



CITY OF
CORPUS
CHRISTI

Development Services Department

Code Compliance Monthly Report

FY25-26

August

In August, Code Compliance Officers initiated 1,309 new cases and completed 3,465 total inspections.

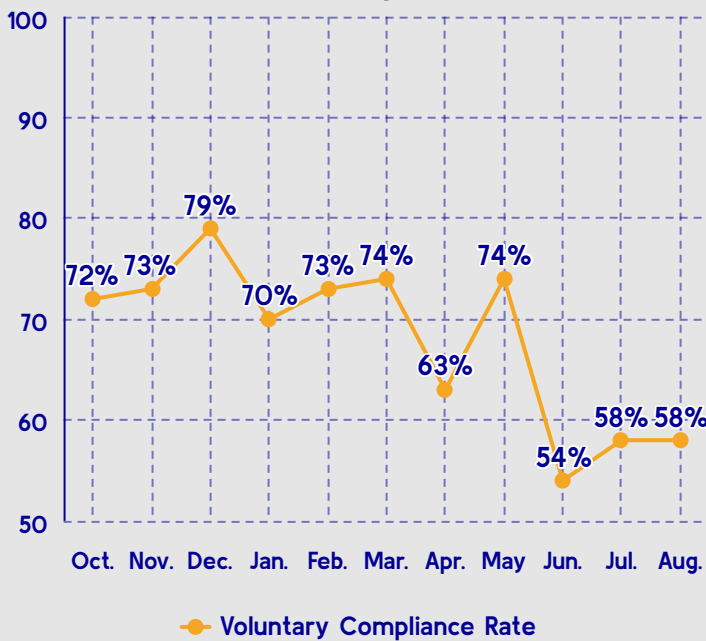
20%

Proactive - 268 new cases initiated by compliance officers patrolling their assigned areas.

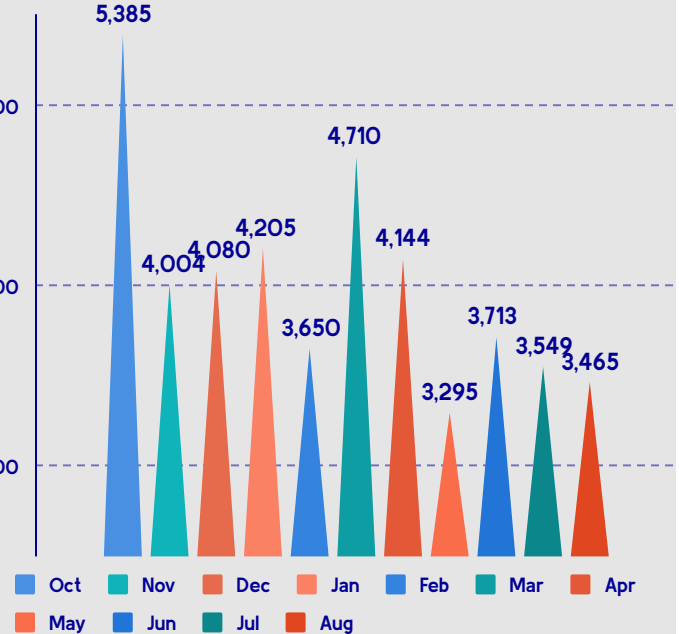
80%

Reactive- 1,041 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



~Community Outreach Events~

On August 1, 2026, Code Compliance participated in Operation Safe Return, an annual outreach event led by the Corpus Christi Police Department (CCPD) through its Crime Reduction Unit. The event focused on helping local children and families prepare for the upcoming school year by providing safety information, resources, and opportunities to connect with community partners.



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 | 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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FY25-26
August

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>308</u>
<u>Inspections Completed</u>		<u>1,101</u>
	Tall Grass / Weeds	640
	Downtown Vacant Building	8
	CDBG CAP	19
	Parking Enforcement	74
	Junked Vehicles	37
	No Violation Found	151
	Parking on Unimproved Surfaces	0
	Property Maintenance Standards	54
	Substandard Buildings	28
	Unsecured Vacant Buildings	62
	Water Restrictions	1
	Zoning	27
<u>Notices of Violations Issued</u>		<u>110</u>
<u>Citation Total</u>		<u>155</u>
<u>Citations Issued</u>		<u>142</u>
<u>Parking Citations Issued</u>		<u>13</u>

<u>Abatements Completed</u>		<u>54</u>
	Mowing & Debris Removal	0
	CDBG CAP	18
	Illegal Signs Removed	36
	Junked Vehicles Removed	0
	Emergency Demolitions	0
	Emergency Measures	0
	Substandard Structure	0

Building STANDARDS BOARD HEARING

DISTRICT 1

121 PARR STREET
The structure will be presented at the next BSB Hearing.

Sept. 24



NEXT BSB HEARING
Thursday,
September 24, 2026
at 1:30 pm | City
Council Chambers.

Status of High Profile Properties



721 Savage Ln-Vacant Building

On August 11, 2026, Code Compliance initiated cases on the property for tall weeds, litter and solid waste, and substandard conditions.

A reinspection is scheduled for the first week of September. If the property is found in violation, citations will be issued for non-compliance.



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FY25-26

August

District 2

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

361.945.0213 | gracee@corpuschristitx.gov

Compliance Officers - Aaron Cantu, Martin Lopez, Tiffany Ortiz, Jacqueline Martinez, John Garza

<u>Compliance Cases Initiated</u>		383
<u>Inspections Completed</u>		824
Tall Grass / Weeds		355
Building Permits Required		0
CDBG CAP		8
Emergency Demolitions		0
Parking Enforcement		96
Emergency Measures		0
Short-Term Rental (STR)		0
Illegal Dumping		0
Junked Vehicles		47
No Violation Found		141
Parking on Unimproved Surfaces		13
Property Maintenance Standards		80
Substandard Buildings		8
Unsecured Vacant Buildings		35
Water Restrictions		14
Zoning		27

Notices of Violations Issued		146
Total Citations		145
Citations Issued		92
Parking Citations Issued		53
<u>Abatements Completed</u>		53
Mowing & Debris Removal		0
CDBG CAP		5
Illegal Signs Removed		43
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		0



Building STANDARDS BOARD HEARING

DISTRICT 2

1013 LUM AVENUE

The structure will be presented at the next BSB Hearing.

Sept. 24

NEXT BSB HEARING

Thursday, September 24, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Property.



3621 Cypress St – Occupied Property.

Code Compliance currently has an active case involving tall weeds, litter and solid waste,

After additional communication with the property owners, significant progress was made. **As of August 20, 2026, the property reached approximately 90% compliance.**

The property is now vacant. We will continue working with the property owner and will monitor the site biweekly until full compliance is achieved.



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Code Compliance Monthly Report

FY25-26

August

District 3

Senior/Lead Compliance Officer - **Daniel Rohde**
361.910.4389 | danielr6@corpuschristitx.gov
Compliance Officers - Melanie Flores, Jose Olvera,
Cristina Morales, Benjamin Falcon

Compliance Cases Initiated **242**

Inspections Completed **564**

Tall Grass / Weeds	238
Emergency Demolitions	0
CDBG CAP	7
Short-Term Rental (STR)	0
Parking Enforcement	75
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	52
No Violation Found	124
Parking on Unimproved Surfaces	1
Property Maintenance Standards	30
Substandard Buildings	6
Unsecured Vacant Buildings	17
Water Restrictions	5
Zoning	9

Notices of Violations Issued **64**

Total Citations **64**

Citations Issued **49**

Parking Citations Issued **15**

Abatements Completed **53**

Mowing & Debris Removal	0
CDBG CAP	7
Illegal Signs Removed	43
Junked Vehicles Removed	3
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



Building STANDARDS BOARD HEARING

DISTRICT 3
846 WEST POINT RD
The structure will be presented at the next BSB Hearing.

Sept. 24

NEXT BSB HEARING
Thursday, September 24,
2026 at 1:30 pm | City
Council Chambers.

Status of High Profile Property.



5901 Weber Rd- Caspian Apartment Homes

Code Compliance currently has **11 active cases** for property maintenance violations, across various apartment units.

As of August 31st, multiple citations have been issued for non-compliance.

Code Compliance will continue working with property management and residents to address the outstanding violations. The team will conduct **weekly inspections** to monitor progress to bring the property into compliance.



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August

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		260
Inspections Completed		782
Tall Grass / Weeds		395
CDBG CAP		8
Parking Enforcement		20
Junked Vehicles		73
No Violation Found		172
Parking on Unimproved Surfaces		1
Property Maintenance Standards		47
Substandard Buildings		3
Unsecured Vacant Buildings		19
Water Restrictions		1
Zoning		43
Notices of Violations Issued		96
Total Citations		162
Citations Issued		150
Parking Citations Issued		12

Abatements Completed		9
Mowing & Debris Removal		0
CDBG CAP		8
Illegal Signs Removed		0
Junked Vehicles Removed		1
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0

Building STANDARDS BOARD HEARING



DISTRICT 4

1930 SANDY WAY AVENUE

The structure will be presented at the next BSB Hearing.

September 24

Next BSB Hearing
Thursday, September 24, 2026 at 1:30 pm
City Council Chambers.

Status of High Profile Property



1009 Don Patricio Rd - Substandard Structure

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

As of **August 20, 2026**, the property is compliant. Ownership of the property changed, and the new owner demolished the structure and abated the outstanding violations.



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Code Compliance Monthly Report

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August

District 5

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

Compliance Cases Initiated		116
Inspections Completed		194
Tall Grass / Weeds		102
Building Permits Required		0
Emergency Demolitions		0
Parking Enforcement		12
Emergency Measures		0
Illegal Dumping		0
Minimum Standards		0
Junked Vehicles		11
No Violation Found		59
Parking on Unimproved Surfaces		0
Property Maintenance Standards		7
Short-term Rentals		0
Substandard Buildings		1
Unsecured Vacant Buildings		0
Water Restrictions		2
Zoning		0

Notices of Violations Issued	17
Total Citations	14
Citations Issued	7
Parking Citations Issued	7
Abatements Completed	0
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 structures will be presented at the BSB Hearing.

September 24

NEXT BSB HEARING
Thursday, September 24, 2026 at 1:30 pm | City Council Chambers.

Status of High Profile Properties



7605 Cold Spring Dr. - Vacant Building

Code Compliance has an active case for violations involving tall weeds, litter, and solid waste.

As of August 28, 2026, the property had been mowed; however, it remains in violation of litter and solid waste.

Citations have been issued for continued noncompliance.

Code Compliance will continue conducting bi-weekly inspections to monitor the property and will issue additional citations, as necessary.



Citations Filed & Disposed

Citations Filed in Municipal Court

809

Status of Filed Citations

Community Service	1
Deferred Disposition/Payment Plan-Deferral/Payment Plan	10
Dismissed by Prosecutor	7
Docket Closed - Fine Paid	6
Warrants Issued	65
Court Clerk Action Needed	9
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	699
Pending Prosecutor Review	12

Total # Dispositioned Citations

1,089

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	219
Docket Closed - Fine Paid	61
Community Service	6
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	246
Warrants Issued	551
Balance Due	6

finest paid



Totaling:

\$ 51,868.35

Offenses by District

