



**DEVELOPMENT
TASKFORCE
MONTHLY MEETING
OCTOBER 20, 2023**



Good Of The Order:

Parks & Recreation

Engineering Services

Solid Waste

CCW

Fire Department

Public Works

Welcome to the Team!



Alex Harmon
DS Engineer IV



Jamalh Bussey
Code Compliance Officer I



Roman Calderon
Code Compliance Officer I



Andrew Dimas
DS Planning Manager



Martin Lopez
Code Compliance Officer I



Paulina Garcia
Code Compliance Officer I



John Navarro
Code Compliance Officer I

WELCOME BACK

New Certifications

Yvette Dodd-Wallace
Development Services Administrator

- Property Maintenance & Housing Inspector
- Code Specialist

Javier Hernandez
Code Compliance Officer

- Code I Certification

Ultra Pena

Plan Examiner
• Building Plans Examiner

Jacob Gonzalez
Permit Technician

- Zoning Inspector



Recognition

Matthew Barrera

Compliance Inspector

- AACE/ICC Certified - Certified Code Enforcement Officer

Berardo Cantu

Compliance Inspector

- AACE/ICC Certified - Certified Code Enforcement Officer

AJ Garcia

Compliance Inspector

- AACE/ICC Certified - Certified Code Enforcement Officer

Patricia Lopez-Garcia

Compliance Inspector

- AACE/ICC Certified - Certified Code Enforcement Officer

Mike Shelton

Compliance Inspector

- AACE/ICC Certified - Certified Code Enforcement Officer

Yvette Dodd-Wallace

Development Services Administrator

- AACE/ICC Certified - Certified Code Enforcement Officer

57 % of DSD's Team Members
Possess a License, ICC Certification
& State Registrations

LAND DEVELOPMENT



Final Plats w/ Public Improvement Plans

Future UDC Amendments

Plat Templates Effective Nov. 2022

Trust Fund Update & City Participation Fund Update

Upcoming RID's

Upcoming UDC amendment to address State Mandates:

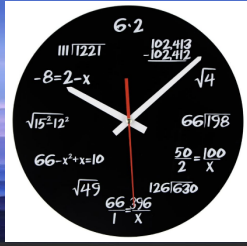
- 1) UDC 3.1.6.B Forms – Add Requirements for Plat Application to include a complete, written list of all documentation and information required to be submitted with a plat application. (HB3699)**
- 1) UDC 3.1.7 Public Notice Requirements – Add additional notice to owner and occupant no later than 10th day before each public hearing, if rezoning or code change creates non-conforming use. (SB929)**

Tentative Timeline: Planning Commission Briefing 10/23

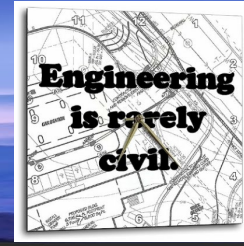
Planning Commission Public Hearing 11/15

City Council Public Hearing/First Reading 12/5

Future UDC Amendments



Engineering Time



As of January 1st, 2024:

Approved Infrastructure Plans Required Prior to Final Plat Approval

Major construction costs, such as upsizing lines for fire flow, roadway tie-ins and/or cul-d-sacs, water looping, etc. are known earlier in the development process for better cost estimates on financing and less surprises at construction.



Facilitates various contracts and agreements that need approved Infrastructure Plans to be complete.



Streamlines review of Final Plat with Infrastructure Plans, reducing review time and no need to obtain revisions prior to plat recordation saving money and time for all involved.

This is how other Texas cities function



TRUST FUND BALANCE

**Available Combined Trust Funds
Balance as of 08.31.2023
(Unaudited) was **\$251,358.14****

**Individual Trust Fund Balance
Break Down:**

Water Arterial Transmission & Grid Main Trust	Water Distribution Main Trust	Sanitary Sewer Trunk System Trust	Sanitary Sewer Collection Line Trust
\$58,854.16	\$13,175.37	\$460,897.71	\$10,904.18

Pending:

- Oso Creek Corner (Reimbursement) - Wastewater Trunk System - \$433,882.50
- Oso Creek Corner (Reimbursement) - Wastewater Collection System - \$356,613.35
- Oso Creek Corner (Reimbursement) - Water Distribution System - \$1,087,852.60
- Padre Island No. 1 (Reimbursement) - Wastewater Collection System - \$1,274,863.00
- London Ranch Estates (Reimbursement) - Water Distribution System - \$1,364,382.00

CITY PARTICIPATION

Available Balance Participation Funds as of 04/30/2023

- Bond 18 - \$1,324,078.11
- *Note: There were no City Participation Funds allocated in the 2020 Bond initiative*
- *Note: There are no City Participation Funds proposed for the 2022 Bond Initiative*

City Participation Activity FY 2022-2023:

Approved:

Kings Landing Unit 2 – Street Participation - \$192,253.75 – Approved 12.20.2022



CODE COMPLIANCE DIVISION



**CODE COMPLIANCE
MONTHLY REPORT
SEPTEMBER 2023**





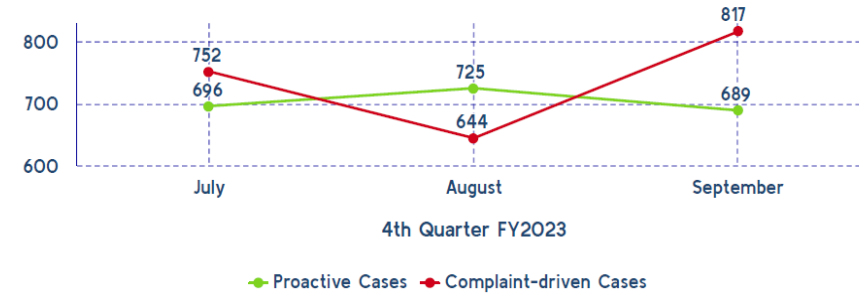
Code Compliance Monthly Report September 2023

The Code Compliance Division of Development Services has shifted to a holistic compliance approach, focusing efforts from the outside (strategic, big picture) toward the inside, to improve the aesthetics, appearance, and perception of the City of Corpus Christi.

The following report illustrates the efforts of the district teams to bring commercial and residential properties into compliance through education and building relationships with our citizens. Preventing the deterioration of housing and commercial properties, through the enforcement and abatement of code violations will improve the quality of life for our residents and strengthen our neighborhoods, city-wide.

- Code compliance initiated 1,506 new cases in September and completed 1,953 total inspections.
- 689 cases were proactively started by compliance officers.
- 817 cases were complaint-driven, via the 311-call center.

Case Initiation Comparison: Proactive vs Complaint-driven



**"Get To Know Your City" Townhall Event
@ TAMUCC- District 2**

Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.

Assistant Director, Tracey Cantu at TraceyC@cctexas.com / 361.826.3021 and Director, Al Raymond at Alraymond@cctexas.com / 361.826.3575 are also available to answer questions or concerns.

District 1

Senior/Lead Compliance Officer -
361.945.0275 | mikesh@cctexas.com
Compliance Officers - Alex Gonzales, Sam Gomez, Ruben

Compliance Cases Initiated	400
Inspections Completed	564
Tall Grass / Weeds	417
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Signs	4
Junked Vehicles	39
Parking on Unimproved Surfaces	4
Property Maintenance Standards	38
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	36
Water Restrictions	3
Zoning	19

Notices of Violations Issued	290
Citations Issued	89
Substandard Building Cases Presented to BSB	3

Status of High Profile

- 10410 IH-37 @ River Run Blvd. - Vacant Lot
- Tall weeds, litter/solid waste; unkept sidewalks, curbs
- 9/22/2023 property was in partial compliance... until 10/6/2023 for a follow-up inspection.
- 854 Lantana Street @ Crosstown Access - Occupied
- investigated for possible junked vehicles
- 9/19/2023 property was reinspected to find the

District 2

Senior/Lead Compliance Officer - Thomas
361.5857186 | thomasc6@cctexas.com
Compliance Officers - Eddie Reyna, Javier Hernandez, Sh

Compliance Cases Initiated	385
Inspections Completed	396
Tall Grass / Weeds	271
Building Permits Required	2
Emergency Demolitions	4
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	37
Junked Vehicles	9
Parking on Unimproved Surfaces	0
Property Maintenance Standards	19
Short-term Rentals	3
Substandard Buildings	4
Unsecured Vacant Buildings	40
Zoning	6

Notices of Violations Issued	177
Citations Issued	61
Substandard Building Cases Presented to BSB	1

Status of High Profile Property

- Sunrise Mall -
 - As of 09-14-2023, all entry points of the mall have been secured.
 - Work will begin soon to erect a fence at access points from the parking structure mall... securing the skywalk to prevent access and further damage and defacement
 - Current Status- In Violation.**
- Code Compliance inspects the property weekly to determine if any progress has property into compliance, and/or if further code enforcement action is needed to address violations.

Community Outreach

- 09-21-2023 Code Compliance participated in the TAMUCC Townhall "Get to know your city" event.

District 2

District 3

Senior/Lead Compliance Officer - Grace
361.945.0213 | gracee@cctexas.com
Compliance Officers - Steven Arredondo, Dial

Compliance Cases Initiated	262
Inspections Completed	393
Tall Grass / Weeds	281
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	57
Junked Vehicles	13
Parking on Unimproved Surfaces	3
Property Maintenance Standards	16
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	15
Water Restriction	2
Zoning	2

Notices of Violations Issued	90
Citations Issued	35

Status of High Profile

- Lovett Dental @ 4901 SPID;
Best Buy @ 4717 SPID;
El Patron Sweepstakes @ 4601 SPID;
Hooters @ 4551 SPID
- properties were inspected to find tall weeds and litter
- 09-26-2023 - A follow-up inspection found the prop
- The next scheduled inspection is 10-11-2023
- PetsMart @ 5214 Blanche Moore Drive & Por Vida Ave
- 09-11-2023, a compliance inspection found all trash
- A follow-up inspection will be conducted on 10-1

District 4

Senior/Lead Compliance Officer - Estella Padron
361.945.0197 | estellas@cctexas.com
Compliance Officers - Todd Shangraw, Jorge Ortiz, Hazel Prada

Compliance Cases Initiated	265
Inspections Completed	265
Tall Grass / Weeds	265
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	56
Junked Vehicles	28
Parking on Unimproved Surfaces	0
Property Maintenance Standards	17
Short-term Rentals	12
Substandard Buildings	1
Unsecured Vacant Buildings	12
Water Restriction	2
Zoning	22

Notices of Violations Issued	123
Citations Issued	59

Status of High Profile

- 15621 Finistere St. - Illegal Short-term Rental continuing Residential Zoning District... 16 citations have been issued for S
- 13938 Longboat Dr. - Illegal Short-term Rental operating Zoning District... 10 citations have been issued for S
- 13950 Blackbeard Dr. - Illegal Short-term Rental operating Zoning District... 30 citations have been issued for ST
- **Multiple cases against the owner of these properties
- 4855 S Alameda St - (Retail Center) all properties at this solid waste on the premises.
 - On 09-05-2023, a reinspection was conducted and found of litter & solid waste. citations have been issued for the
 - 09-25-2023, District Lead Estella Padron has made contact and he is in process of cleaning property.

District 5

Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com
Compliance Officers - Josue Gomez

Compliance Cases Initiated	194
Inspections Completed	159
Tall Grass / Weeds	118
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	19
Junked Vehicles	2
Parking on Unimproved Surfaces	1
Property Maintenance Standards	6
Short-term Rentals	2
Substandard Buildings	2
Unsecured Vacant Buildings	5
Water Restriction	4
Zoning	0

Notices of Violations Issued	145
Citations Issued	97
Substandard Building Cases Presented to BSB	0

Status of High Profile Property

- Code compliance conducts weekly inspections of the Kingsley Properties (old Kings Crossing Golf Course) to monitor for any code violations, to include with City Ordinance Section 23-70 Tall Weeds, requiring the properties to be mowed in their entirety.
- As of September 26, 2023, the following five properties were inspected and found to be in violation of City Ordinance Section 23-70 Tall Weeds: 5925 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, and 6314 Oso Pkwy. Three citations were issued to Kingsley Properties GP LLC, Kingsley Properties LP and the corporation's president, resulting in a total of fifteen citations issued.
- Current Status - In Violation**

District 5



Building

“We shape our buildings; thereafter, they shape us.”
– Winston Churchill

Informational Bulletins

- Addressing
- Hi/Lo Fountains

Efficiencies

- Scheduling Inspections
- Email Boxes

Upcoming Training

Submissions



WINTER BREAK



Director's Report

- Master Planning & Impact Fee / Capital Improvements Advisory Committee (CIAC) Meeting Schedule**
- Winter Break 2023**
- FY22/23 Budget Update**
- Performance & Metrics - August 2023**
- Vacancy Rate - August 2023**
- Questions, Comments, & Suggestions**



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**

Master Planning & Impact Fee Study – Meeting Schedule

- **Oct 19, 2023** / CIAC Meeting - Stormwater Impact Fee Review
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **Nov 08, 2023** / Community Meeting - Master Plan Review (District 5)
Dr. Clotilde P Garcia Library 5930 Brookhampton St. (6pm-7pm)
- **Nov 09, 2023** / CIAC Meeting - Roadway Impact Fee Review
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **Nov 13, 2023** / Community Meeting - Master Plan Review (District 3)
Corpus Christi Water Building (Choke Canyon Room) 2726 Holly Rd - (6pm-7pm)
- **Nov 15, 2023** / Community Meeting - Master Plan Review (District 2)
Lindale Senior Center 3135 Swantner St. - (6pm-7pm)
- **Nov 16, 2023** / Workshop Briefing - City Council & Planning Commission - Master Plan Review
- **Dec 5th, 2023** / City Council Action for Notice to Set Public Hearing
Land Use, Master Plans, & CIP'S RTA Building (602 N. Staples St.)
- **Dec 6th, 2023** / Workshop Briefing - City Council & Planning Commission - Master Plan Review
- **Dec 06, 2023** / Community Meeting - Master Plan Review (District 1)
Owen R. Hopkins Library 3202 McKinzie Rd - (6pm-7pm)
- **Dec 11, 2023** / Community Meeting - Master Plan Review (District 4)
Ethel Eyerly Senior Center 654 Graham Rd. (6pm-7pm)
- **Dec 13, 2023** / Planning Commission Public Hearing
City Hall (6th Floor Conference Room)
- **Jan 18, 2024** / City Council Public Hearing - Land Use, Master Plans & CIP's (6pm-8pm)
RTA Building (602 N. Staples St.)



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**

- **Jan 18, 2024** / CIAC Meeting - Wastewater Impact Fee Review
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **Jan 23, 2024** / City Council Public Hearing - Land Use, Master Plans & CIP's (1st Rdg)
RTA Building (602 N. Staples St.)
- **Jan 30, 2024** / City Council Public Hearing - Land Use, Master Plans & CIP's (2nd Rdg)
RTA Building (602 N. Staples St.)
- **Feb 15, 2024** / CIAC Meeting - Water Impact Fee Review
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **Mar 21, 2024** / CIAC Meeting - Impact Fee Review & Recommendations for Council
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **TENTATIVE** / Community Meetings in each Council District - Impact Fees Review (6pm-7pm)
April - May 2024
- **Apr 11, 2024** / Workshop Briefing - City Council & Planning Commission - Impact Fees Review
Tentative
- **May 09, 2024** / Workshop Briefing - City Council & Planning Commission - Impact Fees Review
Tentative
- **Apr 23, 2024** / City Council Action for Notice to Set Public Hearing - Impact Fees
RTA Building (602 N. Staples St.)
- **May 15, 2024** / Planning Commission Public Hearing
City Hall (6th Floor Conference Room)
- **June 05, 2024** / City Council Public Hearing - Impact Fees (6pm-8pm)
RTA Building (602 N. Staples St.)
- **June 11, 2024** / City Council Public Hearing - Impact Fees (1st Rdg)
RTA Building (602 N. Staples St.)
- **June 18, 2024** / City Council Public Hearing - Impact Fees (2nd Rdg)
RTA Building (602 N. Staples St.)



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**

**FOR MORE INFORMATION
PLEASE VISIT:**

Corpus Christi: Developing Our Future (developing-our-future-cc.com)

WINTER BREAK 2023



DECEMBER 2023						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

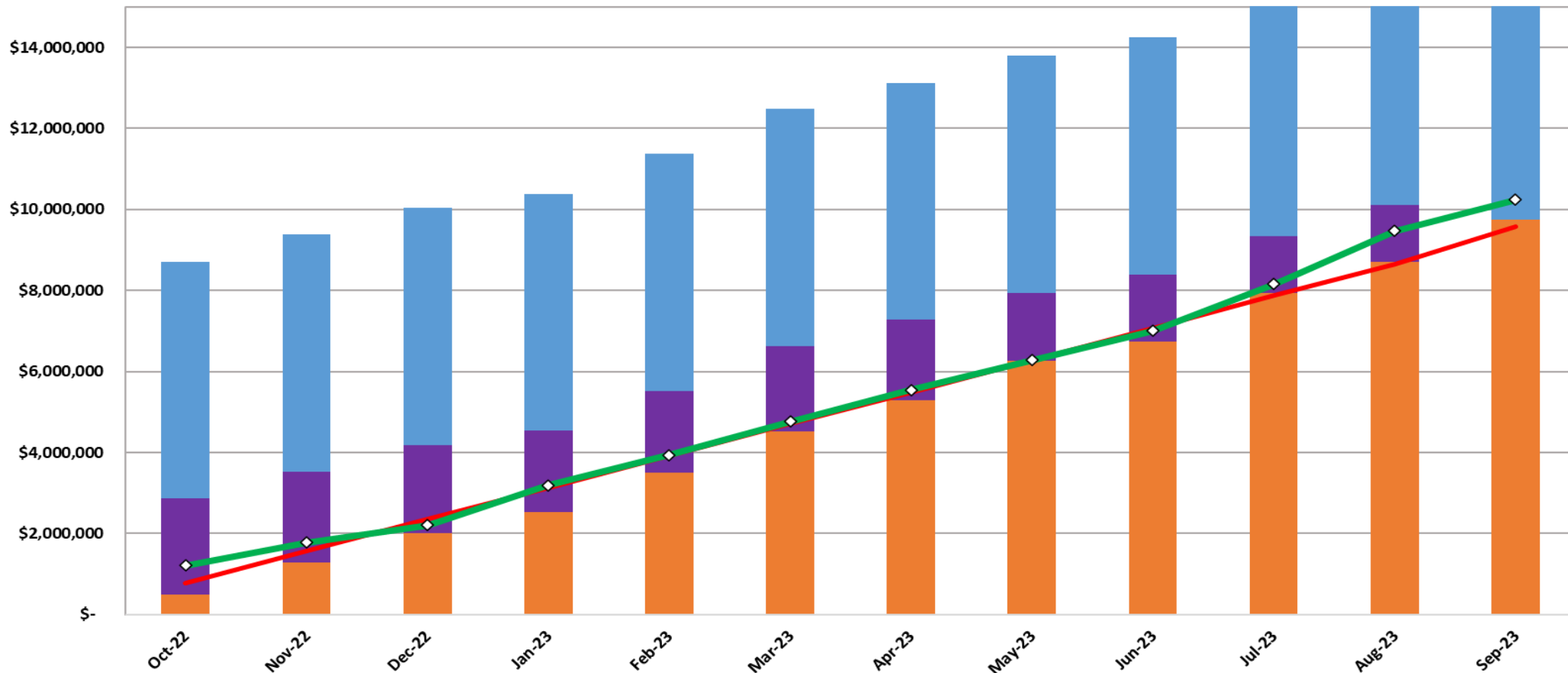
**December 25, 2023 -
January 1, 2024**

Returning January 2nd, 2024!

JANUARY 2024						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Printable Calendars by CompanyPioneers.Com

Development Services Budget Vs. Actual Analysis (As Of September 30, 2023)



	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
■ Transfer to CIP - Building	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807
■ Outstanding PO's	\$2,378,933	\$2,250,000	\$2,160,401	\$1,997,600	\$2,017,345	\$2,097,140	\$1,984,340	\$1,661,646	\$1,648,441	\$1,419,627	\$1,407,403	
■ Actual Expenses	\$484,184	\$1,275,371	\$2,016,778	\$2,534,298	\$3,507,191	\$4,531,268	\$5,288,786	\$6,272,891	\$6,744,396	\$7,929,831	\$8,708,835	\$9,747,646
— Planned Revenue	\$780,016	\$1,570,843	\$2,351,569	\$3,137,635	\$3,920,266	\$4,703,934	\$5,489,187	\$6,272,429	\$7,058,438	\$7,875,558	\$8,661,782	\$9,581,948
— ◆ Actual Revenue	\$1,210,396	\$1,781,556	\$2,211,709	\$3,193,133	\$3,941,536	\$4,764,299	\$5,546,336	\$6,280,169	\$7,004,547	\$8,156,932	\$9,466,689	\$10,235,041

■ Actual Expenses
 ■ Outstanding PO's
 ■ Transfer to CIP - Building
 — Planned Revenue
 — ◆ Actual Revenue

September 2023 Performance Metrics

- 962 Lobby Customers
- 4,022 Call Volume

- 14.90 Average Wait Time

Permits - Licenses - Zoning/Historic - Plan Review

3.84 3.7 9.9 8.6

- 1,592 Permits Issued
 - 94% Next Day Inspections (*Goal = 85%*)
 - 2 Residential Average Review Time (*Goal = 3 Days*)
 - 6 Commercial Average Review Time (*Goal = 10 Days*)

- 2 Zoning Applications Submitted
 - 1 Applications taken to Planning Commission
 - 3 Applications taken to City Council
 - 78 Average days to City Council (*Goal = Less than 76 days*)

- 9 Platting Applications Submitted
 - 9 Plats taken to Technical Review Committee (TRC)
 - 7 Plats taken to Planning Commission
 - 50 Average days to Planning Commission (*Goal = Less than 45 days*)

- 0 Public Improvement Plans (PIP) Submitted
 - 0 Public Improvement Plans Reviewed
 - 0 Average Review Time (*Goal = 15 Days*)*

DSD VACANCY REPORT

SEPTEMBER 2023

Vacancy Report				
Division	Quarter 1 Vacancy Rate	Quarter 2 Vacancy Rate	Quarter 3 Vacancy Rate	Quarter 4 Vacancy Rate
Land Development	26.67%	26.67%	26.67%	20.00%
Administration	12.50%	36.36%	27.27%	27.27%
Inspection Operations	6.67%	25.45%	25.86%	27.59%
Code Enforcement	NA	NA	NA	32.56%
Totals:	11.76%	28.40%	26.19%	26.19%

* Functional Vacancy Rate exclusive of Code Compliance is 12.68%

* Functional vacancy Rate for Code Compliance is 25.64%



QUESTIONS, COMMENTS, SUGGESTIONS...

Next Development Task Force Meeting
November 17, 2023