

In December, Code Compliance Officers initiated 731 new cases and completed 4,080 total inspections.

# 43%

**Proactive** - 314 new cases initiated by compliance officers patrolling their assigned areas.

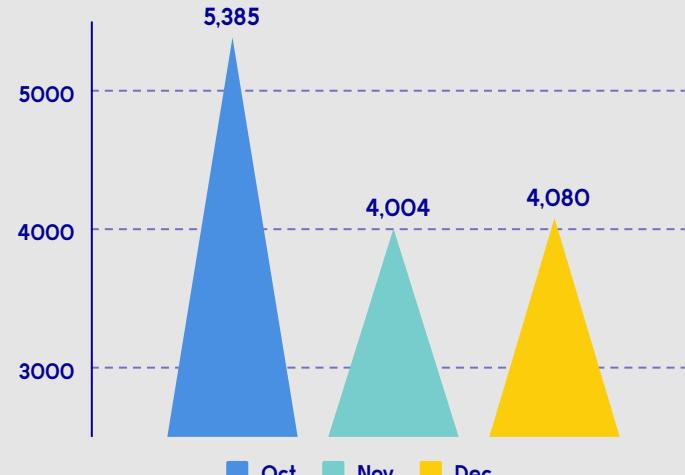
# 57%

**Reactive** - 417 complaint-driven cases (311, councilmembers, & other sources)

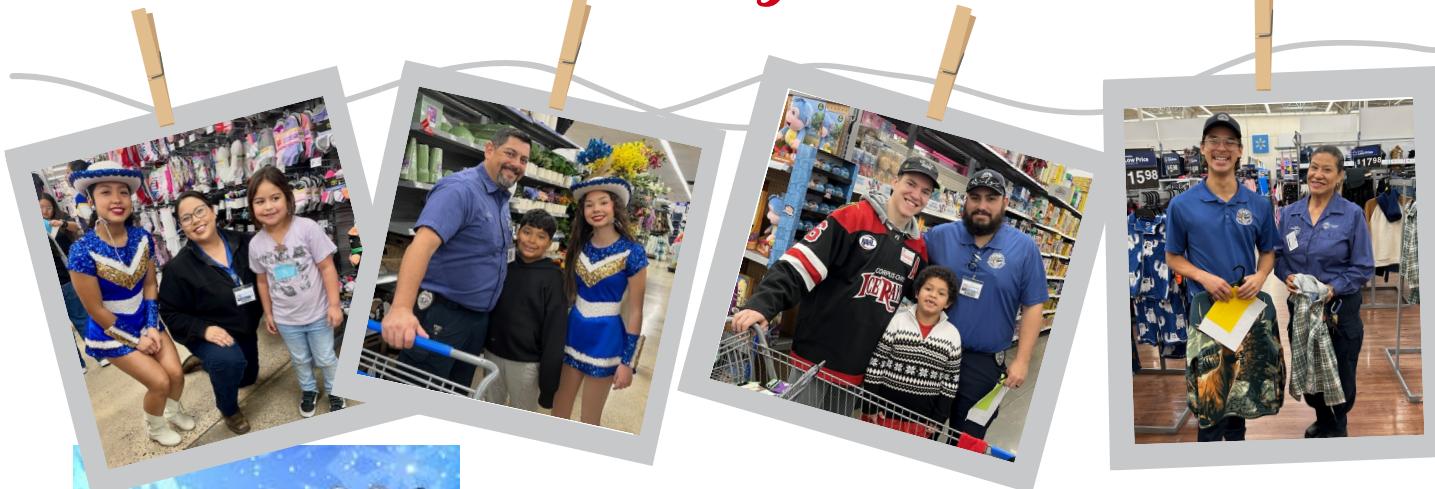
### Voluntary Compliance Rate



### Inspection Count



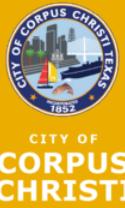
## ~Community Events~



In December, our Code Compliance Officers proudly participated in the annual "Shop with a Cop" event. This initiative brings law enforcement and community members together to spread holiday cheer and provide gifts for local children. We're honored to support this program and help make the season brighter for families in need.

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.



# Development Services Department

## Code Compliance Monthly Report

FY25-26  
December

## District 1

Senior/Lead Compliance Officer - **Michael Gutierrez**  
361.945.0262 | [mgutierrez@corpuschristitx.gov](mailto:mgutierrez@corpuschristitx.gov)

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

<u>Compliance Cases Initiated</u>		<u>158</u>
<u>Inspections Completed</u>		<u>1047</u>
Community Development Block Grant - Community Assistance Program		0
Tall Grass / Weeds		787
Building Permits Required		0
Emergency Demolitions		7
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		22
No Violation Found		48
Parking on Unimproved Surfaces		1
Property Maintenance Standards		52
Set Out Violation		0
Substandard Buildings		14
Unsecured Vacant Buildings		85
Water Restrictions		0
Zoning		31

<u>Notices of Violations Issued</u>		<u>99</u>
<u>Citations Issued</u>		<u>39</u>
<u>Abatements Completed</u>		<u>24</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		24
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



### Building STANDARDS BOARD HEARING

**4505 GARFIELD DRIVE**  
A Sub-standard Building case will be presented at the January BSB Hearing.

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

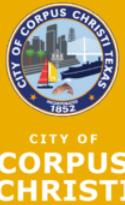
## Status of High Profile Property



### 11930 Leopard Street (RiverView Apartments)

Code Compliance has an active case for property maintenance violations, to include a sewage leak.

**As of December 23, 2025, the property is in partial compliance with repairs underway for the affected units.** Code Compliance will continue conducting daily inspections and working closely with property management to ensure full compliance is achieved.



# Development Services Department

## Code Compliance Monthly Report

FY25-26

December

## 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

<u>Compliance Cases Initiated</u>		<u>228</u>
<u>Inspections Completed</u>		<u>1065</u>
Community Development Block Grant - Community Assistance Program		0
Tall Grass / Weeds		690
Building Permits Required		0
Emergency Demolitions		4
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		98
No Violation Found		87
Parking on Unimproved Surfaces		2
Property Maintenance Standards		66
Minimum Standards		0
Substandard Buildings		9
Unsecured Vacant Buildings		72
Water Restrictions		1
Zoning		36

<u>Notices of Violations Issued</u>		<u>126</u>
<u>Citations Issued</u>		<u>45</u>
<u>Abatements Completed</u>		<u>2</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		2
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0

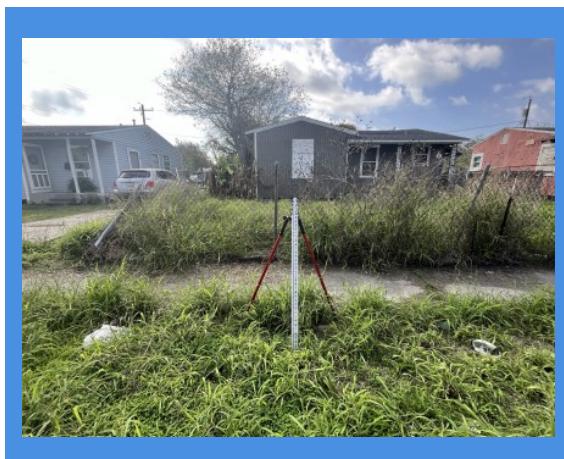


### Building STANDARDS BOARD HEARING

**2848 S. ALAMEDA STREET**  
A Sub-standard Building case will be presented at the January BSB Hearing.

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

### Status of High Profile Property



#### 2209 Soledad Street Vacant Building

Code Compliance has an active case regarding tall weeds, sidewalks, curbs, and gutters. As of **December 11, 2025**, the property remains in violation. Citations have been issued for non-compliance. Code Compliance will continue conducting **biweekly inspections** and issuing citations until the property achieves full compliance.



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# Development Services Department

## Code Compliance Monthly Report

FY25-26

December

### 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>96</b>
<b>Inspections Completed</b>	<b>725</b>
Tall Grass / Weeds	546
Community Development Block Grant - Community Assistance Program	0
Emergency Demolitions	2
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	83
No Violation Found	26
Parking on Unimproved Surfaces	5
Property Maintenance Standards	30
Set Out Violation	0
Substandard Buildings	0
Unsecured Vacant Buildings	12
Water Restrictions	0
Zoning	21

<b>Notices of Violations Issued</b>	<b>65</b>
<b>Citations Issued</b>	<b>29</b>
<b>Abatements Completed</b>	<b>66</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	63
Junked Vehicles Removed	3
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



**Building STANDARDS BOARD HEARING**  
**4505 RAMONA DRIVE**  
A Sub-standard Building case will be presented at the January BSB Hearing.

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

### Status of High Profile Property



**5214 Oakhurst Drive**  
**Vacant Lot**  
Code Compliance conducted a joint inspection with CCPD of a homeless encampment and initiated an active case for litter and solid waste violations. Property owners have made multiple attempts to abate the area of concern; however, the issue continues to persist.

As of **December 22, 2025**, the property remains in violation. The property owner has requested an extension to hire a contractor to clean up the property. Code Compliance will continue to monitor the property to ensure compliance is achieved.



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# Development Services Department

## Code Compliance Monthly Report

FY25-26

December

### District 4

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

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

<b>Compliance Cases Initiated</b>	<b>196</b>
<b>Inspections Completed</b>	<b>1010</b>
Community Development Block Grant - Community Assistance Program	0
Tall Grass / Weeds	779
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	39
No Violation Found	78
Parking on Unimproved Surfaces	0
Property Maintenance Standards	41
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	37
Water Restrictions	0
Zoning	30

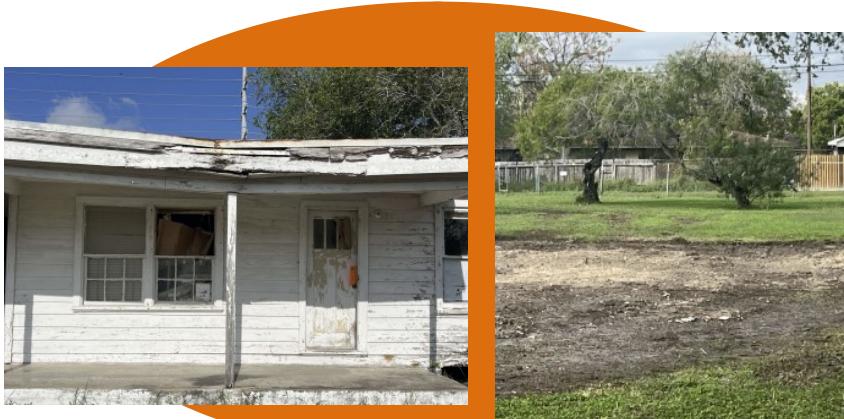
<b>Notices of Violations Issued</b>	<b>85</b>
<b>Citations Issued</b>	<b>47</b>
<b>Abatements Completed</b>	<b>219</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	219
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



**Building STANDARDS BOARD HEARING**  
**DISTRICT 4**  
No cases will be presented at the January 22nd BSB Hearing.

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

### Status of High Profile Property



**1629 Clare Dr**  
**Vacant Building**

On October 21, 2025, Code Compliance initiated a substandard case due to deterioration of the structure.

As of December 17, 2025, the property is compliant. The structure was demolished by the property owner.



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# Development Services Department

## Code Compliance Monthly Report

FY25-26

December

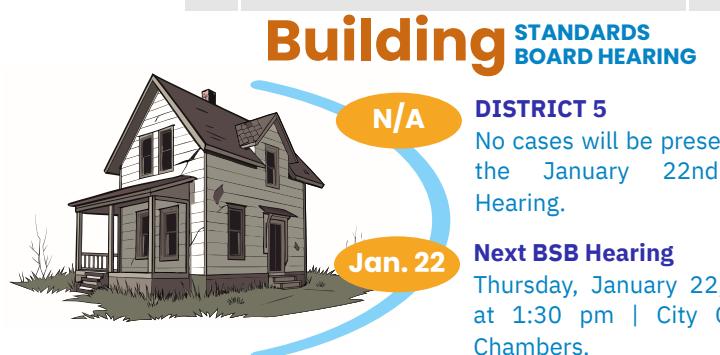
### District 5

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

<b>Compliance Cases Initiated</b>	<b>53</b>
<b>Inspections Completed</b>	<b>233</b>
Tall Grass / Weeds	179
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	16
No Violation Found	29
Parking on Unimproved Surfaces	0
Property Maintenance Standards	7
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	1
Water Restrictions	0
Zoning	1

<b>Notices of Violations Issued</b>	<b>19</b>
<b>Citations Issued</b>	<b>3</b>
<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 cases will be presented at the January 22nd BSB Hearing.  
**Next BSB Hearing**  
Thursday, January 22, 2025  
at 1:30 pm | City Council Chambers.

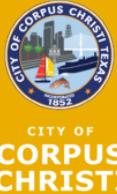
### Status of High Profile Properties



#### 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 12/10/25, all five lots are compliant.**

Code compliance will continue to work with property management and conduct regular inspections every six-weeks to ensure ongoing compliance.



# Development Services Department

## Code Compliance Monthly Report

FY25-26

December

# Citations Filed & Disposed

Citations Filed in Municipal Court

326

Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	0
Dismissed by Prosecutor	7
Docket Closed - Fine Paid	0
Warrant Issued	37
High Volume Pt/Ord. Pre-Trial	282
Court Clerk Action Needed	0

Total # Dispositioned Citations

727

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	118
Docket Closed - Fine Paid	42
Dismissed/Found Not Guilty	0
Dismissed by Prosecutor/Deferred Disp.	190
Warrant Issued	377

fines paid



Totaling:

**\$ 32,284.60**

## Offenses by District

Violation/Offense

Advertise STR W/Out Permit

2

Allowing A Dangerous Fence

3

Building W/Out A Permit

16

Permit Weeds & Brush Over 12"

57

42

27

32

9

Fail To Comply W/ Yard/Setback R...

2

Failure To Comply W/ NOV

3

24

12

4

Failure To Keep Sidewalks Clean

69

43

43

102

Failure To Screen Outside Storage

1

Failure To Secure Vacant Building

442

4

Illegal Land Use: UDC

4

27

7

Litter & Solid Waste Prohibited

60

60

54

30

7

Overhanging Trees Near/On Street

6

16

Parking On Unimproved Surface

1

Tree or Shrub Obstructing Sidewalk

14

4

Water Violations

6

7

38

17

0 25 50 75 100 125 150 175 200

District 1 District 2 District 3 District 4 District 5