



DS Taskforce Monthly Meeting October 15, 2021

BUILDING DIVISION

Plan Review/Inspections
Updates

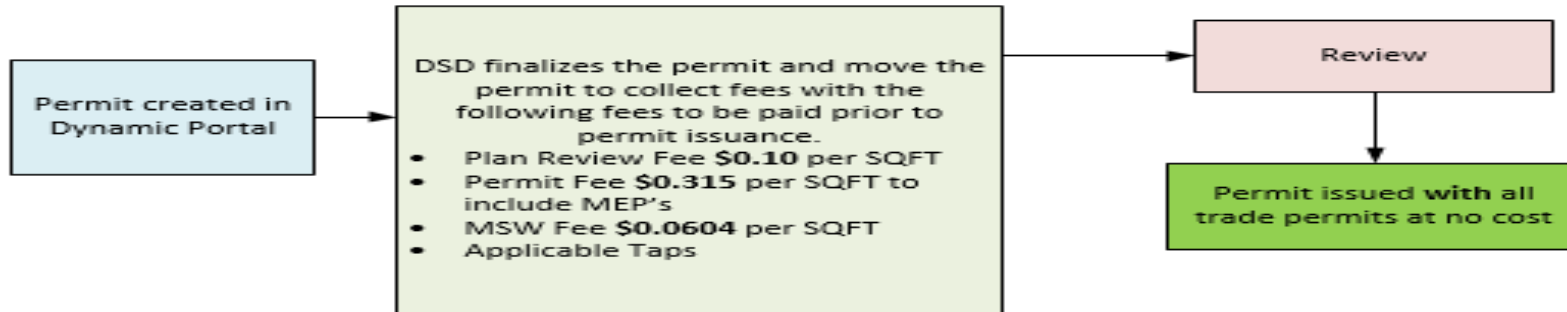
Residential Permitting
Flowchart

STAR Program

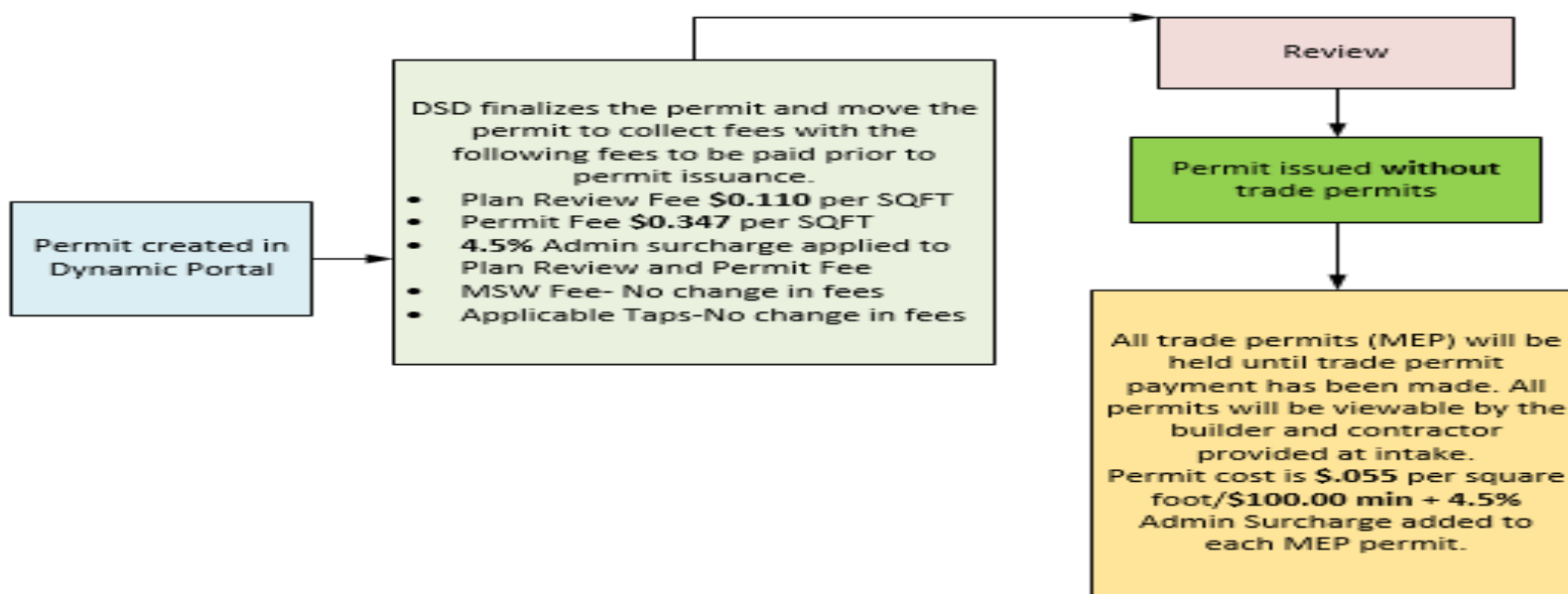
I-Code Adoption

Residential Permit (New, Addition, Remodel, Accessory)

Current



New Process/Fees



STAR Program

Launching early next year

| Contractor Requirements | Bronze STAR | Silver STAR | Gold STAR |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-----------|
| Application | ✓ | ✓ | ✓ |
| Code of Ethics Acknowledgement | ✓ | ✓ | ✓ |
| General Proof of Insurance | ✓ | ✓ | ✓ |
| Completed and Approved Background Check | ✓ | ✓ | ✓ |
| No Construction Related Contractor Infractions/Complaints | | ✓ | ✓ |
| DSD Approved Trainings (2 events per year) | | ✓ | ✓ |
| Current on all DSD Permitting Fees | | ✓ | ✓ |
| Minimum 5 Year Registration with DSD Corpus Christi | | | ✓ |
| At Least One Agent of the Contractor maintains any International Code Council (ICC) Certification or Other Certifications Approved by the Building Official | | | ✓ |
| Membership to a Local Professional Organization | | | ✓ |

01

Tree Ordinance

02

UDC Updates

03

Trust Fund and
City
Participation
Balance

Land Development DIVISION

Tree Ordinance



Tree Ordinance

Incremental Implementation: Adopted on 10/12/21

IB 11: Implementation in 30-days

- October 2021
 - 1 Canopy Tree or 1 Understory Tree
 - 1-inch caliper in size

Unified Development Code (UDC) Updates

▶ Beings Fall 2021

- ▶ Consultant: Camiros, Inc.
- ▶ Conduct Stakeholder Interviews Oct. 20-21 via zoom

▶ Topics of Focus

- ▶ Article 3: Traffic Impact Analysis (TIA)
- ▶ Article 4: Zoning
 - ▶ Zoning Districts
- ▶ Article 8: Subdivision Design
 - ▶ Street/ROW Design
 - ▶ Low Impact Development (Stormwater)

Trust Fund Balance

- ▶ Available Combined Trust Funds Balance as of 9/20/21 as reported by Finance is:
- ▶ \$ 400,991.80
- ▶ \$ 367,070.64 with Westpoint Crossing Amendment
- ▶ 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 |
|-----------------------------------------------|-------------------------------|-----------------------------------|--------------------------------------|
| \$146,649.25 | \$36,034.44 | \$178,741.74 | \$ 39,566.37 |

Pending:

- Royal Oak Future Units (PUD), Sanitary Sewer Collection Line -Cost TBD
- Park Springs IHS Sanitary Sewer Collection Line - Cost TBD
- Pozo-Flores Cruz - Water Arterial/Grid Main - Cost TBD
- Westpoint Crossing Unit 2 Lift Station, Amendment No. 2 - \$33,921.16 - second reading 10/12/21 City Council meeting - approved ⁹

City Participation

Available Balance Participation Funds as of 9/30/21

- Bond 12 - \$111,442.15
- Bond 16 - \$294,588.06
- Bond 18 - \$2,000,000.00
- *Combined Total of Participation Funds Available: \$2,406,030.21.*
- *Note: There are no developer participation funds allocated in the 2020 Bond initiative*

City Participation Activity CY-2020/2021:

- Cayo Del Oso Section 4, Southside Ventures III, LP., Streets Participation - Approved by City Council on 3/16/21
- **Pending :**
- Royal Oak Future Units (PUD), Off-Site Storm Sewer- Estimated cost TBD
- Callicoate Estates Unit 5, Detention Pond (Drainage) - Estimated cost TBD

DIRECTOR'S REPORT

- ▶ Staff Updates
- ▶ September Revenues and Expenses
- ▶ September Performance Metrics
- ▶ DSD Fee Implementation



STAFFING

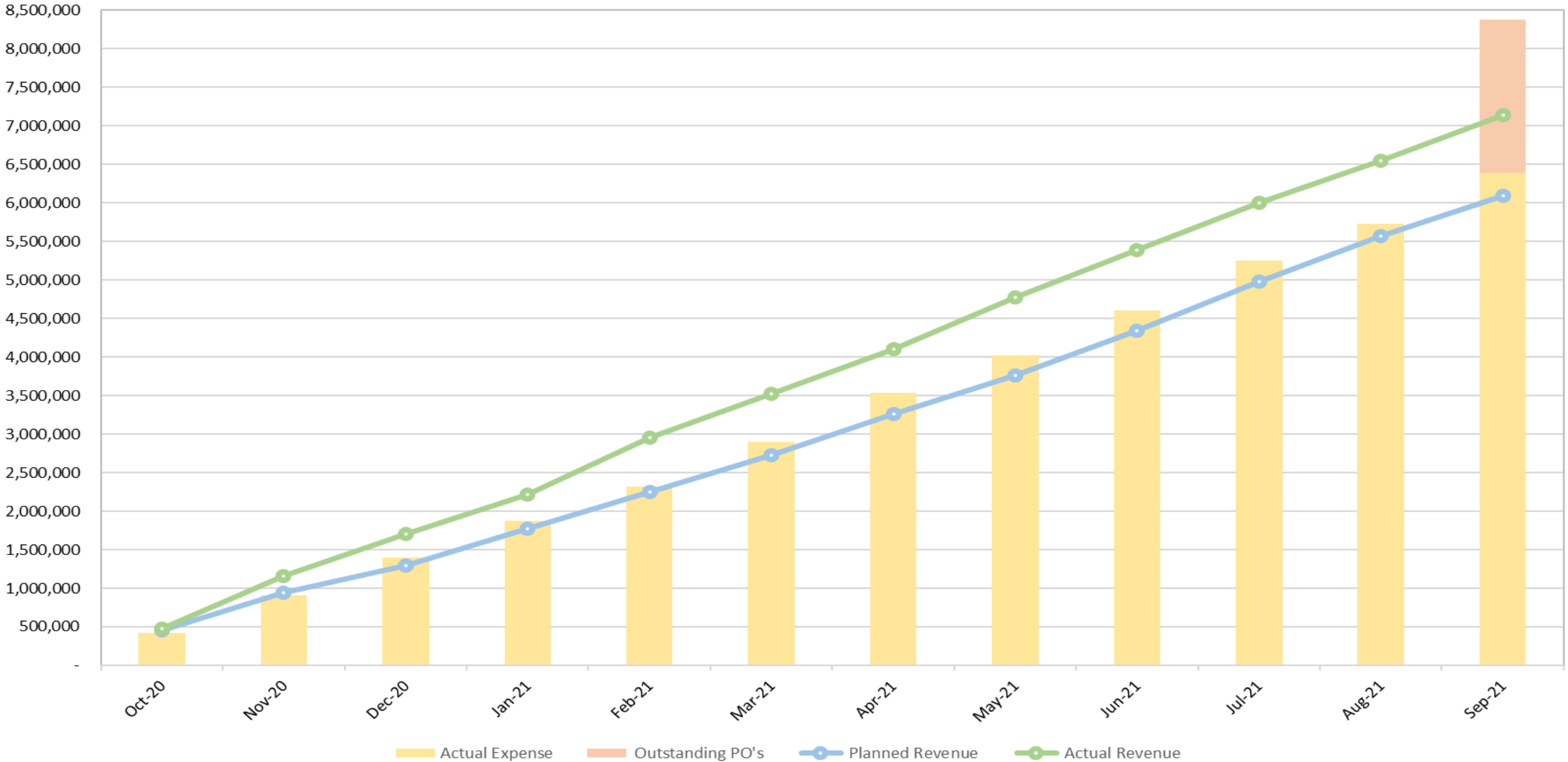
New Hires

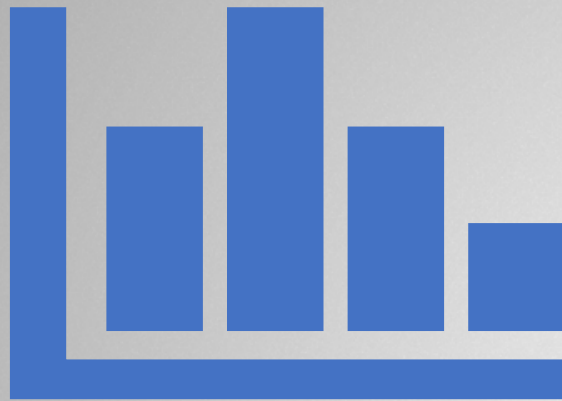
- Business Manager- Grayson Meyer
- Permit Technicians- Blasa Rodriguez, Darlyn Belle
- Contracts and Funds Administrator - Catherine Montalvo

Vacancies

- Development Coordinator (2)
- Engineer IV and II
- Senior City Planner
- Planner
- Customer Service Reps (2)
- Receptionist

Development Services Budget Vs. Actual Analysis (Year End)






Performance Measures

SEPTEMBER 2021

| September 2021 | | |
|-------------------------------------------------------------|------|-------|
| | Goal | Total |
| Total # of Plans Applications Submitted | n/a | 457 |
| Total # of Residential Plans Submitted | n/a | 395 |
| Total # of reviews completed (residential) | n/a | 699 |
| Average review time in days (residential) | 3 | 3.04 |
| Total # of Commercial Plans Submitted | n/a | 62 |
| Total # of reviews completed (commercial) | n/a | 136 |
| Average review time in days (commercial) | 10 | 4.65 |
| Total # of Permits Submitted | | |
| | | 2179 |
| Total # Trade Permits Submitted (MEP) | | 1456 |
| Total # of Permits Issued | | 1855 |
| Total # Trade Permits Issued (MEP) | | 1246 |
| Total # Rezoning Applications Submitted | | |
| | n/a | 5 |
| Total # Platting Applications Submitted | | |
| | n/a | 19 |
| Total # Platting Applications Accepted | n/a | 13 |
| Total # of Platting Applications Approved by PC | n/a | 1 |
| Total # of Public Improvements Plans (PIP) Submitted | | |
| | n/a | 8 |
| Average review time in days | 25 | 13 |
| Total # of Inspections Resulted | | |
| | | 4040 |
| Total # of Inspections Scheduled | | 3933 |
| % Rate of next day service | 85% | 96% |



CITY OF CORPUS CHRISTI PRESERVATION PLAN 2021

DS Taskforce
October 15, 2021

About the Project

- Goal: Develop updated Historic Preservation Plan to guide City activities for the next 10 years
- Timeframe: October 2020 – September 2021
- Funding: Certified Local Government Grant from the National Park Service (as administered by the Texas Historical Commission)
- Consultant – McDoux Preservation, Inc.

INCORPORATED
1852

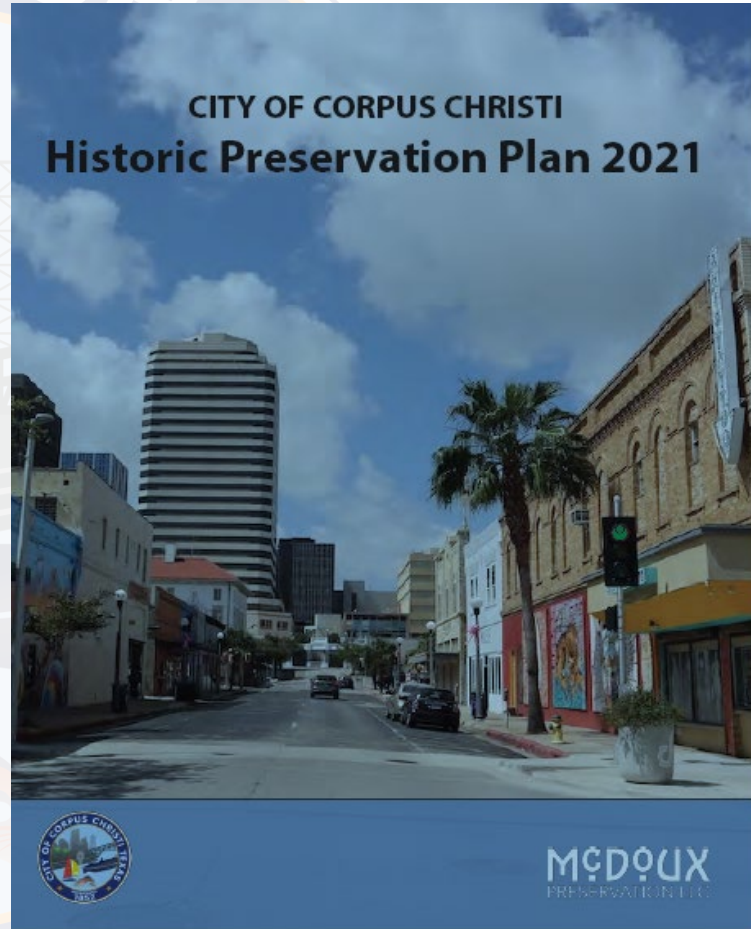
Community Engagement

- 3 Public Workshops
 - Via Zoom – Broadcast on Facebook, CCTV, YouTube due to COVID-19 protocols
 - October 25, 2020; April 8, 2021; June 24, 2021
 - Stakeholder Interviews:
 - Telephone/zoom interviews with 25 individuals
 - Community Opinion Survey
 - Measured extent to which issues and concerns are representative of the larger community
 - 752 respondents, 12,000 unique comments
 - 350 said they would like to become more involved in historic preservation
 - Draft Preservation Plan posted on website for community review in June
-



What's In the Plan?

- **Introduction**
- **Methodology**
- **Summary of Community Input**
- **Vision +3 Broad Goals**
- **16 Strategies**
- **Action Items**
- **Case Studies**



Vision Statement

VISION

By 2030, historic preservation in Corpus Christi will support a vibrant, multicultural community enjoyed by residents and visitors alike, with a thriving downtown, diversified economy, updated infrastructure, and equitable investment in new and legacy neighborhoods.



1852

Goals

GOAL 1

Build City Capacity
for historic
preservation

GOAL 2

Enable community-
driven historic
preservation

GOAL 3

Support historic
preservation as an
economic
development tool

Strategies

Goal 1 – Build Capacity for Historic Preservation

- Strategy 1:
 - Hire a full-time historic preservation officer
 - Strategy 2:
 - Update the historic preservation ordinance to add Protected Landmarks and Protected Historic Districts where the Landmark Commission's decision is binding (although appealable)
 - Strategy 3:
 - Update the Landmark Commission bylaws and training requirements.
 - Strategy 4:
 - Plan for disasters, including preparation, response, and recovery process, and help individuals develop and implement their own preparedness, resilience, and recovery plans.
 - Strategy 5:
 - Develop walking tours of historic areas
-

Strategies

Goal 2 – Enable Community Driven Historic Preservation

- Strategy 6:
 - Improve the City's historic preservation website
- Strategy 7:
 - Improve community outreach and standardize the public engagement process
- Strategy 8:
 - Help launch a preservation non-profit organizations
- Strategy 9:
 - Include underrepresented areas
- Strategy 10:
 - Develop thematic approaches to historical markers



Strategies

Goal 3 – Support Historic Preservation as an Economic Development Tool

- Strategy 11:
 - Promote economic development as historic preservation
 - Strategy 12:
 - Fix the vacant building ordinance
 - Strategy 13:
 - Invest in historic resources surveys and multi-property listings to the National Register of Historic Places
 - Strategy 14:
 - Develop local tax incentives programs to support historic rehabilitation
 - Strategy 15:
 - Develop façade improvement program outside TIRZ#3
 - Strategy 16:
 - Invest in demonstration project
-

Designations and Tax Incentives

| Year Built by Period | Corpus Christi | 50-City Average | San Antonio | Houston | Tulsa OK | Tampa FL |
|----------------------|----------------|-----------------|-------------|---------|----------|----------|
| Pre-1920 | 0.2% | 15.7% | 1.4% | <1.0% | 1.2% | 2.7% |
| 1921-1945 | 3.2% | 22.2% | 9.9% | 11.4% | 16.4% | 13.2% |
| 1946-1971 | 33.4% | 27.9% | 27.0% | 35.5% | 38.2% | 41.4% |
| 1972-2021 | 63.2% | 34.2% | 61.7% | 52.7 | 44.2% | 42.6% |

Building owners in Corpus Christi are not taking advantage of the benefits of listing on the National Register of Historic Places, and few properties are locally designated, which protects them from demolition.

| | Corpus Christi | 50-City Average |
|----------------------------------------------------|----------------|-----------------|
| Listed on the National Register of Historic Places | <.01% | 6.8% |
| Locally Designated | <.01% | 4.3% |
| Federal Tax Credit Projects | 1 | 27 |



Action Items Example

- Strategy 6: Improve the City Historic Website:
 - Action Items:
 - **13: Add a historic preservation landing page**
 - Include a brief statement about historic preservation in the city and an overview of designations and requirements for Certificates of Appropriateness. The rest of the page should provide links, each of which focus on a single topic.
 - **14: Commit to public comment opportunities and a section with links to share citywide research, summary reports, and other historic preservation resources on the City website for the community's review and comments.**
 - This proposed departmental policy is essential for transparency and building trust.
 - **15: Commit to providing information in English and Spanish.**
 - Historic preservation should be accessible for everyone.

Case Study Example



- **Case Study: El Paso, Texas**
- The Official Visit El Pas app and website includes eight walking tours, and printed brochures are available for three of those at El Paso's two Visitor Centers.
- El Paso's Mission Trail and Visitor Center
- Magoffin Historic District Walking Tour
- San Elizario Walking Tour
- The app includes detailed descriptions of the historic sites and allows the user to select favorite sites and create their own itinerary. In addition, each introductory section of individual walking tours has a link that allows you to Facetime with a Visitor Information Specialist.
- Audio versions of all eight walking tours listed on the website are available on the Visit El Paso app.

Additional Community Engagement

- October 6, 2021 – Representatives of:
 - Downtown Management District
 - Associated General Contractors, South Texas
 - American Institute of Architects, Corpus Christi
- October 15, 2021 -
 - Development Services Task Force



Approval Process

- July 22
 - Landmark Commission recommended approval with an amendment to the plan
- August 4
 - Planning Commission recommended approval
- November 16
 - Present to City Council



FOR MORE INFORMATION:

www.cctexas.com/hpp

Contact:

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