

DEVELOPMENT TASKFORCE

NOVEMBER 15, 2024



CITY DEPARTMENTS:

Development Services

Engineering Services

Fire

CCW

Parks & Recreation

Gas

IGR

Public Works

Solid Waste

**Planning & Community
Development**



CCW - STAGE 3 WATER RESTRICTIONS

Presenter: Esteban Ramos



DEVELOPMENT SERVICES

Presenter: Michael Dice

BUILDING DIVISION

Star Program Re-Launch!



DID YOU KNOW?

Development Services will be relaunching the Star Program. This is a helpful directory for the public to use in deciding contractors for their projects.

The companies are registered and in good standing with DSD. They attend DSD sponsored trainings and strive to achieve the best building practices.

For more information, please visit our website at www.cctexas.com/ds




Virtual Inspections

Types of Inspections Eligible for Virtual Inspections:

(Note: It is the contractor's decision. However, all inspections listed below can be performed virtually.)
 During inspections, if an approved and properly installed attic ladder is not available, all attic inspections will be done virtually.

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Building	Mechanical	Electrical	Plumbing
Layout / Setback	Rough-in	Service release	Water yard line
Wall board (fire rated assemblies only)	A/C Change out	Solar inspection	Gas yard line
Window and door replacement		Construction meter loop	Sewer yard line
Re-roof		Underground electrical	Water heater change out (electric only)
Driveway		Swimming Pool Bonding	
Attic	Attic		

Steps for Conducting Virtual Inspections:

- The following steps must be followed when conducting a virtual inspection.
- The Contractor requests a virtual inspection when scheduling the inspection via phone, email, or web portal.
 - The Inspector confirms whether the inspection type is eligible to be conducted virtually.
 - The Inspector and Contractor agree on a date / time for the inspection to be conducted.
 - On the scheduled date and time, the Inspector and Contractor join the virtual meeting. Both the Inspector and Contractor are required to maintain live video for the duration of the virtual inspection.
 - The Contractor shall manipulate the camera at the Inspector's direction to document items and take measurements.
 - Upon completion of the virtual inspection, the Inspector shall update the inspection records in the DSD software (Infor).

Summary

This bulletin is for informational purposes only.

Permits Issued

PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
10/1/22-10/31/23	912	1,316
10/1/23-10/31/24	1,225	1,068

Padre/Mustang Island Slope Requirements



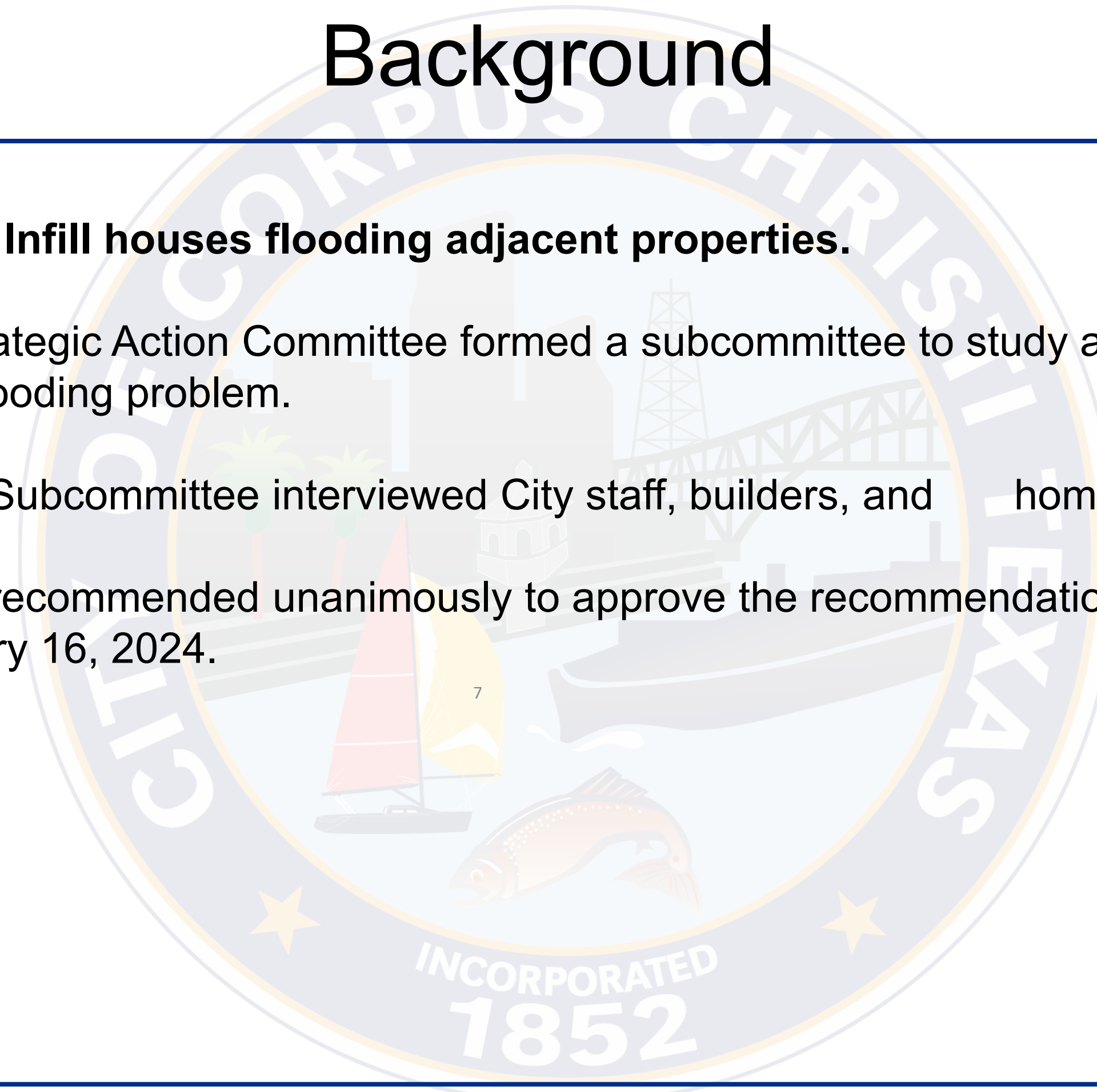
City Council
December 3, 2024

Background

Problem: Infill houses flooding adjacent properties.

Island Strategic Action Committee formed a subcommittee to study and review the infill flooding problem.

- ISAC Subcommittee interviewed City staff, builders, and homeowners.
- ISAC recommended unanimously to approve the recommendations on January 16, 2024.



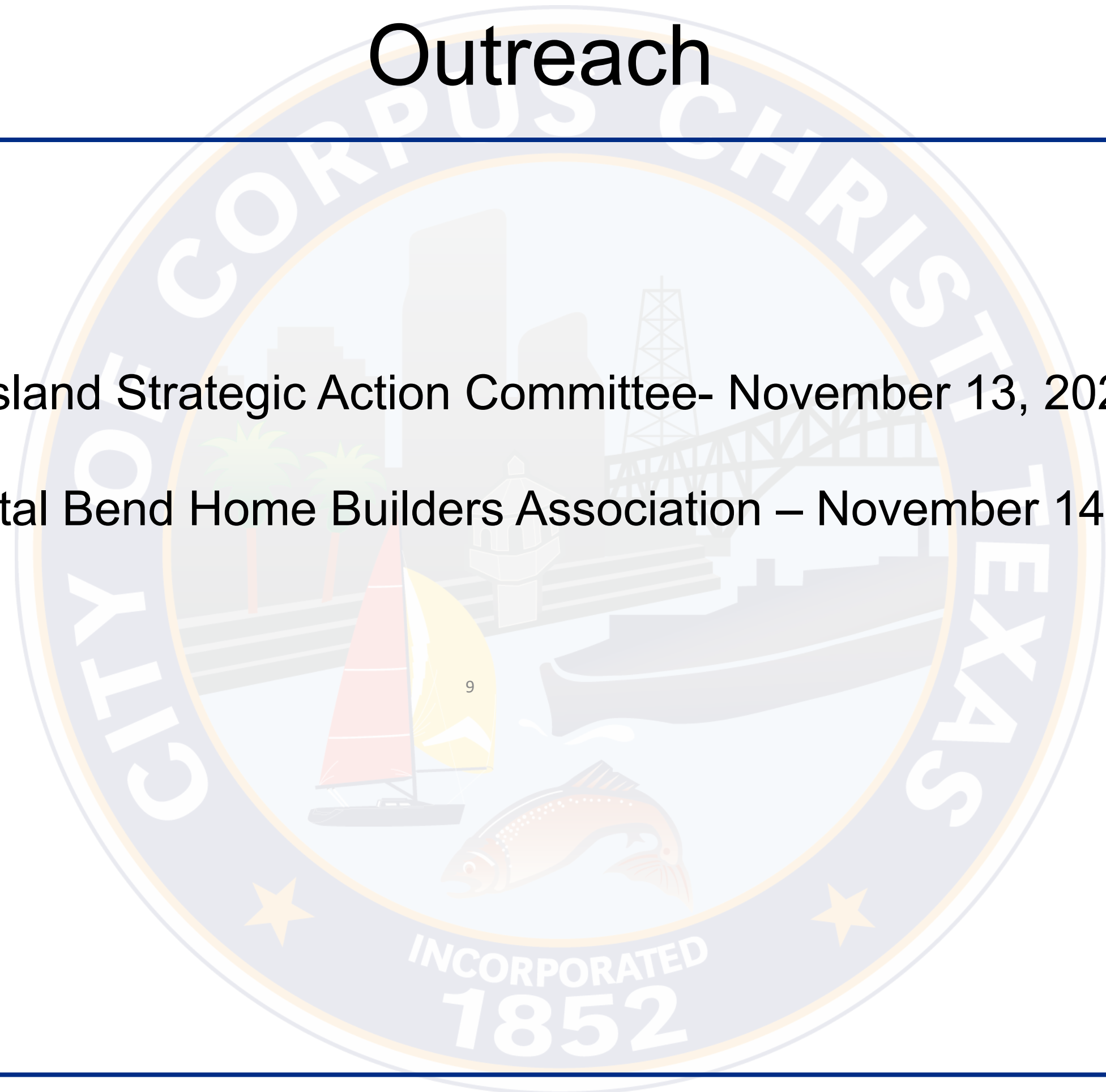
Proposed Changes

- Limit side and rear yard runoff slopes to 10% max of 6” drop over a 5-foot setback.
- 10% grade slope is from the foundation to the adjacent property.
- Retaining walls are not allowed within side yard, rear yards, or easements.
- Inspections during the construction of infill houses to enforce the 10% rule.⁸
- Post-construction final engineered drainage plans are still required at building final.

Outreach

Island Strategic Action Committee- November 13, 2024

Coastal Bend Home Builders Association – November 14, 2024



Staff Recommendation

Approval of the proposed code amendments.

CODE COMPLIANCE MONTHLY REPORT

SEPTEMBER 2024

Development Services Department
Code Compliance Monthly Report

FY-24
SEPTEMBER

The following report illustrates the efforts of the Code Compliance District Teams to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In September, Code Compliance initiated 1496 new cases and completed 4701 total inspections. 531 cases proactively picked up by officers. 965 cases were reactive, or complaint driven.

35%

Proactive - 531 new cases initiated by compliance officers

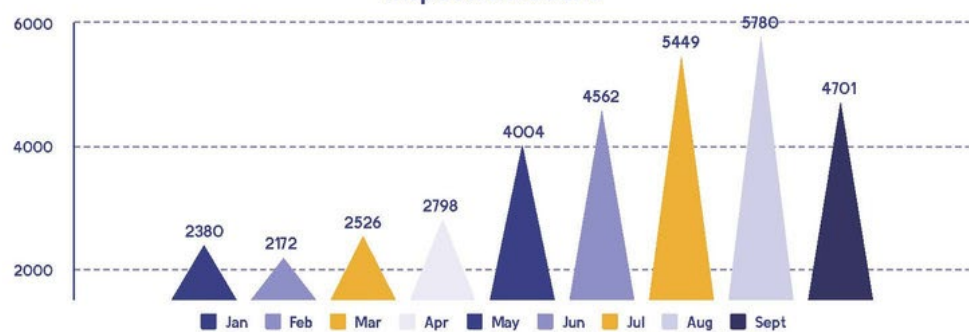
65%

Reactive - 965 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



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.

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 1
Senior/Lead Compliance Officer - Mike Shelton Sr.
361.945.0275 | mshelton@cctexas.com

Compliance Officers - Alex Gonzalez, Sam Gomez, Grace Zander, Pauline Garcia, Sherman Dixon, Diana Gonzalez, Gilbert Salazar

Compliance Cases Initiated	34	Abatement Completed	49
Inspections Completed	1127	Mowing & Debris Removal	13
Tall Grass / Weeds	937	Structures Secured (Board-ups)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	1
Emergency Demolitions	6	Illegal Signs Removed	27
Emergency Measures	10	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	2
Illegal Signs	2	Substandard Structure	2
Junked Vehicles	71		
No Violation Found	186		
Parking on Unimproved Surfaces	0		
Property Maintenance Standards	42		
Short-term Rentals	0		
Substandard Buildings	4		
Unsecured Vacant Buildings	55		
Water Restrictions	0		
Zoning	14		
Notices of Violations Issued	224		
Citations Issued	19		

Next BSB Hearing - November 2024

Status of High Profile Properties

Villa Del Sol Condominiums - Occupied Property
3218 Surfside Blvd. - Occupied Property Structure Fire August 9, 2024 | Emergency Demolition cases were started on August 21st on multiple fire damaged units in building #3.

Current Status - As of 09/30/2024 Demolition is currently in progress, and we will continue to conduct daily inspections to ensure that the process is being carried out effectively and efficiently.

District 1

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 2
Senior/Lead Compliance Officer - Thomas Chapa III
361.585.7186 | thomasc3@cctexas.com

Compliance Officers - Eddie Reyna, Martin Lopez, Jenah Bustos, Heaven Rodriguez, Diana Glover, Brianna Perez

Compliance Cases Initiated	349	Abatement Completed	12
Inspections Completed	501	Mowing & Debris Removal	8
Tall Grass / Weeds	526	Structures Secured (Board-ups)	1
Building Permits Required	1	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	1
Emergency Measures	0	Junked Vehicles Removed	2
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	1	Substandard Building Demolitions	0
Junked Vehicles	56		
No Violation Found	200		
Parking on Unimproved Surfaces	1		
Property Maintenance Standards	22		
Short-term Rentals	0		
Substandard Buildings	0		
Unsecured Vacant Buildings	79		
Water Restrictions	0		
Zoning	14		
Notices of Violations Issued	171		
Citations Issued	28		

Next BSB Hearing - November 2024

Status of High Profile Properties

3023 David St. - Vacant Property | Emergency Demolition case was started on September 13, 2024, for extensive fire damage on an accessory structure.

Current Status - As of September 16, 2024, the property is compliant. The accessory structure was demolished by the property owner.

District 2

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | graced@cctexas.com

Compliance Officers - Steven Arredondo, Diana T. Garcia, Roman Calderon, Benjamin Lee, Daniel Ruhnle

Compliance Cases Initiated	285	Abatement Completed	24
Inspections Completed	1134	Mowing & Debris Removal	11
Tall Grass / Weeds	794	Structures Secured (Board-ups)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	0
Emergency Measures	1	Junked Vehicles Removed	8
Illegal Dumping	0	Emergency Demolitions	2
Illegal Signs	0	Substandard Building Demolitions	0
Junked Vehicles	139		
No Violation Found	106		
Parking on Unimproved Surfaces	2		
Property Maintenance Standards	40		
Short-term Rentals	0		
Substandard Buildings	2		
Unsecured Vacant Buildings	17		
Water Restrictions	0		
Zoning	10		
Notices of Violations Issued	191		
Citations Issued	20		

Next BSB Hearing - November 2024

Status of High Profile Properties

4602 Crestown Access Rd. - Vacant Lot | Code Compliance started cases for dismantled vehicles and tall weeds on a vacant lot.

Current Status - As of 09/30/24 property is compliant. Property was mowed and dismantled vehicles were removed from the vacant lot.

District 3

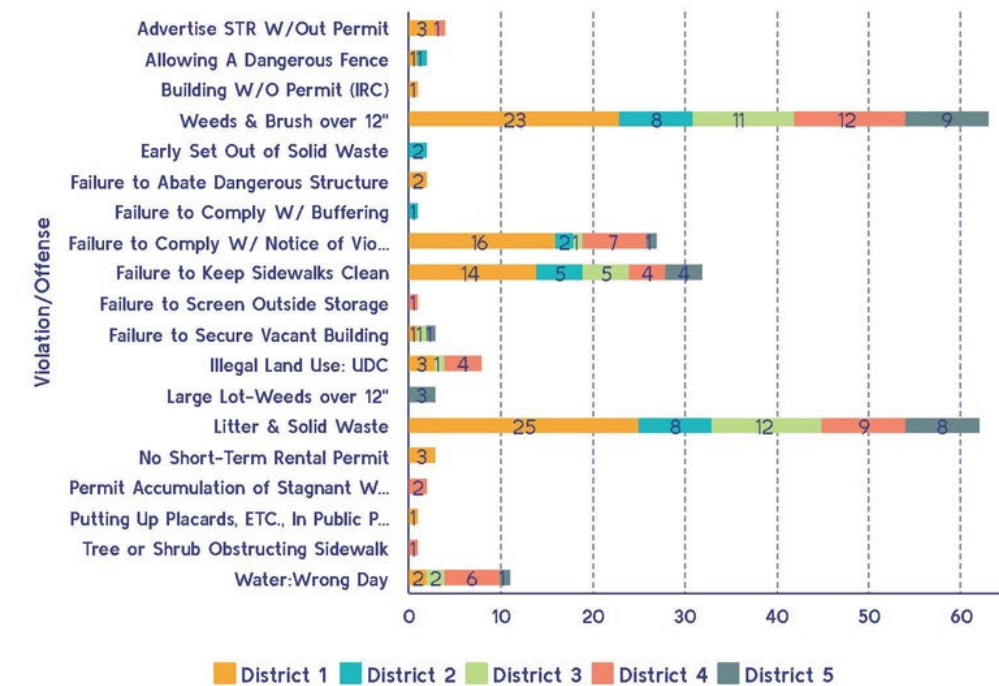
Development Services Department
Code Compliance Monthly Report

FY2024
September

Citation Activity

Total # Citations Issued	212	Total # Dispositioned Citations	346
Citations Filed in Municipal Court	146	Status of Dispositioned Citations	
Status of Filed Citations		Community Service	8
Warrants Issued	21	Deferred Disposition/Payment Plan	57
Pre-trial Hearing Scheduled	84	Dismissed/Found Not Guilty	1
Payment Plan	11	Dismissed by Prosecutor	55
Pending Prosecutor review	4	Docket Closed - Fine Paid	48
Dismissed by Prosecutor	11	Warrants Issued	63
Docket Closed - Fine Paid	10	finest paid Totaling: \$27,670.21	
Deferred Disposition	4		
Court Clerk Action Needed	1		

Offenses by District



Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 4
Senior/Lead Compliance Officer - Estelita Padron
361.945.0197 | estelita@cctexas.com

Compliance Officers - John Navarro, Jorge Ortiz, Hazel Prado, George Chirman, Dina Rodriguez

Compliance Cases Initiated	307	Abatement Completed	5
Inspections Completed	881	Mowing & Debris Removal	5
Tall Grass / Weeds	677	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	0
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	0	Substandard Building Demolitions	0
Junked Vehicles	41		
No Violation Found	124		
Parking on Unimproved Surfaces	2		
Property Maintenance Standards	17		
Short-term Rentals	1		
Substandard Buildings	0		
Unsecured Vacant Buildings	13		
Illegal Dumping	0		
Water Restrictions	1		
Zoning	24		
Notices of Violations Issued	187		
Citations Issued	10		

Next BSB Hearing - November 2024

Status of High Profile Properties

829 Utica St. - Occupied Property | Code Compliance has cases for litter and solid waste, junked vehicles and zoning violations.

Current Status - As of 09/16/24 property is in violation. Two citations have been issued for non-compliance and a work order was created. The abatement is anticipated to occur during the second week of October following the outcome of the junk vehicle hearing.

District 4

Development Services Department
Code Compliance Monthly Report

FY 24
SEPTEMBER

District 5
Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com

Compliance Officers - Issac Gomez, Jacqueline E. Martinez

Compliance Cases Initiated	168	Abatement Completed	114
Inspections Completed	459	Mowing & Debris Removal	2
Tall Grass / Weeds	371	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	112
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Dumping	4	Emergency Demolitions	0
Illegal Signs	5	Substandard Building Demolitions	0
Junked Vehicles	8		
No Violation Found	50		
Parking on Unimproved Surfaces	0		
Property Maintenance Standards	14		
Short-term Rentals	0		
Substandard Buildings	1		
Unsecured Vacant Buildings	2		
Water Restrictions	1		
Zoning	2		
Notices of Violations Issued	162		
Citations Issued	4		

Next BSB Hearing - November 2024

Status of High Profile Properties

Kingsley Properties (old Kings Crossing Golf Course)

On September 16, 2024, Code Compliance received complaints of tall weeds behind the neighboring properties: 5926 Old Pkwy, 6002 Old Pkwy, 6201 Old Pkwy, 6302 Old Pkwy, and 6314 Old Pkwy. Four of five properties were found in violation of the tall weed ordinance.

As of 09/27/24 all four lots were mostly compliant with minimal areas of concern. Code compliance will continue to work with property management and conduct weekly inspections to ensure compliance.

District 5

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

***Next Development Taskforce Meeting* Friday,
December 20th, 2024**