



**DEVELOPMENT TASKFORCE  
MONTHLY MEETING  
APRIL 21, 2023**



**Nick Winkelman –**  
Planning & Engineering Manager

- Reserve Levels
- Drought Outlook
- Public vs Private Fire Hydrants



**Bill Mahaffey –**  
Director of Gas Operations

- Rebate Program



### Departments w/ Standing Invites

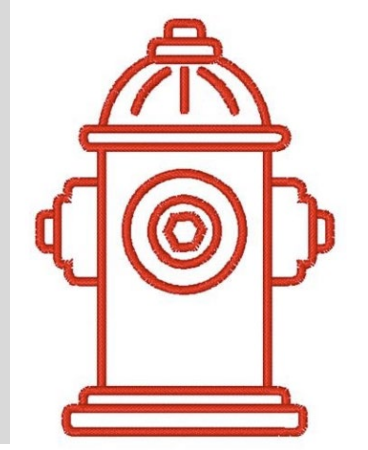
➤Parks & Recreation, Engineering Services,  
Solid Waste, Public Works, & Planning Dept.

**MODERNIZE**

# Public vs. Private Fire Hydrants

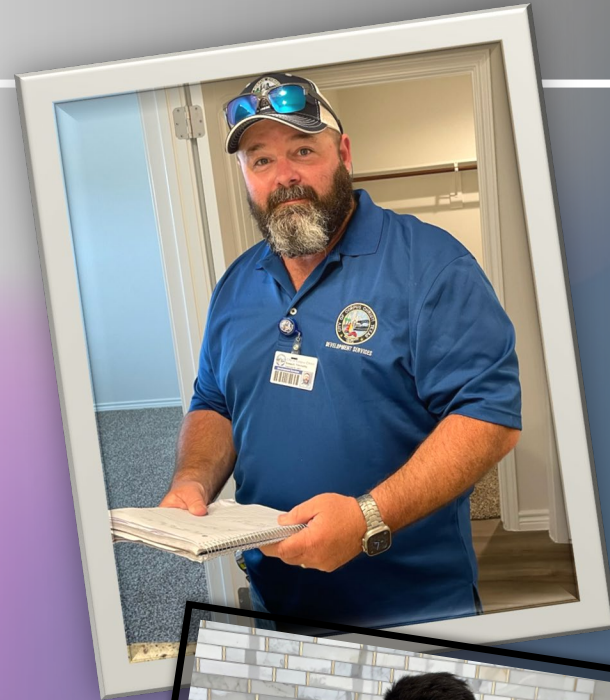
- Regardless of being public or private, construction plans must be submitted as public/private infrastructure improvements so as to assure supply line sizes suffice for fire flow.
- As it is now, initial installation shall be inspected as part of the public/private infrastructure improvement process to assure approved construction plans and city standards are adhered to.
- As per IDM 4.03.g.b., proposed dead-end mains will not be allowed, however may have longer fire line into private property as long as a backflow is within 99 feet of the main.
- Per currently adopted IFC, all fire access lanes must a clear 26' wide minimum at the fire hydrants, 20' wide minimum on the remaining portion of the fire access lane, and capable of supporting at least 75,000 pounds to allow for fire apparatus. Note that this minimal clearance has nothing to do with the actual road width, simply that the clearance is required at all times.
- City Hydrants are painted yellow; private hydrants may be left factory coated red.
- If the hydrant is not in a public easement, it is private.
- City will not perform flow tests on private hydrants; any needed flow tests would be the responsibility of the owner of the hydrant.
- Annual testing is required, similar to other fire prevention such as sprinkler systems and fire suppression systems. Annual testing and maintenance must be performed by a licensed company at owners' expense and results reported to the CCFD on each private hydrant. Any hydrant placed out of service must be reported immediately to the fire prevention office.

\*IDM updates coming soon to further clarification.

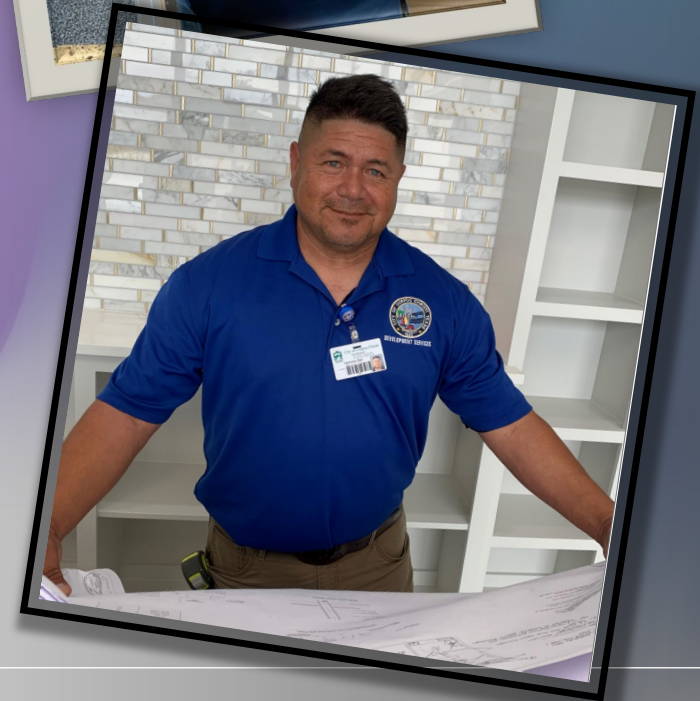


# DSD's New Team Members

**Timothy Stewart**  
Building Inspector II



**Raul Castorena**  
Building Inspector II



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# Land Development

Airport Hazard Overlay District

Update UDC Article 8 (Camiros)

Trust Fund Update & City  
Participation Fund Update

# Landmark Commission

- **Landmark Commission's Historic Preservation Photo Contest**
  - Deadline, Monday, May 1
- **Old Bayview Cemetery National Register of Historic Places Marker Dedication**
  - Old Bayview Cemetery, Saturday, May 6, 10 a.m.
- **Mayor's Proclamation**
  - Council Chambers, Tuesday, May 9, 10:30 a.m.
- **Landmark Commission's Annual Preservation Awards Ceremony**
  - Council Chambers, Thursday, May 25, 4:30 p.m.



Preservation Month Calendar:

<https://www.cctexas.com/sites/default/files/Preservaton-Month-Calendar-2023.pdf>

# Airport Hazard Overlay District (AHOD)

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STUDY AREA PROFILE



- Ordinance is in draft phase
- Civilian complement to the Military Compatibility Area Overlay District (MCAOD).
- Recommended by the Joint Land Use Study (JLUS).
- Focused entirely on Corpus Christi International Airport (CCIA).
- Purpose is to mitigate hazards:
  - Electrical/visual interference
  - Glare/Smoke/Dust
  - Bird Strikes
- Notification process during rezoning and platting (CCIA and Navy).
- Encourage Compatibility Districts
- Next Steps:
  - Stakeholder comment opportunities

# UDC (Unified Development Code) Update

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## UDC Update (Ch. 8)

### April/May

- DSTAC Review – Article 8
  - Friday - April 28<sup>th</sup> @ 9am
  - Tuesday – May 2<sup>nd</sup> @ 9am
  - May – TBD
- Stakeholder comment opportunities





# Trust Fund Balance

- **Available Combined Trust Funds Balance as of 04.18.2023 (Unaudited) was \$34,474.80**

- **Individual Trust Fund Balance Break Down:**

<b>Water Arterial Transmission &amp; Grid Main Trust</b>	<b>Water Distribution Main Trust</b>	<b>Sanitary Sewer Trunk System Trust</b>	<b>Sanitary Sewer Collection Line Trust</b>
<b>(\$218,354.04)</b>	<b>\$42,126.97</b>	<b>\$166,677.47</b>	<b>\$44,024.40</b>

**Pending:**

- Charlotte Estates (OCL) - Water Arterial/Grid Main - \$1,300,000.00 EST. Pending Annexation

# City Participation

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## Available Balance Participation Funds as of 02/08/23

- 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



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# Building Division

Code Enforcement

STAR Program

# Code Enforcement Transition To The Development Services Department



# Priority Focus:

- Officially change name from Code Enforcement to the Code Compliance Division
- Increase Code Compliance Division pay.  
**This will reduce the turnover rate.**
- Increase the knowledge base:  
Continuous staff training & development
- Require all staff to obtain the Code Enforcement Officer 1 & the ICC International Property Maintenance Code (IPMC) Certification
- Improve staff professionalism, communication & outreach

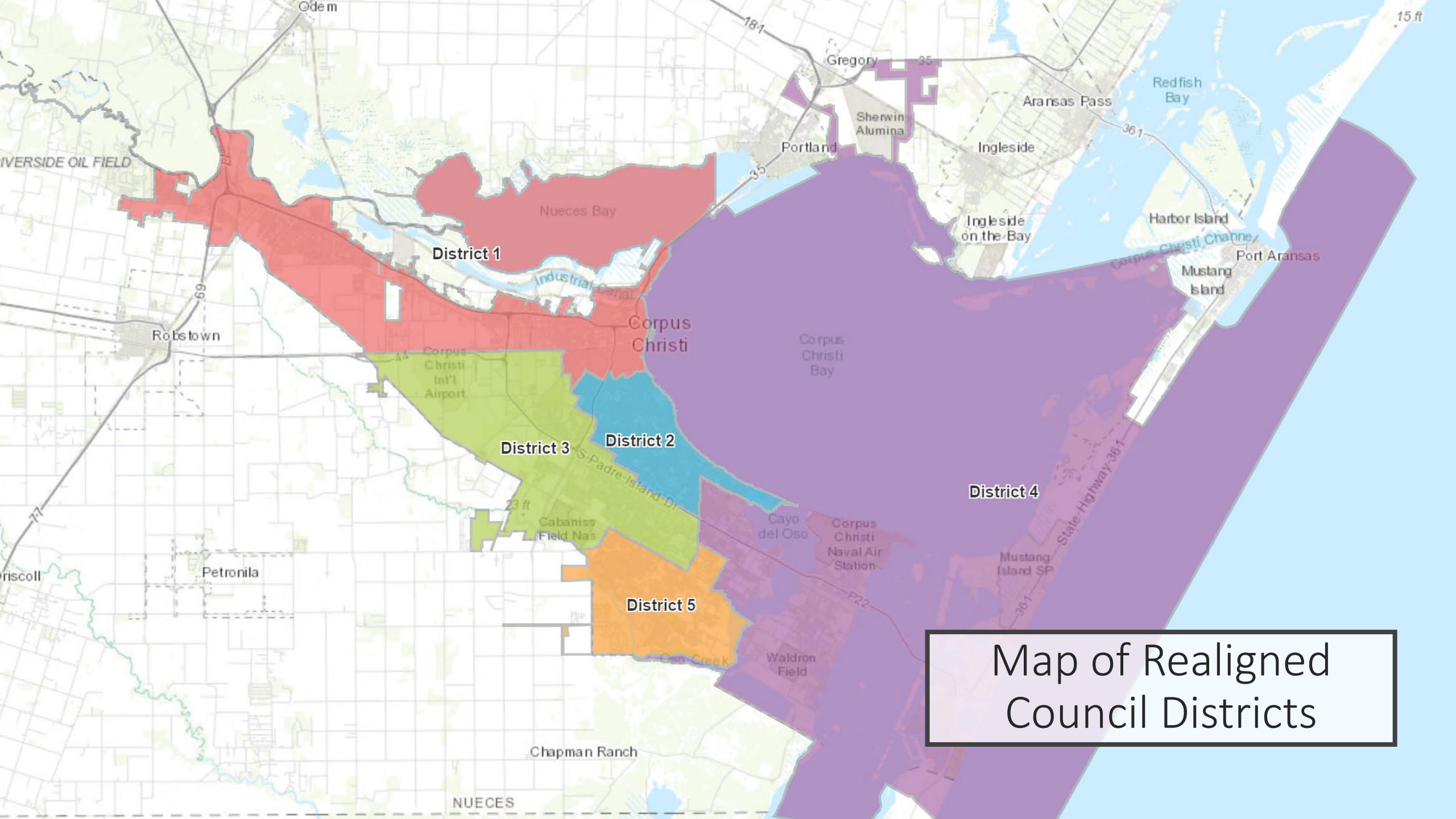


# Restructure the team to be more responsive, effective & efficient :

- Divide the team into 5 groups, one for each Council District
- Each group will be led by a Sr. Code Compliance Officer
- Each group will be represented by a Code Compliance Supervisor
- The Sr. Code Compliance Officer & the Code Compliance Supervisor will engage the community and drive compliance in each district

<i>Council District 1</i>	<i>Council District 2</i>	<i>Council District 3</i>	<i>Council District 4</i>	<i>Council District 5</i>
Code Compliance Supervisor		Code Compliance Supervisor		
<b>Sr Code Officer</b>	<b>Sr Code Officer</b>	<b>Sr Code Officer</b>	<b>Sr Code Officer</b>	<b>Sr Code Officer</b>
Code Officer	Code Officer	Code Officer	Code Officer	Code Officer
Code Officer	Code Officer	Code Officer	Code Officer	Code Officer
Code Officer	Code Officer	Code Officer	Code Officer	Code Officer
Code Officer	Code Officer	Code Officer	Code Officer	Code Officer
Code Officer	Code Officer	Code Officer	Code Officer	Code Officer
6 Total Officers	6 Total Officers	6 Total Officers	6 Total Officers	6 Total Officers





Map of Realigned Council Districts





# Process Improvement

- Update Department SOP's, Forms, Placards
- Update Uniforms, Badges, & Overall Appearance from Code Enforcement to Code Compliance

## A Little Help Please:

DSD will initiate a program engaging the local builders & subcontractors to provide Pro Bono work for Corpus Christi's under-represented neighborhoods.

## Develop A Performance Management Plan:



Set daily, weekly, & monthly goals



Monitor Metrics



QA/QC Program



Transparent Report Card  
(Website Dashboard)



Accountability



# **Benefits of this Transition**

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- **Development Services & Code Compliance are two sides of the same coin. This brings under one roof, those interested in the built environment with those monitoring the environment being built.**
- **This transition will bring Code Compliance under the authority of the City's Building Official. This will streamline operations and make a more functional and integrated process.**
- **This transition will occur in 2023.**



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# Director's Report

- Master Planning & Impact Fees Meeting Schedule Update
- Performance & Metrics
- Vacancy Rate – March 2023
- Budget
- Questions, Comments, Suggestions



# Master Planning & Impact Fee Schedule



All CIAC Meetings - 11:30 am to 3:30 pm

## Master Planning & Impact Fee Study Schedule

All Meetings from 11:30 am to 3:30 pm

Meetings	Topics	Discussion
<i>AMERICAN BANK CENTER: APRIL-JULY</i>		
April 19 <sup>th</sup> 2023	Master Planning Department Meetings	City Departments
April 26 <sup>th</sup> 2023	<b>CIAC Roadway Master Plan Review</b>	CIAC / Public Meeting
May 17 <sup>th</sup> 2023	Master Planning Department Meetings	City Departments
May 18 <sup>th</sup> 2023	<b>CIAC Storm Water Master Plan Review</b>	CIAC / Public Meeting
June 21 <sup>ST</sup> 2023	Master Planning Department Meetings	City Departments
June 22 <sup>nd</sup> 2023	<b>CIAC Water Master Plan Review</b>	CIAC / Public Meeting
July 20 <sup>th</sup> 2023	<b>CIAC Impact Fee Review – Water &amp; Wastewater</b>	CIAC / Public Meeting
<i>CORPUS CHRISTI MUSEUM OF SCIENCE &amp; HISTORY (WATER GARDEN ROOM) AUGUST-OCTOBER</i>		
August 17 <sup>th</sup> 2023	<b>CIAC Impact Fee Review – Storm Water &amp; Roadways</b>	CIAC / Public Meeting
September 21 <sup>st</sup> 2023	<b>Final CIAC – To craft recommendations to City Council for Water &amp; Wastewater</b>	Recommendations
October 19 <sup>th</sup> 2023	<b>Final CIAC – To craft recommendations to City Council for Storm Water &amp; Roadways</b>	Recommendations
November 28 <sup>th</sup> 2023	<b>CIAC makes recommendations to City Council</b>	COUNCIL ACTION

# Performance Metrics

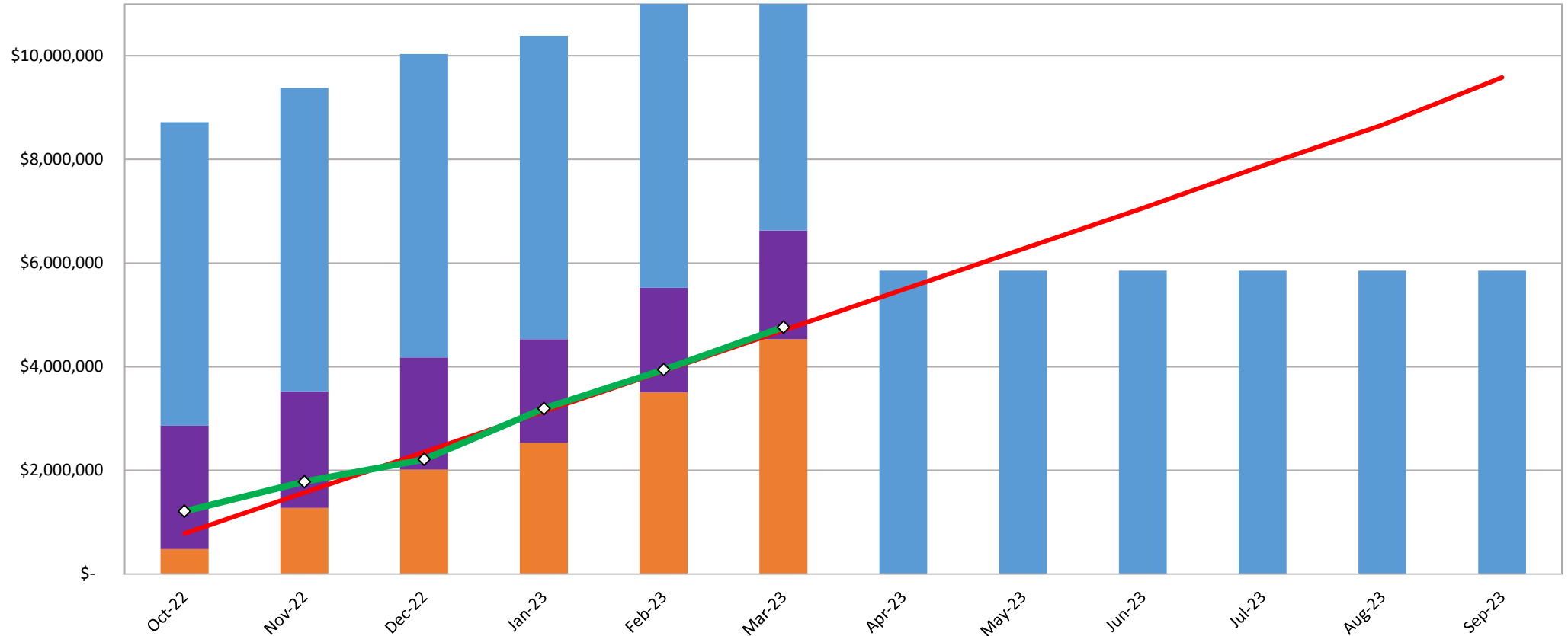
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## March 2023 Performance Metrics

- **1019 Lobby Customers**
- **1,658 Permits Issued**
  - **92% Next Day Inspections (*Goal = 85%*)**
  - **2 Residential Average Review Time (*Goal = 3 Days*)**
  - **5.03 Commercial Average Review Time (*Goal = 10 Days*)**
- **4 Zoning Applications Submitted**
  - **1 Applications taken to Planning Commission**
  - **2 Applications taken to City Council**
  - **90 Average days to City Council (*Goal = Less than 90 days*)**
- **24 Platting Applications Submitted**
  - **15 Plats taken to Technical Review Committee (TRC)**
  - **4 Plats taken to Planning Commission**
  - **29 Average days to Planning Commission (*Goal = Less than 45 days*)**
- **9 Public Improvement Plans (PIP) Submitted**
  - **4 Public Improvement Plans Reviewed**
  - **11 Average Review Time (*Goal = 15 Days*)**



## Development Services Budget Vs. Actual Analysis (As Of March 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						
Actual Expenses	\$484,184	\$1,275,371	\$2,016,778	\$2,534,298	\$3,507,191	\$4,531,268						
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						

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

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# DSD Vacancy Rate

<b>Vacancy Report</b>		
<b>Division</b>	<b>Quarter 1 Vacancy Rate</b>	<b>Quarter 2 Vacancy Rate</b>
<b>Land Development</b>	<b>26.67%</b>	<b>26.67%</b>
<b>Administration</b>	<b>12.50%</b>	<b>36.36%</b>
<b>Inspection Operations</b>	<b>6.67%</b>	<b>25.45%</b>
<b>Totals:</b>	<b>11.76%</b>	<b>28.40%</b>

**\*Functional Vacancy Rate is 12.68%**

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# Questions, Comments, Suggestions...

**\*Next Development Task Force Meeting\***  
May 19, 2023