



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.

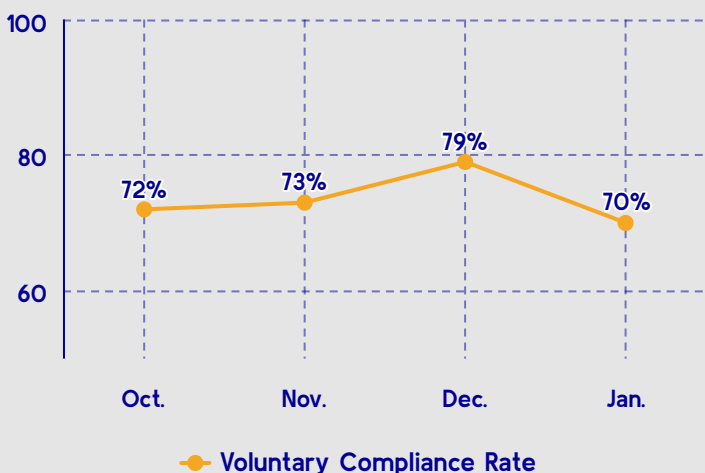
42%

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

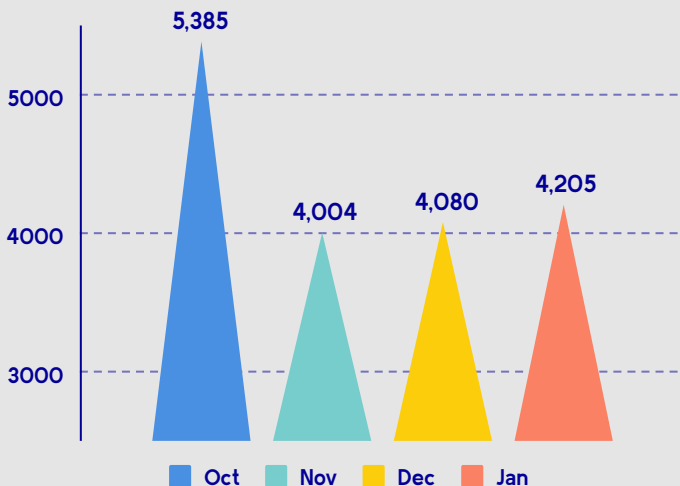
58%

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 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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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, Anthony Fonseca

<u>Compliance Cases Initiated</u>		<u>189</u>
<u>Inspections Completed</u>		<u>1124</u>
	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>		<u>134</u>
<u>Citations Issued</u>		<u>52</u>
<u>Abatements Completed</u>		<u>46</u>
	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

Building STANDARDS BOARD HEARING



Jan. 22

4505 GARFIELD DRIVE

The structure was ordered to be demolished within 30-days.

May 28

Next BSB Hearing

Thursday, May 28, 2026 at
1:30 pm | City Council
Chambers.

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.**



CITY OF
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Development Services Department

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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

Compliance Cases Initiated **272**

Inspections Completed **1023**

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

Notices of Violations Issued **134**

Citations Issued **68**

Abatements Completed **25**

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

Building STANDARDS BOARD HEARING



Jan. 22

1226 MIAMI DRIVE

The accessory structure was Ordered to be demolished within 30-days.

May 28

Next BSB Hearing

Thursday, May 28, 2026 at 1:30 pm | City Council Chambers.

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.**



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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		211
Inspections Completed		1028
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

Notices of Violations Issued		105
Citations Issued		78
Abatements Completed		128
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

Building STANDARDS BOARD HEARING



Jan. 22

4505 RAMONA DRIVE

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

May 28

Next BSB Hearing

Thursday, May 28, 2026 at 1:30 pm | City Council Chambers.

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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District 4

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

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

Compliance Cases Initiated		121
Inspections Completed		771
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

Notices of Violations Issued		51
Citations Issued		65
Abatements Completed		92
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

Building STANDARDS BOARD HEARING

Jan. 22 **DISTRICT 4**
No structures were presented at the January 22 BSB Hearing.

May 28 **Next BSB Hearing**
Thursday, May 28, 2026 at 1:30 pm | City Council Chambers.

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.



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Code Compliance Monthly Report

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District 5

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

Compliance Cases Initiated		89
Inspections Completed		259
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

Notices of Violations Issued		40
Citations Issued		10
Abatements Completed		32
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

Building STANDARDS BOARD HEARING

DISTRICT 5

Jan. 22 No structures were presented at the January 22 BSB Hearing.

May 28 **Next BSB Hearing**
Thursday, May 28, 2026 at 1:30 pm | City Council Chambers.

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.



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

finest paid



Totaling:

\$ 33,621.27

Offenses by District

