buildings	18
Unsecured Vacant Buildings	16
Water Restrictions	8
Zoning	15

Notices of Violations Issued	99
Total Citations	100
Citations Issued	88
Parking Citations Issued	12
Abatements Completed	**20**
Mowing & Debris Removal	0
CDBG CAP	6
Illegal Signs Removed	14
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



Building STANDARDS BOARD HEARING

DISTRICT 3

1017 NATIONAL DRIVE
The structure was Ordered to be demolished with 30-days.

November 19

NEXT BSB HEARING
Thursday,November 19, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Property

4701 Greenwood Dr-
Times Market Convenience Store

On June 10, 2026, an inspection of the building found multiple significant health, fire, and life-safety hazards throughout the premises. The tenant voluntarily agreed to cease operations, and a substandard building was initiated.

As of September 30, 2026, the property owner demolished the structure, eliminating all hazards.





Development Services Department
Code Compliance Monthly Report

FY25-26
September

District 4

Senior/Lead Compliance Officer - **Estella Padron**
361.945.0197 | estellas@corpuschristitx.gov
Compliance Officers-Gilbert Salazar, Hazal Prado, Alicia Torres, Drina Rodriguez, Vanessa Scott

Compliance Cases Initiated	229
Inspections Completed	661
Tall Grass / Weeds	377
CDBG CAP	8
Parking Enforcement	30
Junked Vehicles	48
No Violation Found	104
Parking on Unimproved Surfaces	0
Property Maintenance Standards	41
Substandard Buildings	3
Unsecured Vacant Buildings	15
Water Restrictions	0
Zoning	35

Notices of Violations Issued	79
Total Citations	185
Citations Issued	176
Parking Citations Issued	9

Abatements Completed	34
Mowing & Debris Removal	0
CDBG CAP	8
Illegal Signs Removed	22
Junked Vehicles Removed	4
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



Status of High Profile Property

500 Pearson St - Occupied Property

Active Code Compliance cases remain open for tall weeds, litter and solid waste, and a junked vehicle.

As of September 24, 2026, the property continues to have outstanding violations, and citations are being issued weekly to address the lack of compliance. The junked vehicle was ordered for seizure by the court and was successfully removed. Weekly inspections will be conducted to address the remaining violations and ensure the property is brought into compliance.





Development Services Department
Code Compliance Monthly Report

FY25-26
September

District 5

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

Compliance Cases Initiated	137
Inspections Completed	198
Tall Grass / Weeds	107
Building Permits Required	0
Emergency Demolitions	0
Parking Enforcement	8
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	10
No Violation Found	59
Parking on Unimproved Surfaces	0
Property Maintenance Standards	3
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	2
Water Restrictions	3
Zoning	6

Notices of Violations Issued	21
Total Citations	8
Citations Issued	7
Parking Citations Issued	1
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

DISTRICT 5

No structures were presented at the September 24 BSB Hearing.

November 19

NEXT BSB HEARING
Thursday,November 19, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Properties

2417 Windblown Dr- Vacant Building

Code Compliance has an active case for a tall weeds violation. **As of September 18, 2026, the property had been mowed and is now in compliance.** Code Compliance will continue conducting monthly inspections to monitor the property and ensure it remains in compliance.





CITY OF CORPUS CHRISTI

Development Services Department

Code Compliance Monthly Report

FY25-26

September

Citations Filed & Disposed

Citations Filed in Municipal Court	986

Status of Filed Citations

	Community Service	1
	Deferred Disposition/Payment Plan-Deferral/Payment Plan	15
	Dismissed by Prosecutor	19
	Docket Closed - Fine Paid	14
	Warrants Issued	155
	Jury Trial	2
	High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	774
	Pending Prosecutor Review	6

Total # Dispositioned Citations	1,202

Status of Dispositioned Citations

	Deferred Disposition/Payment Plan-Deferral/Payment Plan	165
	Docket Closed - Fine Paid	72
	Community Service	11
	Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	155
	Warrants Issued	796
	Balance Due	3

fines paid

Totaling:

$39,960.77

Offenses by District

