



CITY OF
CORPUS
CHRISTI

Development Services Department

Code Compliance Monthly Report

FY25-26
December

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

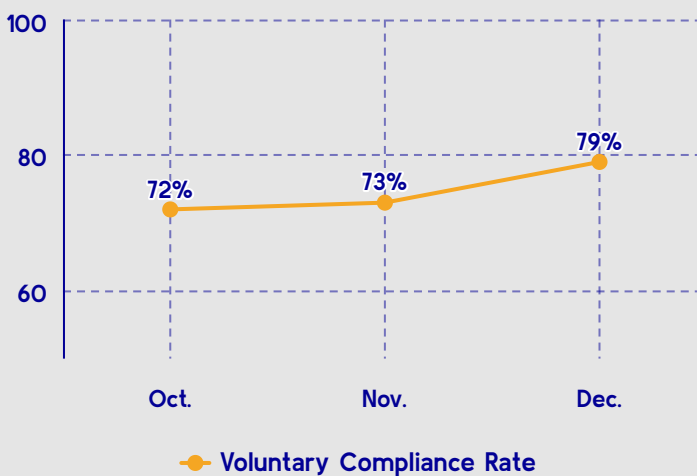
43%

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

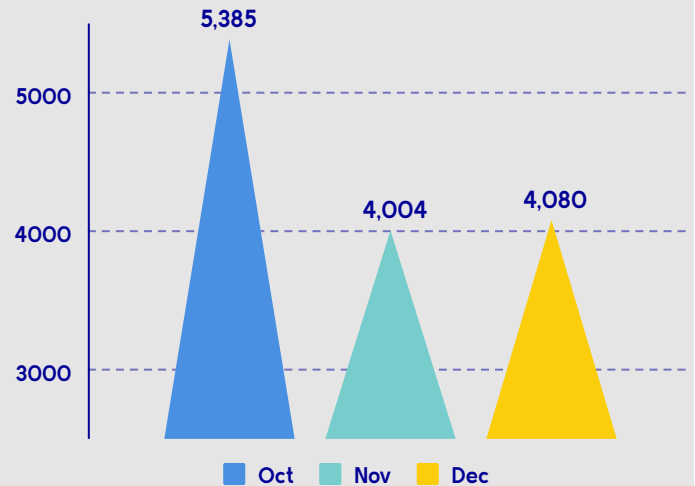
57%

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

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District 1

Senior/Lead Compliance Officer - **Michael Gutierrez**
361.945.0262 | 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

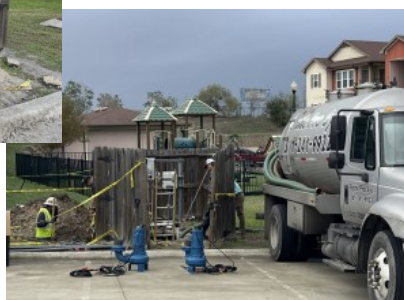
4505 GARFIELD DRIVE
A Sub-standard Building case will be presented at the January BSB Hearing.

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

In progress

Jan. 22

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.



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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

Compliance Cases Initiated		228
Inspections Completed		1065
	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

Notices of Violations Issued		126
Citations Issued		45
Abatements Completed		2
	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

In progress

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

Jan. 22

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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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		96
Inspections Completed		725
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

Notices of Violations Issued		65
Citations Issued		29
Abatements Completed		66
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

In progress A Sub-standard Building case will be presented at the January BSB Hearing.

Jan. 22 **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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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

<u>Compliance Cases Initiated</u>		196
<u>Inspections Completed</u>		1010
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

<u>Notices of Violations Issued</u>		85
<u>Citations Issued</u>		47
<u>Abatements Completed</u>		219
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

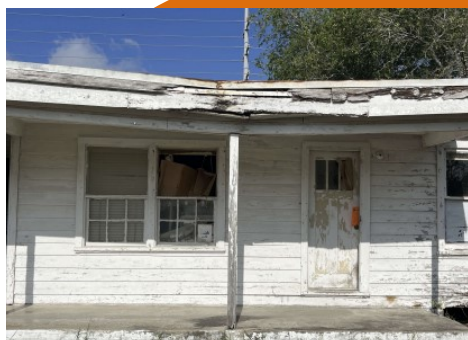


Building STANDARDS BOARD HEARING

N/A **DISTRICT 4**
No cases will be presented at the January 22nd BSB Hearing.

Jan. 22 **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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District 5

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

<u>Compliance Cases Initiated</u>		<u>53</u>
<u>Inspections Completed</u>		<u>233</u>
	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

<u>Notices of Violations Issued</u>		<u>19</u>
<u>Citations Issued</u>		<u>3</u>
<u>Abatements Completed</u>		<u>0</u>
	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

N/A

DISTRICT 5
No cases will be presented at the January 22nd BSB Hearing.

Jan. 22

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.



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

finest paid



Totaling:

\$ 32,284.60

Offenses by District

