



DEVELOPMENT TASKFORCE MONTHLY MEETING AUGUST 18, 2023

GOOD OF THE ORDER:

Dan McGinn

Director of Planning & Community Development

- ❖ *RFI for the Lamar School Area Lots*
- ❖ *Fee Waiver Program Edits*

Parks & Recreation

Engineering Services

Solid Waste

CCW

Fire Department

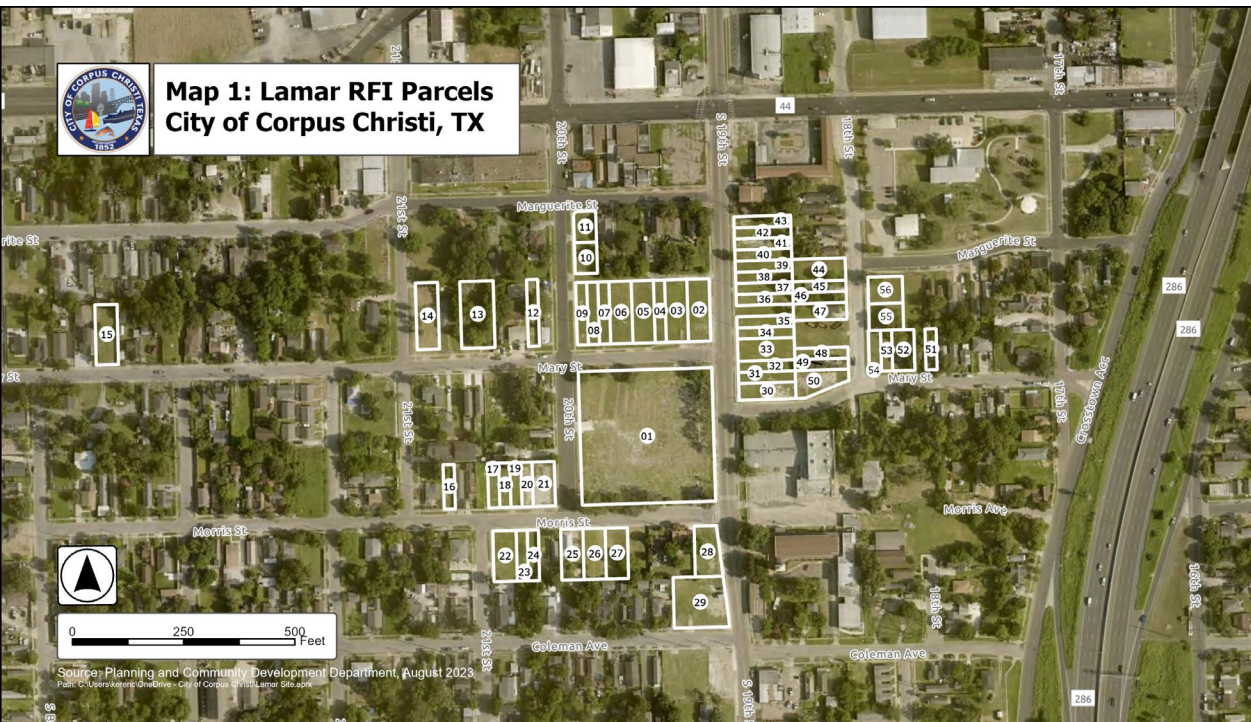
Public Works

Lamar Site Property Development RFI

Letters of Interest Due 5pm September 11, 2023

Complete RFI can be found at:

www.cctexas.com/planning





**PLANNING &
COMMUNITY
DEVELOPMENT**

QUESTIONS?



NEW CERTIFICATIONS

Andrew 'AJ' Garcia

Code Compliance Inspector

- *Permit Technician*

Jacob Gonzalez

Permit Technician

- *Permit Technician*

Ruben Hernandez

Code Compliance Officer

- *Registered Code Enforcement Officer I*

Josue Gomez

Code Compliance Officer

- *Registered Code Enforcement Officer II*

Belinda Mendoza

Code Compliance Inspector

- *Permit Technician*

Mike Shelton

Code Compliance Officer

- *Registered Code Enforcement Officer II*
- *Residential Building Inspector*

Hazel Prado

Code Compliance Officer

- *Registered Code Enforcement Officer II*

Eddie Reyna

Code Compliance Officer

- *Registered Code Enforcement Officer II*

Thomas Chapa

Code Compliance Officer

- *Registered Code Enforcement Officer II*



WAY TO GO TEAM!!!

DSD 70% of Certified Staff

NEW HIRE



Andrea Fernandez
Land Development - Planner I

Welcome
To the Team!



LAND DEVELOPMENT

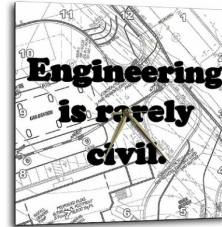
Continued
Stormwater
Discussion

Final Plats w/
Approved Prelim
Plats Discussion

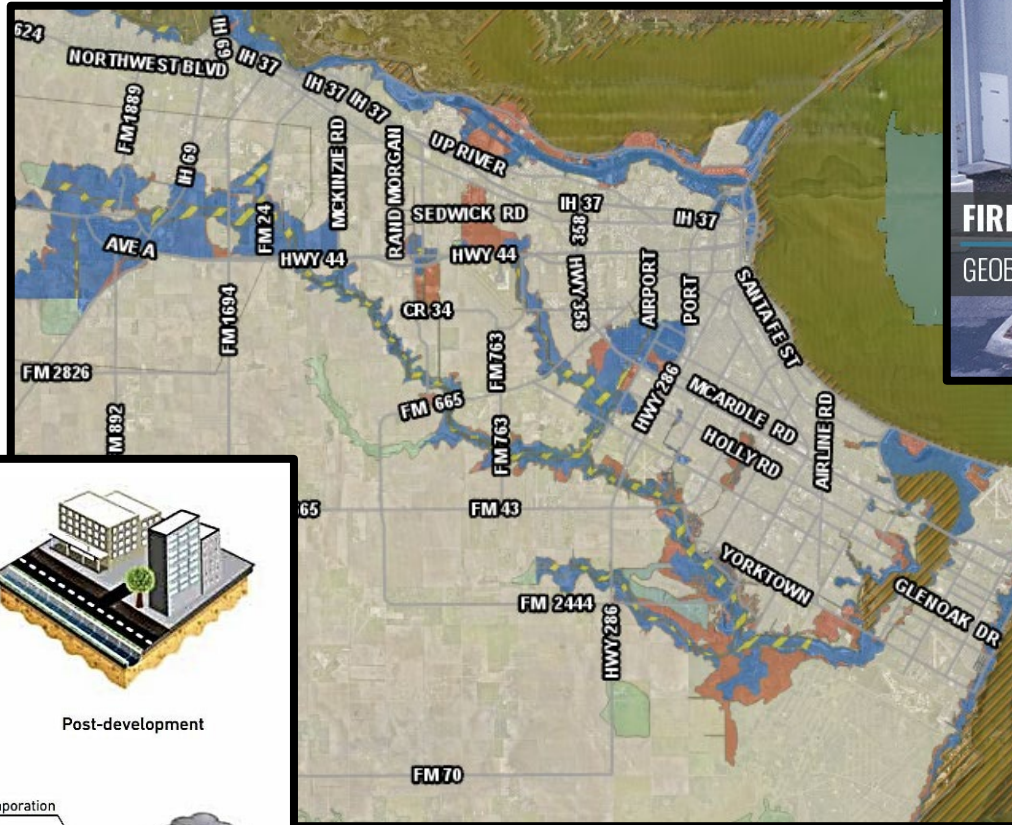
What's the HPO
been Working
on...?

Trust Fund Update & City
Participation Fund
Update

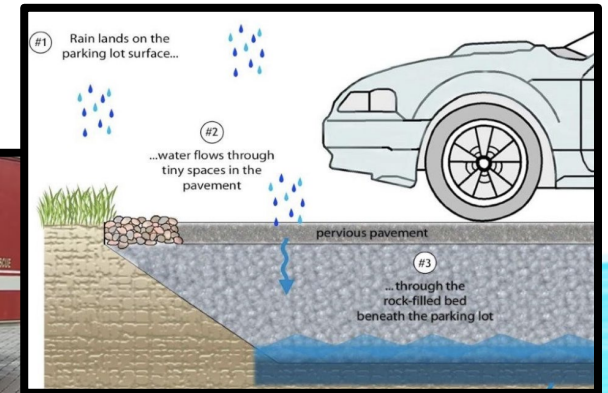
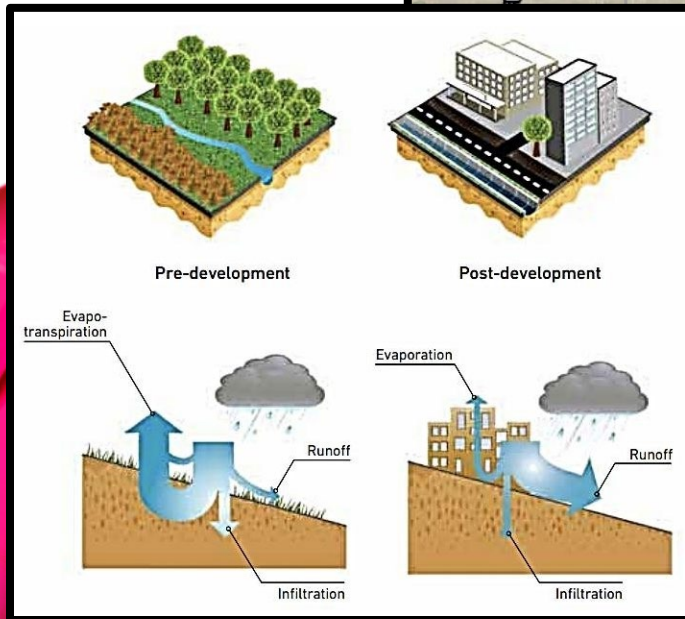
Engineering Time



Additional Runoff from Development

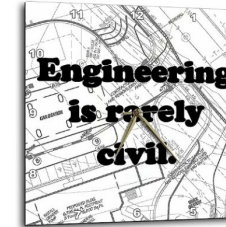


Low Impact Development Techniques





Engineering Time



Final Plats with approved Preliminary Plats

UNIFIED DEVELOPMENT CODE

ARTICLE 3. DEVELOPMENT REVIEW PROCEDURES

§ 3.8 Subdivision Plat Review

3.8.5. Final Plat

3.8.5.D. Review Criteria

A final plat with a previously approved preliminary plat shall be approved if it meets all of the criteria:

1. The final plat is consistent with an approved preliminary plat and the approved master preliminary plat.
2. The final plat is consistent with any required rights-of-way and easements.
3. The final plat is in compliance with any subdivision design and improvement standards adopted by the City pursuant to Texas Local Government Code governing plats and subdivision of land within the City's jurisdiction to promote the health, safety or general welfare of the City and the safe, orderly and healthful development of the City.
4. The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)

WHAT'S THE HISTORIC PRESERVATION OFFICER (HPO) BEEN WORKING ON...?

RESIDENTS OF MORNINGSIDE

Hello everyone! My name is Robert Kurtz. I am the new Historic Preservation Officer for the City of Corpus Christi. Over the next few months, I will be conducting a historic resource survey in your community.

You may see me in the area taking photographs of buildings and making notes about what the buildings look like. I will be wearing a reflective vest, have my City ID on me, and I will only be in the public right-of-way. I will not enter private property. I am planning on being in the neighborhood on Friday mornings for several weeks.

Why do a survey?

Many subdivisions throughout Texas are surveyed to identify building styles and forms of a certain era. Morningside is one of a few historically significant subdivisions in Corpus Christi representing early-to-mid twentieth-century architecture (pre through post WWII).

Will this list us on the National Register?

No. Listing a district on the National Register is a very lengthy process. This survey is to record architectural features to be archived. However, if Morningside decided to locally become a historic district, I could help with that.

Will this raise my taxes?

This survey has nothing to do with property assessment. The data collected is purely for historical documentation. It should be stated that there are some possible tax breaks to becoming a historical district.



If you see me in the area, please feel free to say hello! I look forward to meeting you. And if you have any questions about preservation, do not hesitate to email me or give me a call!

*Robert Kurtz, Historic Preservation Officer
Land Development | Development Services*

*City of Corpus Christi • 2406 Leopard Street
Corpus Christi, Texas 78401 • (361)826-3112 Office
Robertk3@ccctexas.com*

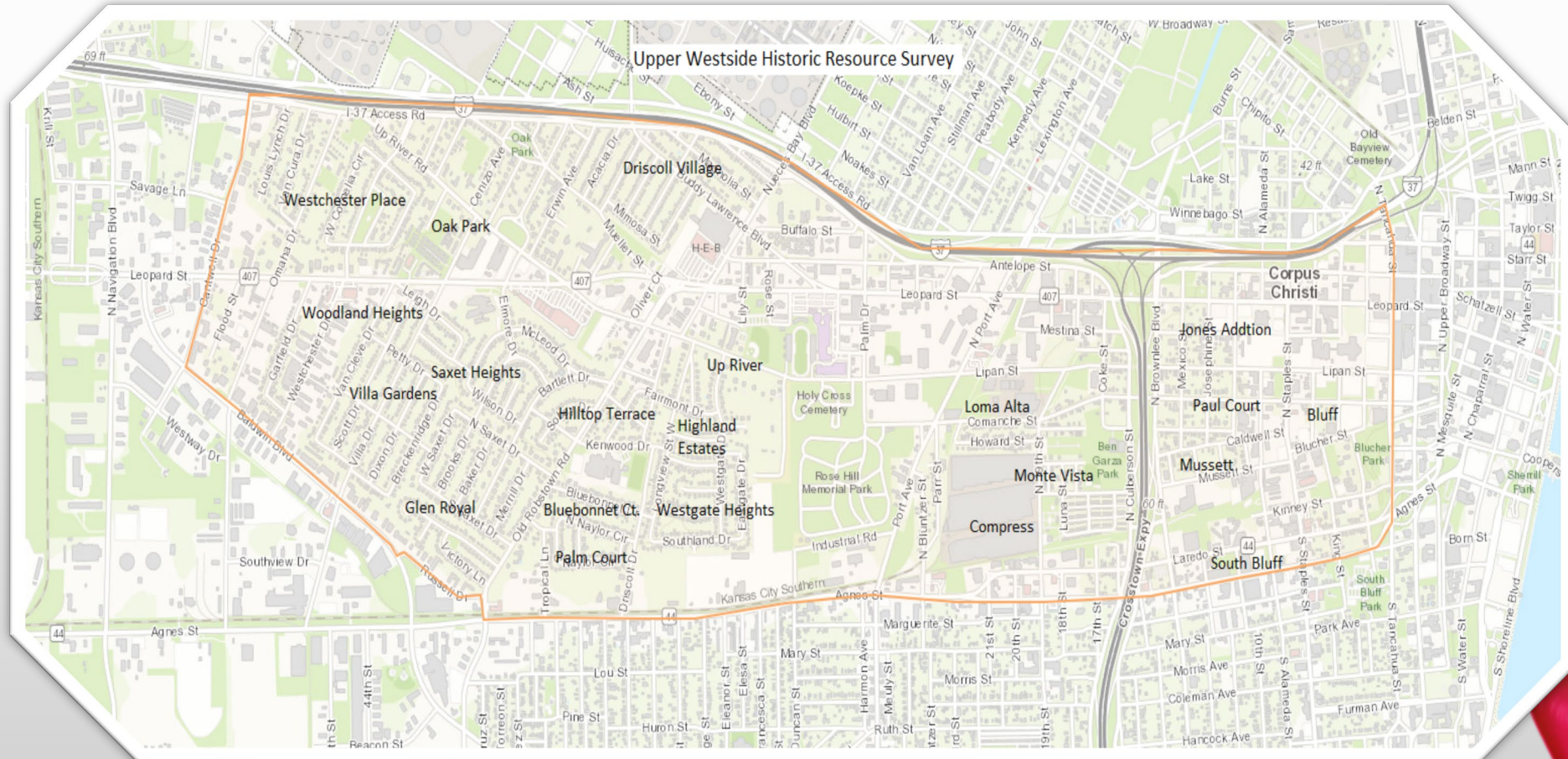


Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

Upper Westside Historic Resources Survey

- Project begins in September.
- Approx. 3000 parcels; windshield survey and reconnaissance level survey.
- Staples and Leopard corridors. (See attached map.)
- Funded in part by the Texas Historical Commission's Certified Local Government Program.

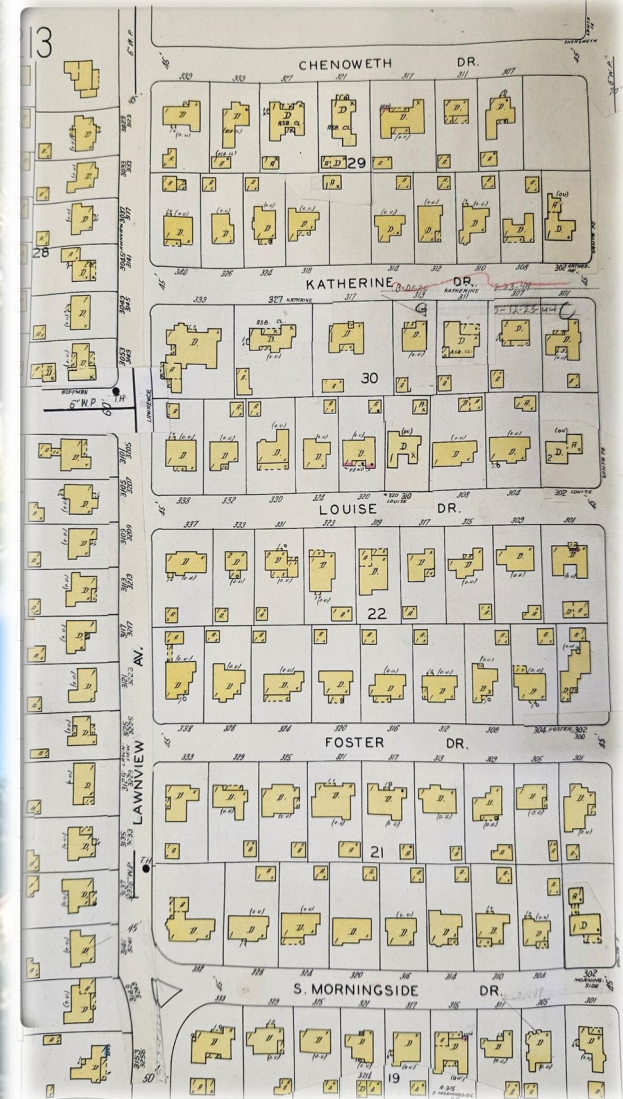


Upper Westside



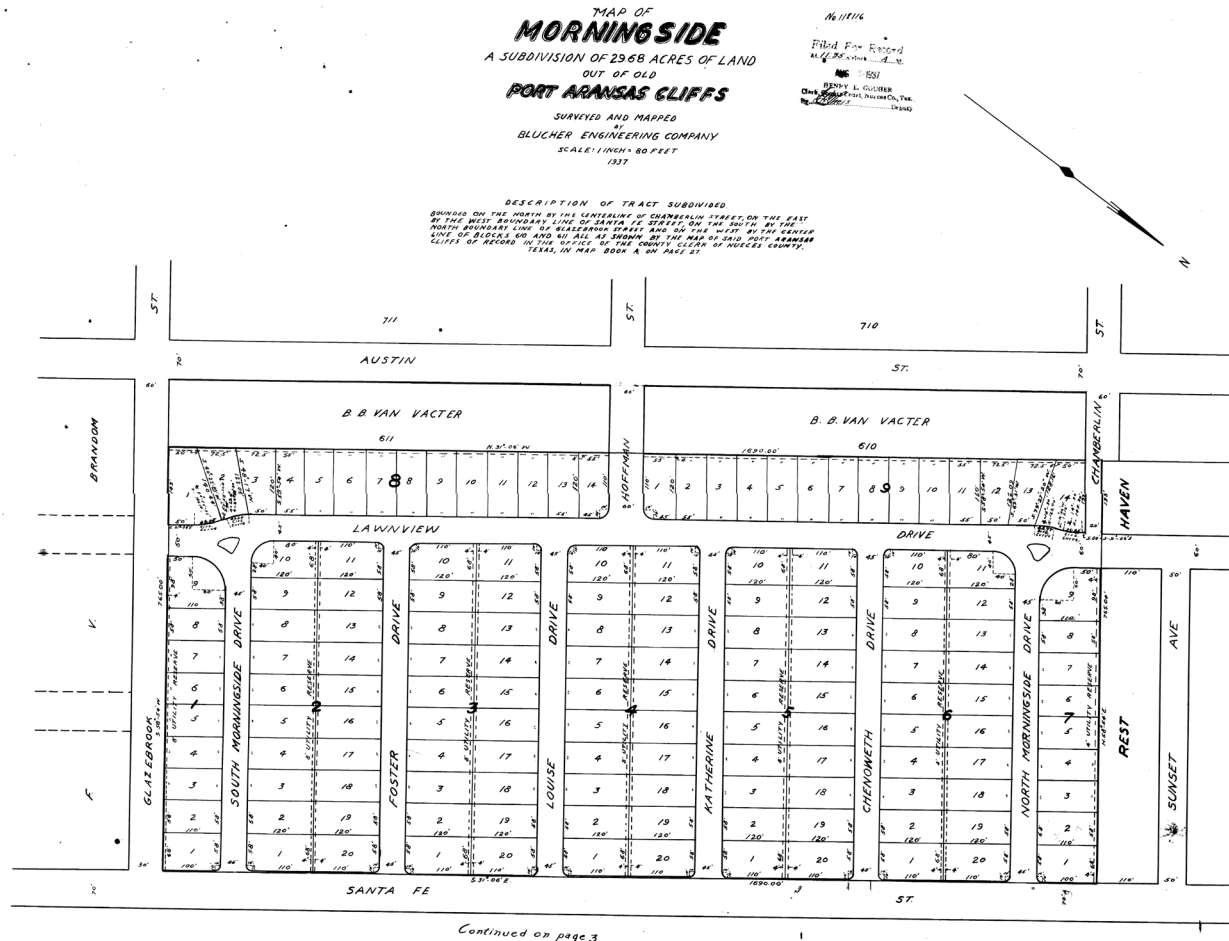
MORNINGSIDE

- **Morningside** is one of the original plat development plans of the subdivision.
- **Contributing** and **noncontributing** are two homes in Morningside, one that contributes to the historic survey and the other that does not.
- **MS3** is a section of the Sanborn Fire Map of Morningside used in the survey.



Morningside Neighborhood Historic Resources Survey

- Customized Arc-GIS Collector application (developed in-house) using Texas Historical Commission Survey Form
- Uses iPad or cell phone, upload images from the field



2

Landmark Commission Toured The Ritz - Aug. 8, 2023



TRUST FUND BALANCE

Available Combined Trust Funds
Balance as of 07.31.2023
(Unaudited) was **\$429,289.77**

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	\$512,223.48	\$10,904.18

Approved:

- Oso Ranch Unit 1 (Reimbursement) – Wastewater Trunk System - \$1,382,148.68

Pending:

- Oso Creek Corner (Reimbursement) – Wastewater Trunk System - \$433,882.50
- Oso Creek Corner (Reimbursement) – Wastewater Collection System - \$586,325.63
- Oso Creek Corner (Reimbursement) – Water Distribution System - \$1,209,985.44
- 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



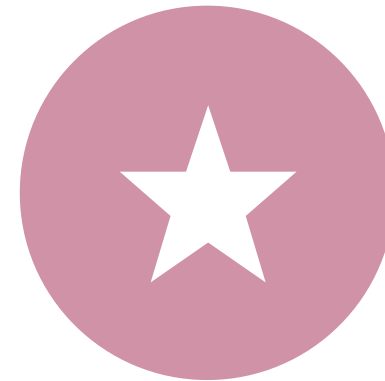
NEW FOCUS

- *Staff Training*
- *Staff Certifications*
- *ETC.*



HIGHLIGHT SERVICE AREAS BROUGHT INTO COMPLIANCE

- *Sunrise Mall Update*
- *King's Crossing Golf Course Update*



PERFORMANCE & METRICS

- *Code Compliance
Monthly Report July 2023*



CODE COMPLIANCE MONTHLY REPORT - JULY 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. In doing so, Code Compliance Officers are prioritizing the highly visible and most traveled areas, within our city, starting with the freeways, highways, and major arterials; moving to our major collector streets throughout the city; and finally focusing on our residential streets within our neighborhoods, all within each Council District.

The team has been restructured to be more responsive, effective, and efficient:

- The team has been divided into five (5) groups of compliance officers; one group for each Council District.
- Each group is led by a Senior Code Compliance Officer and supported by a Code Compliance Supervisor.
- The Senior Code Compliance Officers and the Code Compliance Supervisor will engage the community and drive compliance within each district

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 1,448 new cases in July and completed 1,940 total inspections.
 - 696 cases were proactively picked up by officers
 - 752 cases were complaint-driven, via the 311-call center.
- Officers proactively conduct weekly sweeps for illegal signs to remove blight and visual obstructions from our public right-of-way. On average, they remove 80 illegal signs each week.

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@ccctexas.com / 361.826.3021 and Director, Al Raymond at AlRaymond@ccctexas.com / 361.826.3575 are also available to answer questions or concerns.



*Securing the Sunrise Mall
(Board-up in Progress)
- 5858 SPID - District 2*



Development Services Department Code Compliance Monthly Report

FY 2023
JULY

District 1

Senior/Lead Compliance Officer - Mike Shelton
361.945.0275 | mikesh@cctexas.com

Compliance Officers - Alex Gonzales, Sam Gomez, Ruben Hernandez, Tardus Romawar

Compliance Cases Initiated	474
Inspections Completed	497

Tall Grass / Weeds	313
Building Permits Required	3
Emergency Demolitions	4
Emergency Measures	1
Illegal Signs	46
Junked Vehicles	22
Parking on Unimproved Surfaces	7
Property Maintenance Standards	25
Short-term Rentals	1
Substandard Buildings	7
Unsecured Vacant Buildings	28
Zoning	20

Notices of Violations Issued	290
Citations Issued	61
Substandard Building Cases Presented to BSB	4

Abatements Completed

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

Abatements Pending

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

* Man-power shortage for abatement contractors.
** 30-Day extension granted for abatement contractors.

Status of High Profile Properties

- 3170 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair at residential property.
- Current Status - In violation; Anticipated reinspection 08/18/23.
- 3174 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair at residential property.
- Current Status - In violation; Anticipated reinspection 08/18/23.
- 737 W. Cornella Drive - Occupied Property | Zoning violation - Heavy machinery stored in property.
- Current Status - In violation; Anticipated reinspection 08/21/23.



Development Services Department Code Compliance Monthly Report

FY 2023
JULY

District 2

Senior/Lead Compliance Officer - Thomas Chapa III
361.5857186 | thomasc6@cctexas.com

Compliance Officers - Eddie Reyna, Jayler Hernandez, Sherman Dixon, Thomas Rios

Compliance Cases Initiated	391
Inspections Completed	427

Tall Grass / Weeds	285
Building Permits Required	1
Emergency Demolitions	4

Abatements Completed	61
Mowing & Debris Removal	12
Structures Secured (Board-ups)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	48
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	1



Development Services Department Code Compliance Monthly Report

FY 2023
JULY

District 5

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

Compliance Officers - none assigned at this time

Compliance Cases Initiated	115
Inspections Completed	164

Tall Grass / Weeds	115
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	2
Illegal Signs	29
Junked Vehicles	4
Parking on Unimproved Surfaces	0
Property Maintenance Standards	9
Short-term Rentals	0
Substandard Buildings	2
Unsecured Vacant Buildings	2
Zoning	1

Abatements Completed	22
Mowing & Debris Removal	2
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	22
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatements Pending	5*
Mowing & Debris Removal	3
Structures Secured (Board-ups)	3
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

* Man-power shortage for abatement contractors.

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.
- On July 25, 2023, the property at 6302 Oso Pkwy was found in compliance.
 - Four lots were found in violation: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, and 6314 Oso Pkwy, resulting in a total of eight citations issued to Kingsley Properties and the corporation's president.
 - On July 25, 2023, a reinspection was conducted at 6402 Lens Drive to confirm all property maintenance deficiencies have been addressed.
 - Current Status - Partial Compliance

District 5



Development Services Department Code Compliance Monthly Report

FY 2023
JULY

District 3

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

Compliance Officers - Steven Arredondo, Diana T. Garza

Compliance Cases Initiated	237
Inspections Completed	427

Tall Grass / Weeds	313
Building Permits Required	4
Emergency Demolitions	1
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	0
Parking on Unimproved Surfaces	0
Property Maintenance Standards	0
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	0
Zoning	0

Abatements Completed	82*
Mowing & Debris Removal	54
Structures Secured (Board-ups)	24
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	4**
Substandard Building Demolitions	0

* if contractors, violation by owner.

Priority concern items from the field waste, and in the parking lot damage and

to bring the area into compliance.

District 2

Notice @ 5214 Blanca M...
Notice notice was mailed to...
that progress had been made...
New Status - Partial Compliance

Violations Issued

Substandard Building Cases Presented to BSB	0
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Status

7 SPID and other...
Notice notice was mailed to...
that progress had been made...
New Status - Partial Compliance

Violations Issued

Substandard Building Cases Presented to BSB	2
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Status

7 SPID and other...
Notice notice was mailed to...
that progress had been made...
New Status - Partial Compliance

Violations Issued

Substandard Building Cases Presented to BSB	2
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Status

7 SPID and other...
Notice notice was mailed to...
that progress had been made...
New Status - Partial Compliance

Violations Issued

Substandard Building Cases Presented to BSB	2
---	---

Status

7 SPID and other...
Notice notice was mailed to...
that progress had been made...
New Status - Partial Compliance

Status of High Profile Properties

- 1010 Naval Air Station Drive #C & 1012 Naval Air Station Drive
 - On 07/18/23, The Corpus Christi Fire Department reported a brush fire spread to nearby residential buildings resulting in structural damage.
 - DS compliance inspectors and code compliance officers inspected the property immediately to assess the structural stability of the buildings.
 - An Emergency Demolition Order was issued, and placards were left at properties to prevent entry.
 - A 30-day extension was granted to the owner to self-demolish both structures.
 - Current Status - In violation
- 3049 Waldron - Vacant Building | Violation - Tall Weeds
 - Contact made with new property owner and abatement has begun.
 - The property will be monitored to ensure it is brought into compliance.
 - Current Status - Compliance in progress
- 700 Glenoak Drive - (2) Junked Boats
 - Reinspection is scheduled for 08/14/23...if the property is not in compliance, a warrant will be processed to remove the boats from the property.
 - Current Status - In violation

District 4



Development Services Department Code Compliance Monthly Report

FY 2023
JULY

District 4

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

Compliance Officers - Todd Shangraw, Jorge Ortiz, Hazel Prado

Compliance Cases Initiated	231
Inspections Completed	424

Tall Grass / Weeds	313
Building Permits Required	1
Emergency Demolitions	2
Emergency Measures	0
Illegal Signs	0
Junked Vehicles	46
Parking on Unimproved Surfaces	20
Property Maintenance Standards	15
Short-term Rentals	3
Substandard Buildings	0
Unsecured Vacant Buildings	3
Zoning	7

Abatements Completed	18
Mowing & Debris Removal	4
Structures Secured (Board-ups)	2
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	12
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	1

Abatements Pending	26*
Mowing & Debris Removal	18
Structures Secured (Board-ups)	5
Site Secured (Perimeter Fencing)	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	3**

* Man-power shortage for abatement contractors.
** 30-Day extension granted for demolition by owner.



**2002, 2006, 2012
MARTIN LUTHER KING DR.**

BUILDING DIVISION

New INFOR
Update

2021 International
Codes
Effective
August 1st, 2023

Director's Report

- (CIAC) Capital Improvements Advisory Committee Meeting Schedule
- FY 23/24 Proposed Operating Budget
- Building Renovation Project
- Performance & Metrics – July 2023
- Vacancy Rate – July 2023
- Questions, Comments, & Suggestions



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**

Master Planning & Impact Fee Study

Meeting Schedule Update

- **Aug 24, 2023 / Roadways Impact Fee Review with Council Recommendations**
Corpus Christi Museum of Science & History (Water Garden Room) - 11:30am – 3:30pm
- **Aug 29, 2023 / Council Approval of Setting Land Use and CIP Hearing**
City Hall (1st Floor Council Chambers)
- **Sept 20, 2023 / Planning Commission Public Hearing on Land Use and Master Plan CIP Projects**
City Hall (6th Floor Conference Room)
- **Sept 21, 2023 / Stormwater Impact Fee Review with Council Recommendations**
Corpus Christi Museum of Science & History (Water Garden Room) – 11:30am – 3:30pm
- **Oct 10, 2023 / City Council Public Hearing on Land Use and Master Plan CIP (1st Reading)**
RTA Building (602 N. Staples St.)
- **Oct 17, 2023 / City Council Public Hearing on Land Use and Master Plan CIP (2nd Reading)**
RTA Building (602 N. Staples St.)
- **Oct 19, 2023 / Wastewater Impact Fee Review with Council Recommendations**
Corpus Christi Museum of Science & History (Water Garden Room) – 11:30am – 3:30pm
- **Oct 31, 2023 / Council Approval of Setting Impact Fee Public Hearing**
City Hall (6th Floor Conference Room)
- **Nov 09, 2023 / Water Impact Fee Review with Council Recommendations**
Corpus Christi Museum of Science & History (Water Garden Room) – 11:30am – 3:30pm
- **Nov 15, 2023 / Planning Commission Public Hearing on the Proposed Impact Fees**
City Hall (6th Floor Conference Room)
- **Dec 12, 2023 / City Council Public Hearing on the Proposed Impact Fees (1st Reading)**
RTA Building (602 N. Staples St.)
- **Dec 19, 2023 / City Council Public Hearing on the Proposed Impact Fees (2nd Reading)**
RTA Building (602 N. Staples St.)

DSD BUILDING RENOVATION PROJECT...





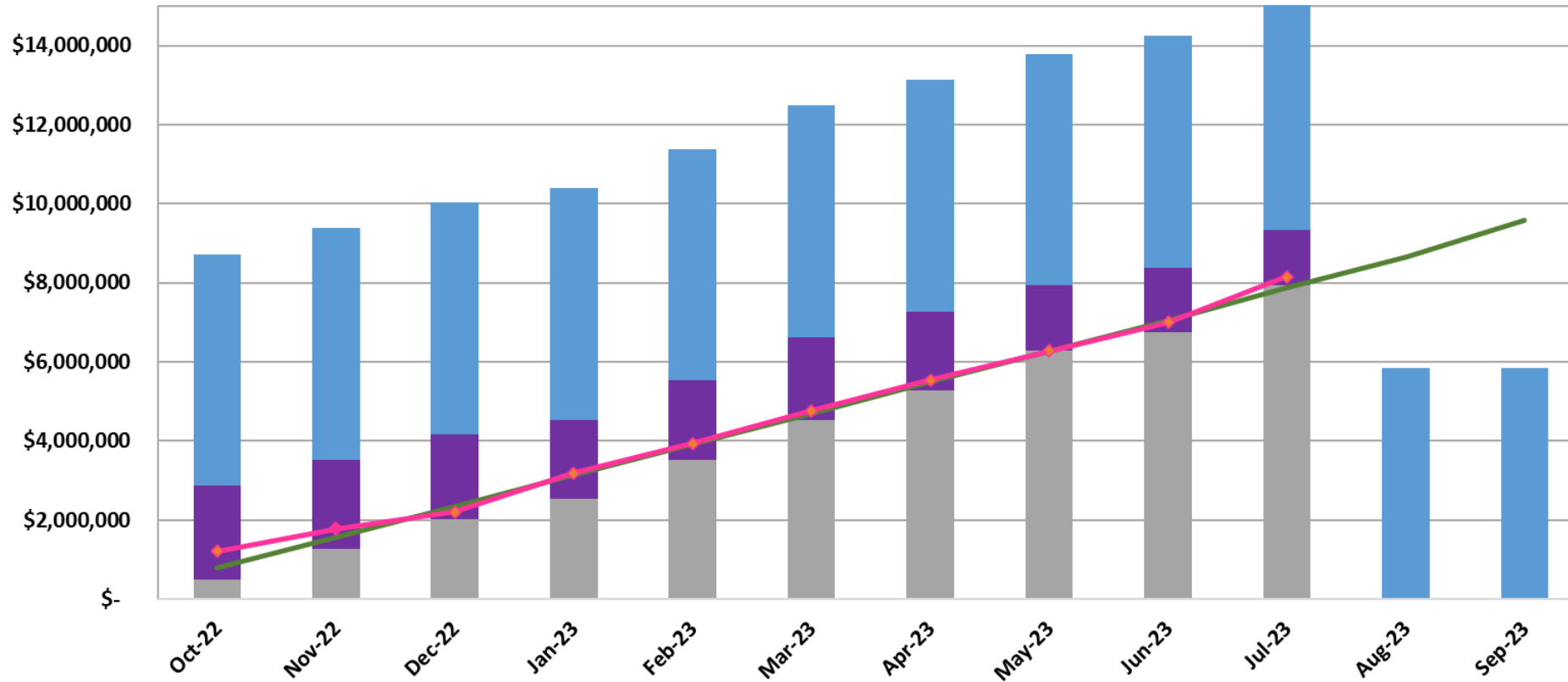


JULY 2023 Performance Metrics

- 1,092 Lobby Customers
- 4,614 Call Volume
- 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*)
- 5 Zoning Applications Submitted
 - 4 Applications taken to Planning Commission
 - 2 Applications taken to City Council
 - 48 Average days to City Council (*Goal = Less than 90 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*)
- 2 Public Improvement Plans (PIP) Submitted
 - 5 Public Improvement Plans Reviewed
 - 34 Average Review Time (*Goal = 15 Days*)*

**Please make note "Average Review Time" was affected due to major issues w/ a project*

Development Services Budget Vs. Actual Analysis (As Of July 31, 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		
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		
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		

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

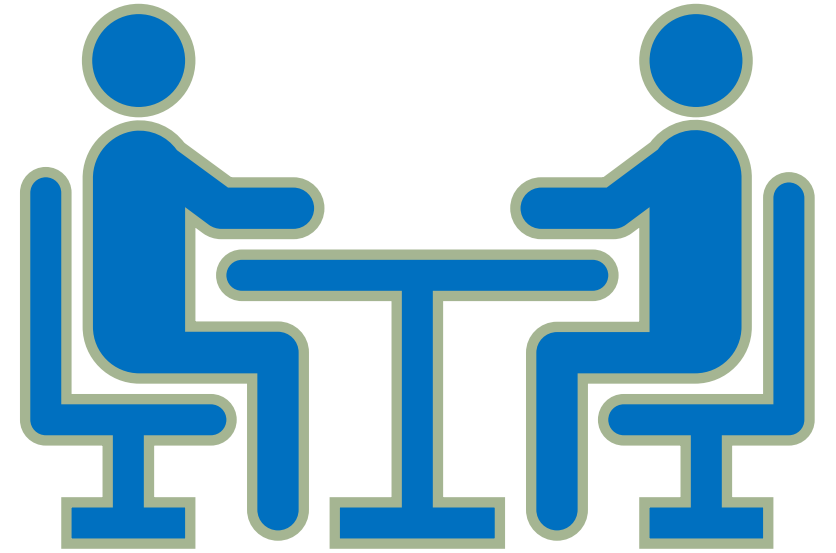
DSD VACANCY REPORT

Vacancy Report

Division	Quarter 1 Vacancy Rate	Quarter 2 Vacancy Rate	Quarter 3 Vacancy Rate	July 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%
Totals:	11.76%	28.40%	26.19%	26.19%

* Functional Vacancy Rate is 16.22%

**QUESTIONS, COMMENTS,
SUGGESTIONS...**



***Next Development Task Force Meeting*
September 15, 2023**