



Development Services Department

Code Compliance Monthly Report

FY24-25
FEBRUARY

In February, Code Compliance Officers initiated 1,047 new cases and completed 4,211 total inspections.
542 cases were proactively picked up by officers.
505 cases were reactive, or complaint driven.

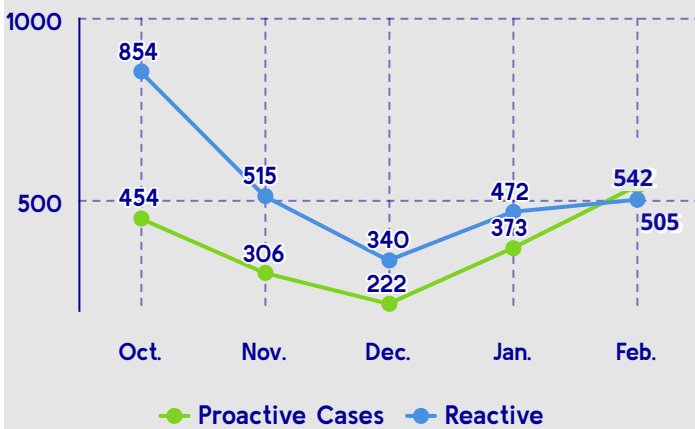
52%

Proactive - 542 new cases initiated by compliance officers

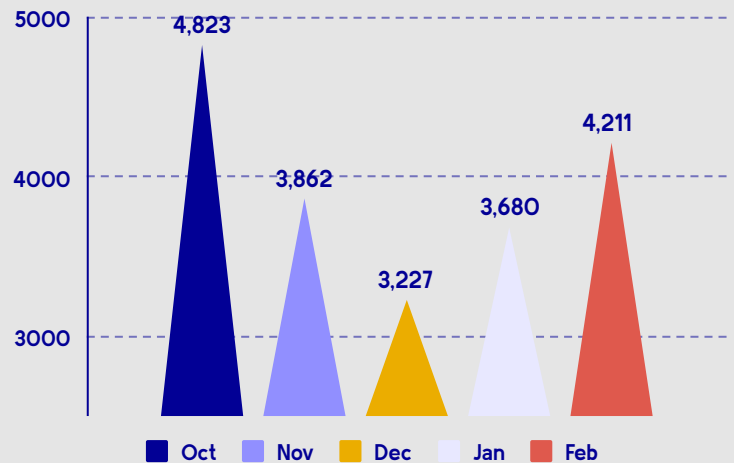
48%

Reactive - 505 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



~Code Compliance Milestone~

Marking 30 years of dedicated service, Code Compliance Manager, Jon Perez has exemplified the values and commitment that define our organization. For 21 of those 30 years, with unparalleled work ethic, subject matter expertise, institutional knowledge, and a passion for code enforcement, Jon has consistently gone above and beyond, making significant contributions to our team's success.

CONGRATULATIONS
30 years of service

Thank you for your dedication and hard work over the years

★★★★★

JON PEREZ
Code Compliance Manager

Throughout the years, Jon has not only excelled professionally, but has fostered a supportive and collaborative environment for the team. In addition to his professional accomplishments, Jon is known for his positivity, sense of humor, and ability to bring out the best in others.

As we celebrate this momentous occasion, we extend our heartfelt gratitude to Jon for his unwavering dedication and exceptional contributions to the City of Corpus Christi. Here's to 30 years of excellence and to many more years of shared success and growth.

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 Manager, Jon Perez (JonP@cctexas.com or 361.826.1128) and Assistant Director, Tracey K. Cantu (TraceyC@cctexas.com or 361.826.3021) are also available to answer questions or concerns.



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District 1

Senior/Lead Compliance Officer - **Michael Gutierrez**
361.945.0262 | mgutierrez@cctexas.com

Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia Diana Gonzalez, Gilbert Salazar

Compliance Cases Initiated		243
Inspections Completed		966
Tall Grass / Weeds		618
Building Permits Required		0
Emergency Demolitions		5
Emergency Measures		2
Illegal Dumping		0
Illegal Signs		0
Junked Vehicles		71
No Violation Found		55
Parking on Unimproved Surfaces		5
Property Maintenance Standards		43
Short-term Rentals		1
Substandard Buildings		16
Unsecured Vacant Buildings		111
Water Restrictions		0
Zoning		39
Notices of Violations Issued		179
Citations Issued		15

Abatements Completed		53
Mowing & Debris Removal		14
Structures Secured (Board-ups)		15
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		20
Junked Vehicles Removed		0
Emergency Demolitions		4
Emergency Measures		0
Substandard Structure		0
Abatements Pending		16
Mowing & Debris Removal		9
Structures Secured (Board-ups)		4
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Structure		3

Next BSB Hearing - March 27, 2025

Status of High Profile Property

1258 Golla Drive
Vacant Property

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

On 2/28/25, City contractors demolished the structure.





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District 2

Senior/Lead Compliance Officer - **Josue Gomez**
361.945.0256 | josueg2@cctexas.com

Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Brianna Perez, Sa'Rhonda Miller, John Garza

Compliance Cases Initiated **318**

Inspections Completed **1231**

Tall Grass / Weeds	755
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	0
Set out Violation	1
Illegal Dumping	0
Junked Vehicles	97
No Violation Found	164
Parking on Unimproved Surfaces	10
Property Maintenance Standards	78
Short-term Rentals	0
Substandard Buildings	10
Unsecured Vacant Buildings	95
Water Restrictions	0
Zoning	20

Notices of Violations Issued **183**

Citations Issued **40**

Abatements Completed **40**

Mowing & Debris Removal	13
Structures Secured (Board-ups)	4
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	22
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Abatements Pending **12**

Mowing & Debris Removal	9
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Next BSB Hearing - March 27, 2025

Status of High Profile Property

3033 Greenwood Drive - Occupied Property

Code Compliance has cases for a junked vehicle and litter & solid waste, which including a large number of dismantled bicycles on the property.

On 02/10/25 a warrant abatement was executed to remove debris from the property. A Reinspection for the junked vehicle is scheduled for 03/15/25.





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District 3

Senior/Lead Compliance Officer - **Grace Elledge**
361.945.0213 | gracee@cctexas.com

Compliance Officers - Diana T. Garza, Roman Calderon, Daniel Rohde, Melanie Flores

Compliance Cases Initiated		132
Inspections Completed		817
Tall Grass / Weeds		580
Building Permits Required		0
Emergency Demolitions		1
Emergency Measures		0
Illegal Dumping		0
Illegal Signs		3
Junked Vehicles		98
No Violation Found		39
Parking on Unimproved Surfaces		3
Property Maintenance Standards		18
Short-term Rentals		0
Substandard Buildings		14
Unsecured Vacant Buildings		27
Water Restrictions		20
Zoning		14
Notices of Violations Issued		103
Citations Issued		40

Abatements Completed		33
Mowing & Debris Removal		16
Structures Secured (Board-ups)		2
Site Secured (Perimeter Fencing)		0
Illegal Signs Removed		6
Junked Vehicles Removed		5
Emergency Demolitions		4
Emergency Measures		0
Substandard Structure		0

Abatements Pending		5
Mowing & Debris Removal		4
Structures Secured (Board-ups)		1
Site Secured (Perimeter Fencing)		0
Junked Vehicles Removed		0
Emergency Demolitions		0
Emergency Measures		0
Substandard Building Demolitions		0

Next BSB Hearing - March 27, 2025

Status of High Profile Property



205 Sullivan Street – Emergency Demolition

Fire damage threatened the structural integrity of the building resulting in the declaration of an Emergency Demolition. Cases were also started for zoning, litter and solid waste, and junk vehicle violations.

Due to the high level of criminal activity, Code Compliance will collaborate all inspections with CCPD until compliance is achieved.



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District 4

Senior/Lead Compliance Officer - **Estella Padron**
361.945.0197 | estellas@cctexas.com

Compliance Officers - Jorge Ortiz, Hazal Prado, George Chatman, Drina Rodriguez

Compliance Cases Initiated **210**

Inspections Completed	812
Tall Grass / Weeds	601
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	2
Illegal Dumping	1
Junked Vehicles	65
No Violation Found	69
Parking on Unimproved Surfaces	0
Property Maintenance Standards	24
Short-term Rentals	1
Substandard Buildings	4
Unsecured Vacant Buildings	9
Water Restrictions	2
Zoning	33

Notices of Violations Issued **105**

Citations Issued	12
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Abatements Completed **7**

Mowing & Debris Removal	6
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Building Demolitions	0

Abatements Pending **1**

Mowing & Debris Removal	1
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Measures	0
Substandard Building Demolitions	0

Next BSB Hearing - March 27, 2025

Status of High Profile Property



15265 Main Royal Dr.- Vacant Property

On 02/27/2025, Code Compliance accompanied by Animal Control and CCPD, conducted an inspection in response to concerns regarding abandoned cats and possible code violations.

A property maintenance violation case was initiated. Contact was made with the property manager, who committed to make all needed repairs.

A reinspection is scheduled for 03/13/2025.



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District 5

Senior/Lead Compliance Officer - **Samuel Gomez**
361.945.0239 | samuelg@cctexas.com

Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

Compliance Cases Initiated	144
Inspections Completed	385
Tall Grass / Weeds	325
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	0
Illegal Dumping	1
Illegal Signs	0
Junked Vehicles	11
No Violation Found	24
Parking on Unimproved Surfaces	0
Property Maintenance Standards	14
Short-term Rentals	1
Substandard Buildings	1
Unsecured Vacant Buildings	3
Water Restrictions	3
Zoning	1
Notices of Violations Issued	76
Citations Issued	6

Abatements Completed	55
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	54
Junked Vehicles Removed	1
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Abatements Pending	1
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Substandard Building	0

Next BSB Hearing - March 27, 2025

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 02/17/25, all five lots are compliant.**

Code compliance will continue to work with property management and conduct monthly inspections to ensure compliance.



Citation Activity

Total # Citations Issued **162**

Citations Filed in Municipal Court **125**

Status of Filed Citations

Warrants Issued	9
Pre-trial Hearing Scheduled	99
Payment Plan	5
Pending Prosecutor Review	1
Community Service	2
Docket Closed - Fine Paid	4
Deferred Disposition	1
Bench Trial	4

Total # Dispositioned Citations **273**

Status of Dispositioned Citations

Deferred Disposition/Payment Plan	41
Dismissed by Prosecutor	46
Docket Closed - Fine Paid	39
Warrants Issued	138
Dismissed after Disposition/Not Guilty	7
Appealed	2

fines paid **Totaling:**
\$ 25,272.36

Offenses by District

