

# Development Services Department

## Code Compliance Monthly Report

FY25-26  
January

In January, Code Compliance Officers initiated 882 new cases and completed 4,205 total inspections.

# 42%

**Proactive** - 370 new cases initiated by compliance officers patrolling their assigned areas.

# 58%

**Reactive** - 512 complaint-driven cases (311, councilmembers, & other sources)

### Voluntary Compliance Rate



### Inspection Count



## Employee of the Quarter

District 5 Code Compliance Officer Jackie Escalante shows exceptional dedication to public service through her strong work ethic and consistent high-quality productivity.

Jackie stands out for her proactive approach —she eagerly takes on additional assignments and continually expands her knowledge of our codes, processes, and systems.

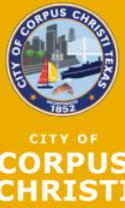
Jackie's mantra of "anything you can learn can never be taken away" is reflected in her commitment to educate and empower the residents.

Beyond her professional contributions, Jackie is a devoted mother who enjoys DIY projects, Anime, and fitness. Jackie's positive attitude, and passion for public service make her truly deserving of this recognition.



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@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.



# Development Services Department

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### 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, Sa'Rhonda Miller, Jorge Ortiz, Anthony Fonseca

<u>Compliance Cases Initiated</u>		<b>189</b>
<u>Inspections Completed</u>		<b>1124</b>
Community Development Block Grant - Community Assistance Program		845
Tall Grass / Weeds		0
Building Permits Required		1
Emergency Demolitions		1
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		24
No Violation Found		50
Parking on Unimproved Surfaces		1
Property Maintenance Standards		46
Set Out Violation		0
Substandard Buildings		16
Unsecured Vacant Buildings		112
Water Restrictions		2
Zoning		26

<u>Notices of Violations Issued</u>		<b>134</b>
<u>Citations Issued</u>		<b>52</b>
	<u>Abatements Completed</u>	<b>46</b>
	Mowing & Debris Removal	0
	Structures Secured (Board-ups)	0
	CDBG CAP	0
	Illegal Signs Removed	46
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0

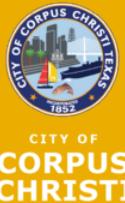


### Status of High Profile Property



**723 Eleanor St- Vacant Lot** - Code Compliance has an active case for tall weeds, litter and solid waste and unkept sidewalks, curbs, & gutters.

**Current Status** - As of 01/20/2026, the property remains in violation, and a citation has been issued for non-compliance. **Code Compliance will continue to monitor the property.**



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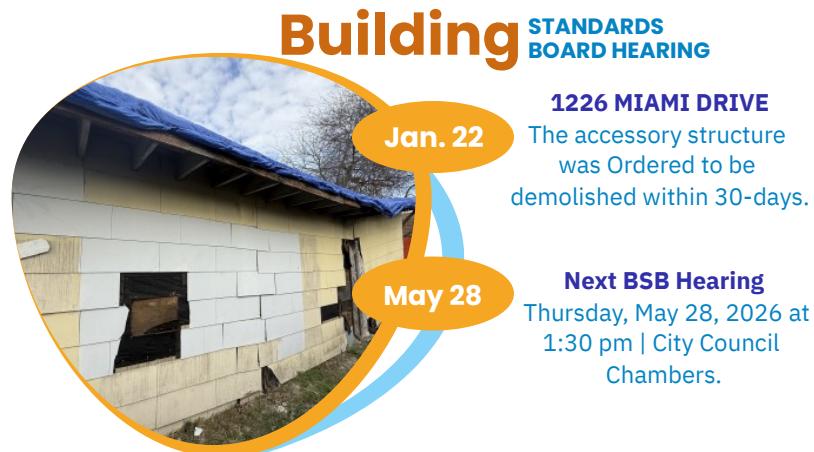
## District 2

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

Compliance Officers - Aaron Cantu, Martin Lopez, Tiffany Ortiz, Brianna Perez, John Garza

<u>Compliance Cases Initiated</u>		<u>272</u>
<u>Inspections Completed</u>		<u>1023</u>
Community Development Block Grant - Community Assistance Program		629
Tall Grass / Weeds		0
Building Permits Required		1
Emergency Demolitions		0
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		80
No Violation Found		101
Parking on Unimproved Surfaces		4
Property Maintenance Standards		75
Minimum Standards		0
Substandard Buildings		12
Unsecured Vacant Buildings		68
Water Restrictions		7
Zoning		46

<u>Notices of Violations Issued</u>		<u>134</u>
<u>Citations Issued</u>		<u>68</u>
<u>Abatements Completed</u>		<u>25</u>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		22
Junked Vehicles Removed		3
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



## Status of High Profile Property



### 1121 Tyler Ave- Vacant Building

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

**Current Status** - As of 01/30/2026, the property remains in violation, and a citation has been issued for non-compliance. **Code Compliance will continue to monitor the property.**

## District 3

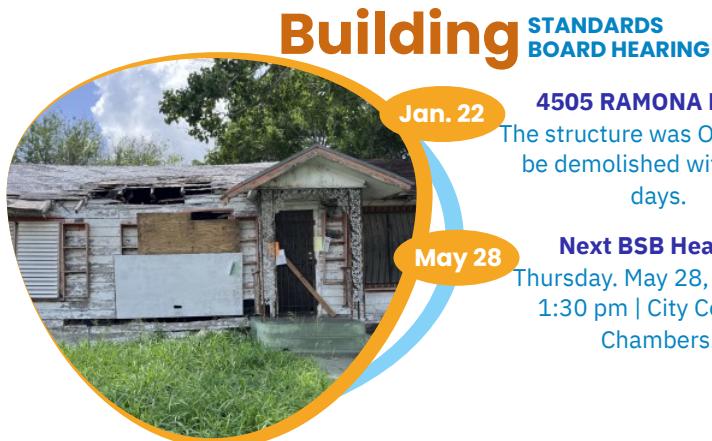
Senior/Lead Compliance Officer - **Grace Elledge**

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>211</b>
<b>Inspections Completed</b>		<b>1028</b>
Tall Grass / Weeds		731
Community Development Block Grant - Community Assistance Program		0
Emergency Demolitions		1
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		107
No Violation Found		67
Parking on Unimproved Surfaces		3
Property Maintenance Standards		59
Set Out Violation		0
Substandard Buildings		12
Unsecured Vacant Buildings		19
Water Restrictions		2
Zoning		27

<b>Notices of Violations Issued</b>		<b>105</b>
<b>Citations Issued</b>		<b>78</b>
<b>Abatements Completed</b>		<b>128</b>
Mowing & Debris Removal		0
Structures Secured (Board-ups)		0
CDBG CAP		0
Illegal Signs Removed		127
Junked Vehicles Removed		1
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



## Status of High Profile Property



**4817 Ayers St- Vacant Building -**  
On January 16, 2026, Code Compliance & CCPD inspected an abandoned convenience store that had been converted into a homeless encampment. All individuals were removed by CCPD, and the trash & debris were cleared by Solid Waste Operations.

**As of January 29, 2026**, CCPD has posted “No Trespassing” signs on the property, and there are no indications of homeless activity. We are actively working with the property’s point of contact to bring it into full compliance.



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# Development Services Department

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### District 4

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

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

<b>Compliance Cases Initiated</b>	<b>121</b>
<b>Inspections Completed</b>	<b>771</b>
Community Development Block Grant - Community Assistance Program	0
Tall Grass / Weeds	589
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Junked Vehicles	26
No Violation Found	74
Parking on Unimproved Surfaces	22
Property Maintenance Standards	0
Short-term Rentals	0
Substandard Buildings	5
Unsecured Vacant Buildings	20
Water Restrictions	0
Zoning	35

<b>Notices of Violations Issued</b>	<b>51</b>
<b>Citations Issued</b>	<b>65</b>
<b>Abatements Completed</b>	<b>92</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
CDBG CAP	0
Illegal Signs Removed	90
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



### Status of High Profile Property



**622 Jester St- Vacant Lot -**  
There are active cases for tall weeds, litter and solid waste, and zoning violations due to the vacant lot being used as a junk salvage yard.

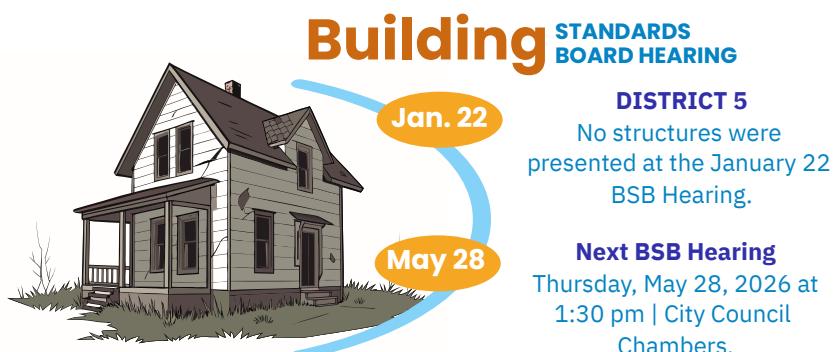
**As of January 22, 2026, the property remains in violation.** Citations are being issued on a weekly basis until the property is brought into compliance.

## District 5

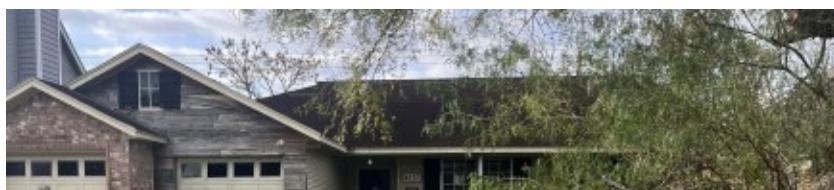
Senior/Lead Compliance Officer - **Samuel Gomez**  
 361.945.0239 | samuelg@corpuschristitx.gov  
 Compliance Officer - Jacqueline E. Martinez

<b>Compliance Cases Initiated</b>	<b>89</b>
<b>Inspections Completed</b>	<b>259</b>
Tall Grass / Weeds	172
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	14
No Violation Found	48
Parking on Unimproved Surfaces	0
Property Maintenance Standards	20
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	0
Water Restrictions	1
Zoning	4

<b>Notices of Violations Issued</b>	<b>40</b>
<b>Citations Issued</b>	<b>10</b>
<b>Abatements Completed</b>	<b>32</b>
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	32
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



## Status of High Profile Properties

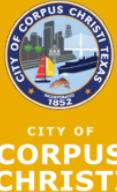


**4237 Snowbird St- Vacant Building**  
 Code Compliance has an active case for tall weeds and unkept sidewalks, curbs, & gutters.

**Current Status - As of January 30, 2026, the property remains in violation.**

After efforts to work with the property owner have been unsuccessful, citations have been issued.

Code Compliance will continue to monitor the property to ensure it is brought into compliance.



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# Citations Filed & Disposed

Citations Filed in Municipal Court

525

Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	10
Dismissed by Prosecutor	6
Docket Closed - Fine Paid	3
Warrants Issued	163
Pre-trial Hearing	322
Court Clerk Action Needed	7
Community Service	3
Jury Trial	1
Pending Prosecutor Review	10

Total # Dispositioned Citations

605

Status of Dispositioned Citations

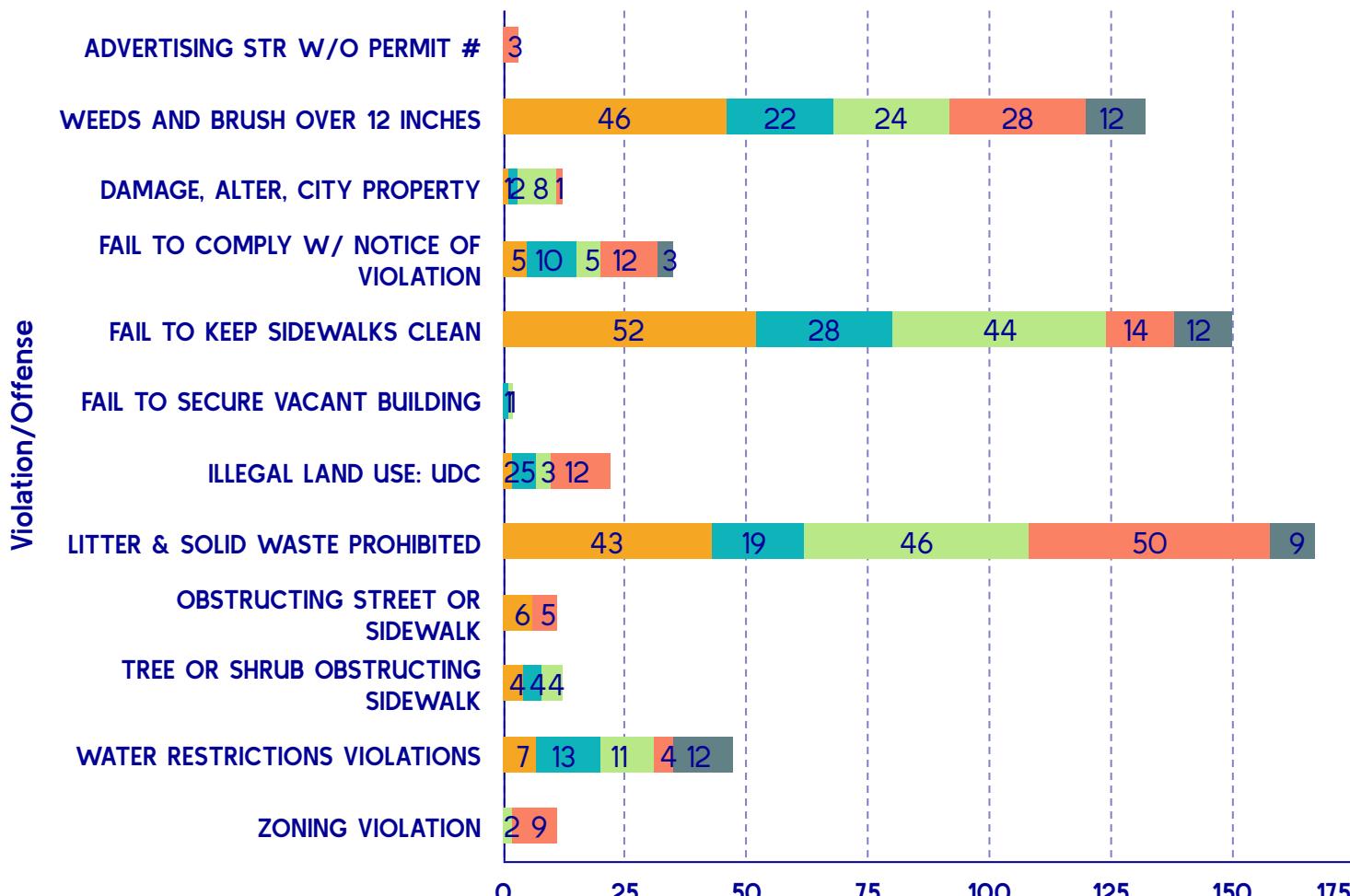
Deferred Disposition/Payment Plan-Deferral/Payment Plan	72
Docket Closed - Fine Paid	48
Community Service	10
Dismissed by Prosecutor/Deferred Disp.	90
Warrants Issued	385



Totaling:

**\$ 33,621.27**

## Offenses by District



District 1 District 2 District 3 District 4 District 5