



CITY OF
CORPUS
CHRISTI

Development Services Department

Code Compliance Monthly Report

FY24-25
September

In September, Code Compliance Officers initiated 1,286 new cases and completed 4,528 total inspections.

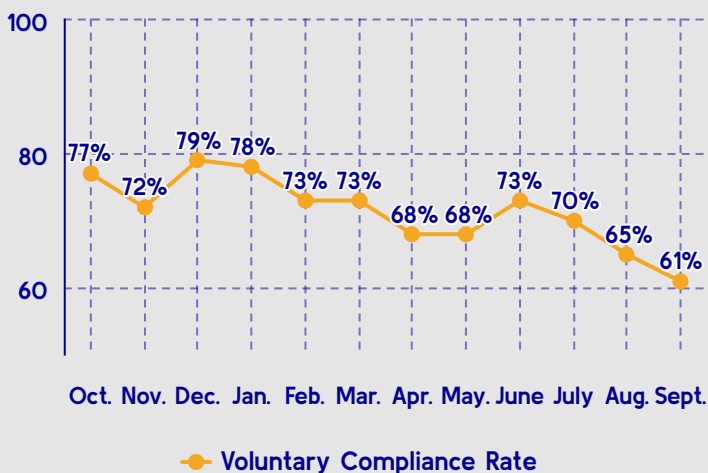
34%

Proactive - 441 new cases initiated by compliance officers patrolling their assigned areas.

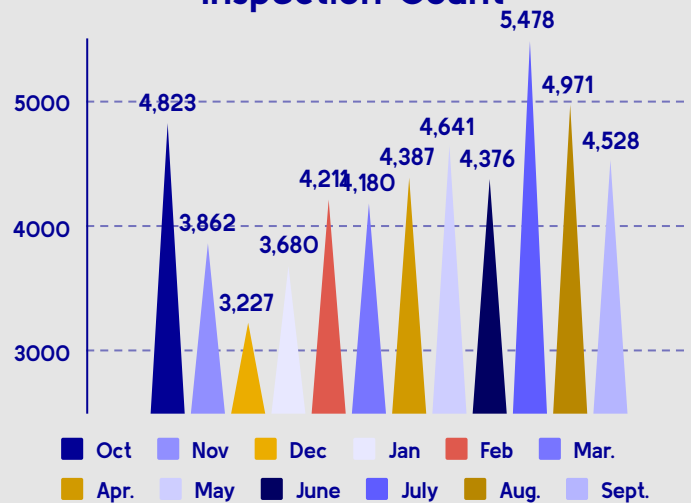
66%

Reactive- 845 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



~Continuing Education~



Code Compliance participated in De-escalation Training, led by the Corpus Christi Police Department.

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@cctexas.com | 361.826.3015) and Roland Maldonado (rolandm@cctexas.com | 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@cctexas.com

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

<u>Compliance Cases Initiated</u>		<u>251</u>
<u>Inspections Completed</u>		<u>1090</u>
	Community Development Block Grant - Community Assistance Program	38
	Tall Grass / Weeds	752
	Building Permits Required	0
	Emergency Demolitions	2
	Emergency Measures	2
	Illegal Dumping	2
	Illegal Signs	0
	Junked Vehicles	29
	No Violation Found	81
	Parking on Unimproved Surfaces	2
	Property Maintenance Standards	46
	Set Out Violation	0
	Substandard Buildings	18
	Unsecured Vacant Buildings	82
	Water Restrictions	2
	Zoning	34
<u>Notices of Violations Issued</u>		<u>105</u>
<u>Citations Issued</u>		<u>49</u>

<u>Abatements Completed</u>		<u>39</u>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	38
	Illegal Signs Removed	1
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
<u>Abatements Pending</u>		<u>153</u>
	Mowing & Debris Removal	134
	Structures Secured (Board-ups)	16
	CDBG CAP	3
	Site Secured (Perimeter Fencing)	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Next BSB Hearing - November 20, 2025		

Status of High Profile Property



818 Erwin Avenue- Vacant Lot -

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

Current Status - As of 09/30/2025, the property remained in violation, and a citation has been issued for non-compliance. Code Compliance will continue to monitor the property.



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District 2

Senior/Lead Compliance Officer - **Samuel Gomez**
361.945.0239 | samuelg@cctexas.com

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

Compliance Cases Initiated		317
Inspections Completed		1129
Community Development Block Grant - Community Assistance Program	5	
Tall Grass / Weeds	702	
Building Permits Required	0	
Emergency Demolitions	3	
Emergency Measures	0	
Short-Term Rental (STR)	0	
Illegal Dumping	0	
Junked Vehicles	101	
No Violation Found	149	
Parking on Unimproved Surfaces	6	
Property Maintenance Standards	72	
Minimum Standards	1	
Substandard Buildings	7	
Unsecured Vacant Buildings	48	
Water Restrictions	5	
Zoning	30	
Notices of Violations Issued		139
Citations Issued	40	

Abatements Completed		8
Mowing & Debris Removal	0	
Structures Secured (Board-ups)	0	
CDBG CAP	5	
Illegal Signs Removed	1	
Junked Vehicles Removed	2	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	0	
Abatements Pending		84
Mowing & Debris Removal	64	
Structures Secured (Board-ups)	12	
CDBG CAP	7	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	1	
Next BSB Hearing - November 20, 2025		

Status of High Profile Property



901 Coral Place- Vacant Building -
On 09/29/2025, Code Compliance initiated a case for tall weeds, litter and solid waste and sidewalks, curbs and gutters.

A reinspection is set for the second week of October. If the property remains in violation, citations will be issued for non-compliance.



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District 3

Senior/Lead Compliance Officer - **Grace Elledge**
361.945.0213 | gracee@cctexas.com

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

Compliance Cases Initiated		305
Inspections Completed		1018
	Tall Grass / Weeds	720
	Community Development Block Grant - Community Assistance Program	1
	Emergency Demolitions	0
	Emergency Measures	0
	Illegal Dumping	0
	Illegal Signs	0
	Junked Vehicles	117
	No Violation Found	75
	Parking on Unimproved Surfaces	5
	Property Maintenance Standards	38
	Short-term Rentals	0
	Substandard Buildings	15
	Unsecured Vacant Buildings	16
	Water Restrictions	0
	Zoning	31
Notices of Violations Issued		134
Citations Issued		45

Abatements Completed		8
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	1
	Illegal Signs Removed	2
	Junked Vehicles Removed	5
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Abatements Pending		75
	Mowing & Debris Removal	70
	Structures Secured (Board-ups)	5
	CDBG CAP	0
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0
Next BSB Hearing - November 20, 2025		

Status of High Profile Property



4533 Ramona Dr. - Vacant Building

Code Compliance initiated cases for tall weeds, litter and solid waste, unsecured openings and substandard conditions.

A reinspection is scheduled for the first week of October.

If the property remains in violation at that time, citations will be issued for non-compliance.



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District 4

Senior/Lead Compliance Officer - **Estella Padron**
361.945.0197 | estellas@cctexas.com

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

Compliance Cases Initiated		259
Inspections Completed		1045
Community Development Block Grant - Community Assistance Program		5
Tall Grass / Weeds		797
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		2
Junked Vehicles		35
No Violation Found		97
Parking on Unimproved Surfaces		0
Property Maintenance Standards		30
Short-term Rentals		0
Substandard Buildings		4
Unsecured Vacant Buildings		33
Water Restrictions		6
Zoning		36
Notices of Violations Issued		16
Citations Issued		20

Abatements Completed		8
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		1
Illegal Signs Removed		7
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0
Abatements Pending		9
Mowing & Debris Removal		1
CDBG CAP		8
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Measures		0
Substandard Building Demolitions		0
Next BSB Hearing - November 20, 2025		

Status of High Profile Property



15145 Tesoro Dr. - Vacant Lot -

Code Compliance has an active case for tall weeds.

Current Status - As of 09/30/2025, the property remains in violation and a citation has been issued for non-compliance. CodeCompliance will continue to monitor on a bi-weekly basis and issue additional citations as necessary until compliance is achieved.



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District 5

Senior/Lead Compliance Officer - **Samuel Gomez**
361.945.0239 | samuelg@cctexas.com

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

Compliance Cases Initiated		154
Inspections Completed		246
Tall Grass / Weeds		124
Building Permits Required		0
Emergency Demolitions		0
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		0
Junked Vehicles		12
No Violation Found		90
Parking on Unimproved Surfaces		0
Property Maintenance Standards		3
Short-term Rentals		0
Substandard Buildings		0
Unsecured Vacant Buildings		1
Water Restrictions		16
Zoning		0
Notices of Violations Issued		14
Citations Issued		15

Abatements Completed		38
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		35
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0

Abatements Pending		3
Mowing & Debris Removal		3
Structures Secured (Board-ups)		0
CDBG CAP		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0

Next BSB Hearing - November 20, 2025

Status of High Profile Properties



Kingsley Properties (Old Kings Crossing Golf Course) -

Code Compliance monitors the condition of the five properties that make up the "old" Kings Crossing Golf Course. **As of 09/24/25 all five lots are compliant.**

Code compliance will continue to conduct monthly inspections to ensure compliance.



Citations Filed & Disposed

Citations Filed in Municipal Court

401

Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	12
Dismissed by Prosecutor	17
Docket Closed - Fine Paid	14
Scheduled for Pre-Trial Hearing	239
Pending Prosecutor Review	7
Warrant Issued	111
Community Service	1

Total # Dispositioned Citations

329

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	20
Docket Closed - Fine Paid	55
Dismissed by Prosecutor/Deferred Disp.	82
Appealed	1
Balance Due	1
Community Service	3
Warrant Issued	167

finest paid



Totaling:

\$ 35,098.75

Offenses by District

