

DEVELOPMENT TASKFORCE

February 16, 2024



**GOOD
OF THE
ORDER**



NEW STAFF CERTIFICATIONS!

Jacob Gonzalez
Residential Energy Inspector/Plan Examiner
Certification/Certified Customer Service
Professional

Etta Blake
Certified Customer Service
Professional

Jessica Chupoco
Certified Customer Service
Professional

Veronica Vasquez
Certified Customer Service
Professional

Margaret Davila
Certified Customer Service
Professional

Mike Shelton
AACE/ICC Code Enforcement
Administrator Certification

Estella Padron
Zoning Inspector Certification

Edward Giarrusso
Plumbing inspector

67% of DSD's Team Members Possess a
License, ICC Certification & State
Registrations

10/10
CUSTOMER
SERVICE!

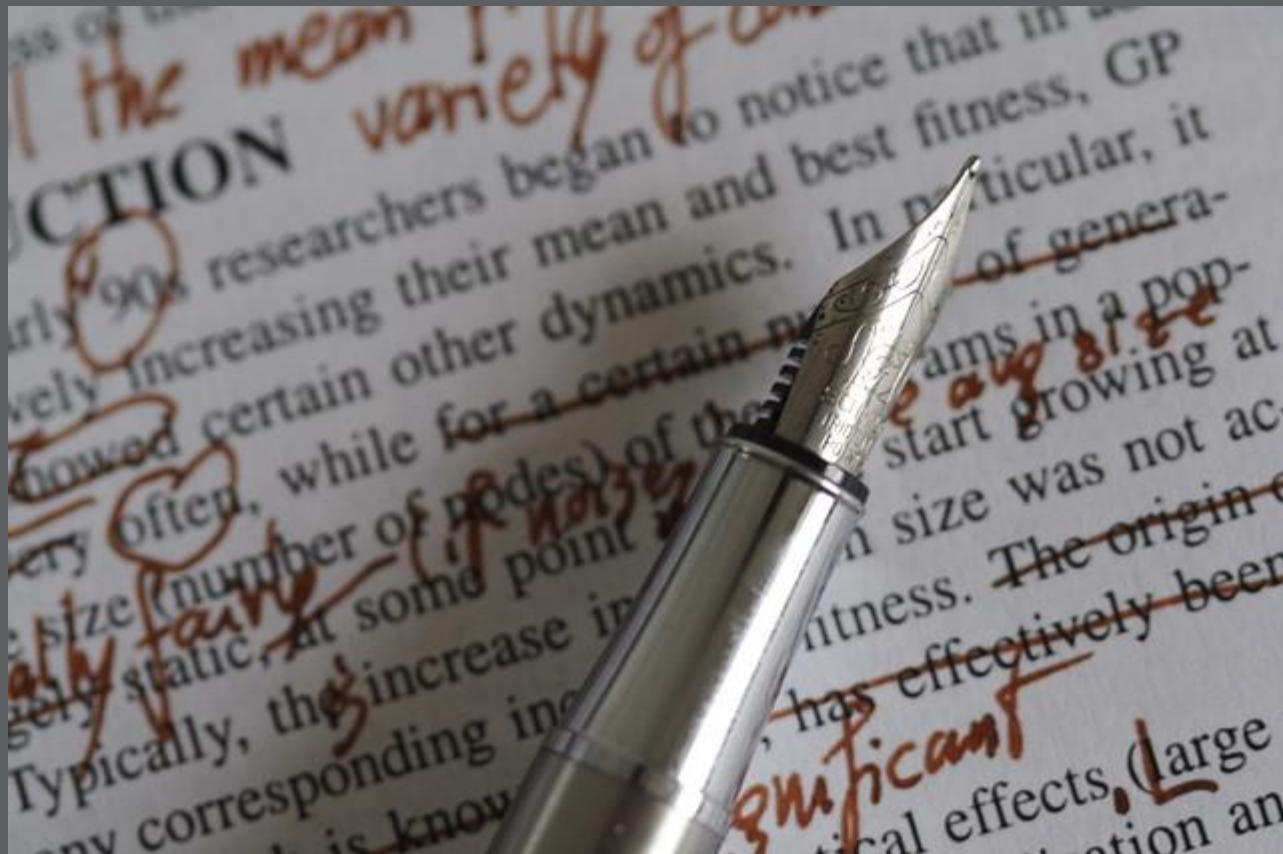
LAND DEVELOPMENT

**Policy
Update**

**Comments:
Plats to Permits**

**Trust Funds & City
Participation Updates**

Policy Update



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UDC Update:

- Meetings will occur twice a month.
- Virtual second Thursday of the month.
- In person last Thursday of the month.

Information Bulletins (IBs):

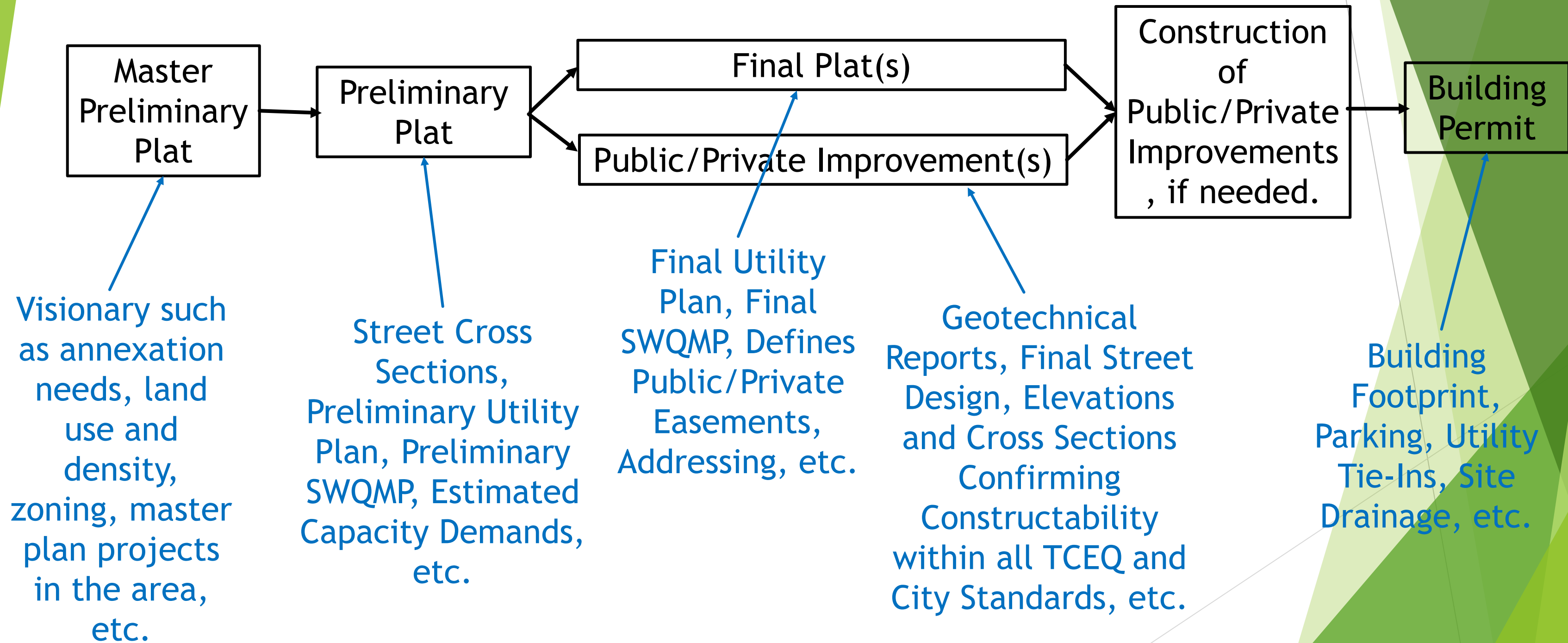
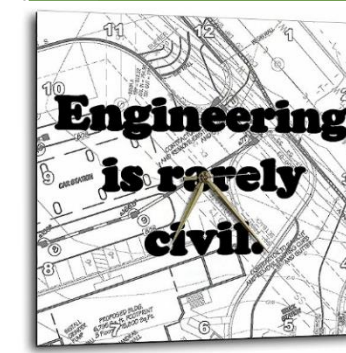
- Addressing Policy
- Water Fountains

Rule Interpretation Determinations (RIDs)

- Accessory Dwelling Units
- Game Rooms
- Platting Processes



Engineering Time



Trust Fund Balances

**Available Combined Trust Funds
Balance as of 01.31.2023
(Unaudited) -\$5,755,203.02**

Pending Council Approval


- Haven Subdivision (Wastewater Trunk Line): \$1,978,937.16
- London Ranch (Water Arterial and Transmission Main): \$1,486,159.43
- Saratoga Ridge (Water Arterial and Transmission Main): \$687,888.60
- Saratoga Ridge (Wastewater Trunk Line): \$4,691,202.54
- Azali Estates Unit 3 (Water Arterial and Transmission Main): \$136,870.31
- Starlight Estates Unit 8 (Water Arterial and Transmission Main): \$390,509.67
- Kaspian Subdivision (Water Arterial and Transmission Main): \$1,245,538.00
- Kaspian Subdivision (Wastewater Trunk Line): \$5,331,283.00
- Schanen Estates (Water Arterial and Transmission Main): \$385,000.00

CODE COMPLIANCE MONTHLY REPORT

JANUARY 2024



[Code Compliance Monthly Reports | City of Corpus Christi \(cctexas.com\)](#)



Development Services Department
Code Compliance Monthly Report

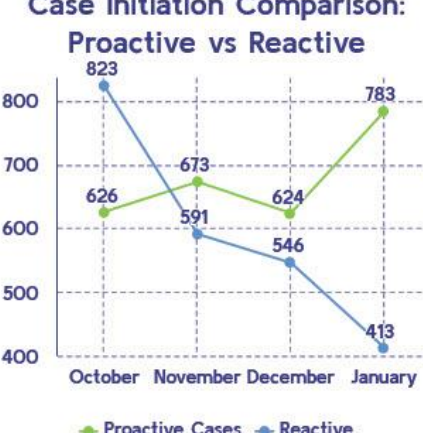
FY-24
JANUARY

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 January, Code Compliance initiated 1196 new cases and completed 2380 total inspections.

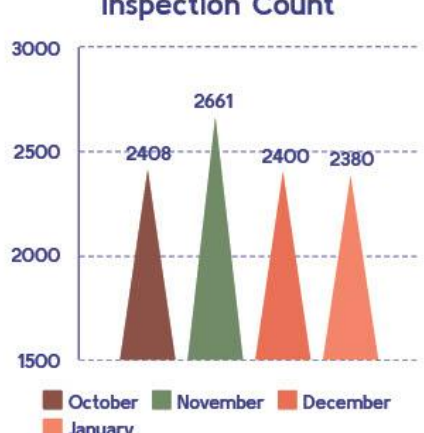
- 783 cases were proactively picked up by officers.
- 413 cases were reactive or complaint-driven, via the 311-call center.

Case Initiation Comparison: Proactive vs Reactive




Month	Proactive Cases	Reactive Cases
October	626	823
November	673	591
December	624	546
January	783	413

Inspection Count



Month	Inspection Count
October	2408
November	2661
December	2400
January	2380



Code Compliance Officer I
Benjamin Lee
Rene Morales
Grant Zander
George Chatman
Heaven Rodriguez
Jacqueline Escalante Martinez

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.

CODE COMPLIANCE

Development Services Department Code Compliance Monthly Report

FY 24
JANUARY

District 1

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

Compliance Cases Initiated	334
Inspections Completed	714
Tall Grass / Weeds	515
Building Permits Required	6
Emergency Demolitions	0
Emergency Measures	5
Illegal Dumping	3
Illegal Signs	1
Junked Vehicles	41
Parking on Unimproved Surfaces	0
Property Maintenance Standards	59
Short-term Rentals	1
Substandard Buildings	26
Unsecured Vacant Buildings	36
Water Restrictions	0
Zoning	21
Notices of Violations Issued	385
Citations Issued	15

Next BSB Hearing - M

Abatements Com

Mowing & Debris

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Site Secured (Per

Illegal Signs Rem

Junked Vehicles

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Substandard Bui

Demolitions

Status of High Profile Propertie

3178 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair business on a residential property. 1 vehicle remains on the property. Current status - partial compliance; property owner has purchased the commercial pre-vehicles in that area. Will continue to monitor.

3174 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair business on a residential property. 1 vehicle remains on the property. Current status - partial compliance; property owner has purchased the commercial pre-vehicles in that area. Will continue to monitor.

618 S. Stanley St. (Station City) - Occupied Property | Accumulation of litter & solid waste on the property. Current status - compliance; maintenance inspections are conducted weekly.

Development Services Department Code Compliance Monthly Report

FY 24
JANUARY

District 2

Senior/Lead Compliance Officer - Thomas Chapa III
361.5857186 | thomasc6@cctexas.com
Compliance Officers - Eddie Reyna, Martin Lopez, Sherman Dixon, Jamal

Compliance Cases Initiated	240
Inspections Completed	408
Tall Grass / Weeds	271
Building Permits Required	0
Emergency Demolitions	1
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	58
Junked Vehicles	21
Parking on Unimproved Surfaces	1
Property Maintenance Standards	12
Short-term Rentals	0
Substandard Buildings	4
Unsecured Vacant Buildings	38
Water Restrictions	0
Zoning	1
Notices of Violations Issued	139
Citations Issued	6

Next BSB Hearing - Marc

Abatements Comple

Mowing & Debris Ri

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Substandard Bui

Demolitions

Status of High Profile Property

4410 Hamlin Drive - Occupied Property | Current cases on property for Zoning/PMC/Junked Vehicle/ Care of Premises. Current Status - property is in partial compliance with the property owner making some progress. An extension was given. We will continue to monitor monthly to ensure property gains compliance.

Sunrise Mall - Sunrise Mall - new ownership of the mall property has made progress in removing debris and has abated various areas of concern. We will continue to monitor weekly to ensure property remains compliant.



Sunrise Mall

Development Services Department Code Compliance Monthly Report

FY 24
JANUARY

District 3

Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | gracee@cctexas.com
Compliance Officers - Steven Arredondo, Diana T. Garza, Roman Calderon, Paul

Compliance Cases Initiated	335
Inspections Completed	597
Tall Grass / Weeds	348
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	5
Illegal Dumping	0
Illegal Signs	143
Junked Vehicles	49
Parking on Unimproved Surfaces	4
Property Maintenance Standards	15
Short-term Rentals	0
Substandard Buildings	8
Unsecured Vacant Buildings	21
Water Restrictions	0
Zoning	4
Notices of Violations Issued	130
Citations Issued	2

Next BSB Hearing - March 2

Abatements Complete

Mowing & Debris Rem

Structures Secured (B

Site Secured (Perimet

Illegal Signs Remov

Junked Vehicles Rem

Emergency Demolition

Emergency Measures

Abatements Pending

Mowing & Debris Rem

Structures Secured (B

Site Secured (Perimet

Junked Vehicles Remo

Emergency Demolition

Emergency Measures

Substandard Building

Demolitions

Status of High Profile Properties

- Pets Mart @ 5214 Blanche Moore Drive was inspected on 01/13/2024, to find the property in cor inspections will be conducted monthly to ensure the property remains in compliance.
- 5806 Glen Arbor on 1/29/2024 the property was inspected with the assistance of CCPD Directed P was found to be unsecure. Due to the criminal history on property, an emergency measures case request. Property was boarded up. We will monitor this property on a weekly basis to make sure it
- 4841 Orchid Lane on 1/13/24 the property was inspected with the assistance of CCPD Directed P was found in violation of being unsecure along with tall weeds, litter and solid waste and sidewalk. Property has been abated. Due to the criminal activity, we will monitor property weekly with CCPD

Development Services Department Code Compliance Monthly Report

FY 24
JANUARY

District 4

Senior/Lead Compliance Officer - Estella Padron
361.945.0197 | estellas@cctexas.com
Compliance Officers - John Navarro, Jorge Ortiz, Hazel Prado

Compliance Cases Initiated	153
Inspections Completed	404
Tall Grass / Weeds	324
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Signs	3
Junked Vehicles	19
Parking on Unimproved Surfaces	4
Property Maintenance Standards	19
Short-term Rentals	7
Substandard Buildings	1
Unsecured Vacant Buildings	8
Illegal Dumping	1
Zoning	18
Notices of Violations Issued	67
Citations Issued	8

Next BSB Hearing - March 28, 20

Abatements Completed

Mowing & Debris Removal

Structures Secured (Board-

Site Secured (Perimeter Fe

Illegal Signs Removed

Junked Vehicles Removed

Emergency Demolitions

Emergency Measures - Bee

Substandard Building

Demolitions

Abatements Pending

Mowing & Debris Removal

Structures Secured (Board-

Site Secured (Perimeter Fe

Junked Vehicles Removed

Emergency Measures

Substandard Building

Demolitions

Status of High Profile Properties

- 13938 Longboat Dr. - Illegal Short-term Rental operating on the island in an RS-6 Single-family Residential Zoning District. To date, 20 citations have been issued for STR violations. As of 01/25/2024, property is compliant - advertising of 30-day rental. We will continue to monitor property monthly to make sure it is in compliance.
- 13950 Blackbeard Dr. - New case restarted for illegal Short-term Rental operating on the island in an RS-6 Single-family Residential Zoning District. To date, 6 citations have been issued for STR violations. As of 01/25/2024, property is compliant - advertising of 30-day rental. We will continue to monitor property monthly to ensure it is in compliance.
- 802 Oriole St. - On 07/18/23 a case was created for a shed placed in front side of house. The property is in violation of the Unified Development Code 5.3.1.1, Accessory structures. Two citations have been previously sent to the property owner for non-compliance. Current Status - In violation | Property owner appeared in court on 01/16/24 and was issued a fine and given until 02/16/24 to bring property into compliance.



802 Oriole St. In violation structure in the

**Citations issued to date: 338 citations have been issued to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, since May 2023.

*As of January 2024-these properties are being prosecuted in court.

Development Services Department Code Compliance Monthly Report

FY 24
JANUARY

District 5

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

Compliance Cases Initiated	134
Inspections Completed	257
Tall Grass / Weeds	111
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	115
Junked Vehicles	14
Parking on Unimproved Surfaces	3
Property Maintenance Standards	6
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	8
Water Restrictions	0
Zoning	0
Notices of Violations Issued	32
Citations Issued	3

Next BSB Hearing - March 28, 2024

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

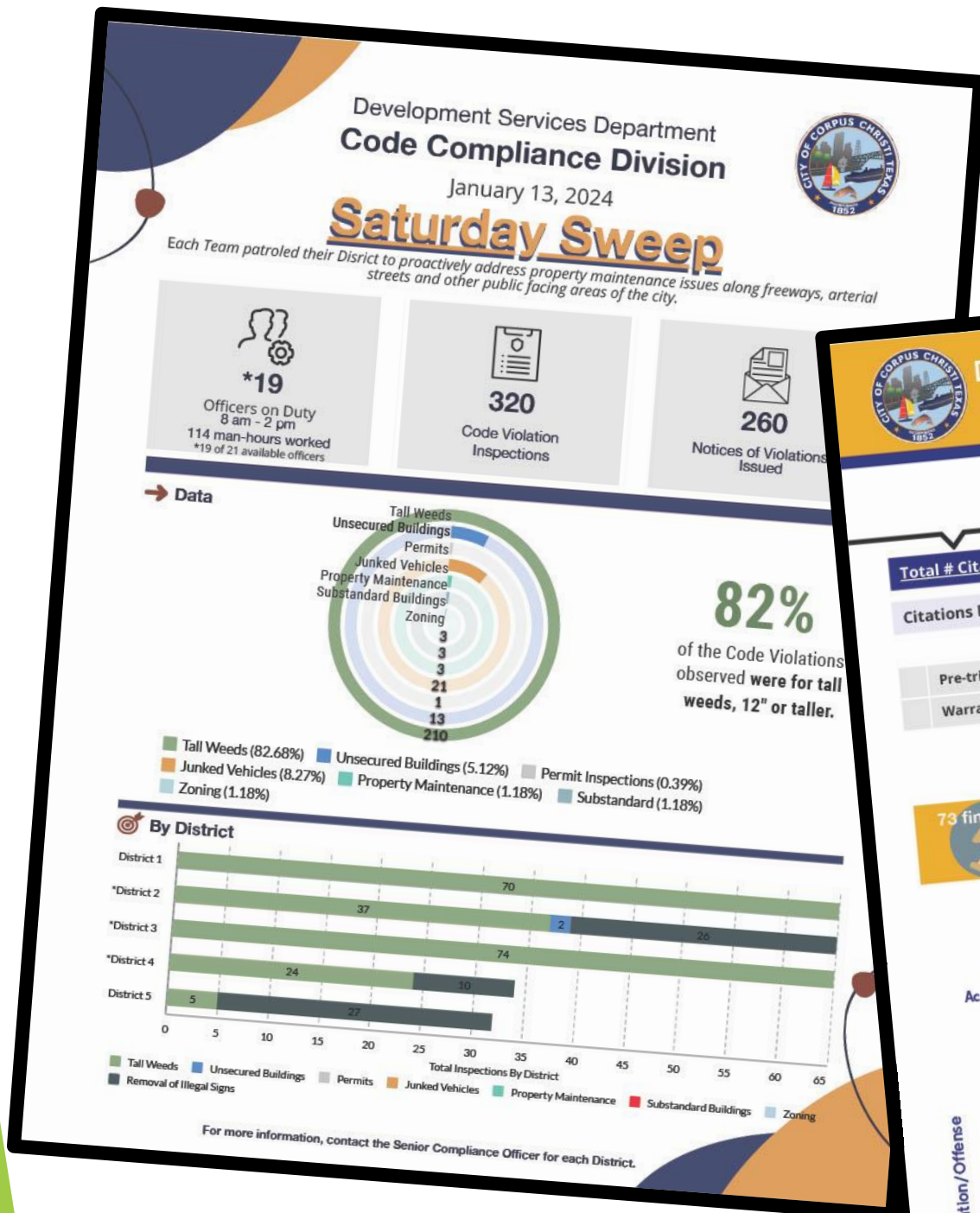
Demolitions

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 January 2, 2024, five properties were inspected and found in compliance: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, 6302 Oso Pkwy, and 6314 Oso Pkwy. We will continue to monitor property to make sure it remains in compliance.

District 5

CODE COMPLIANCE



Operational Adjustments

Code Compliance Division has put it's focus on improving the aesthetics, appearance, and perception of the City of Corpus Christi. They have also been working the (1st) Saturday of each month (Saturday Sweep Report). Monthly reports may be located here:

www.cctexas.com/detail/code-compliance-monthly-reports

BUILDING DIVISION

- **Sunsetting Inboxes effective June 1, 2024**
- **Training Schedule**
- **May - Building Safety Month**

May is Safe Building Month



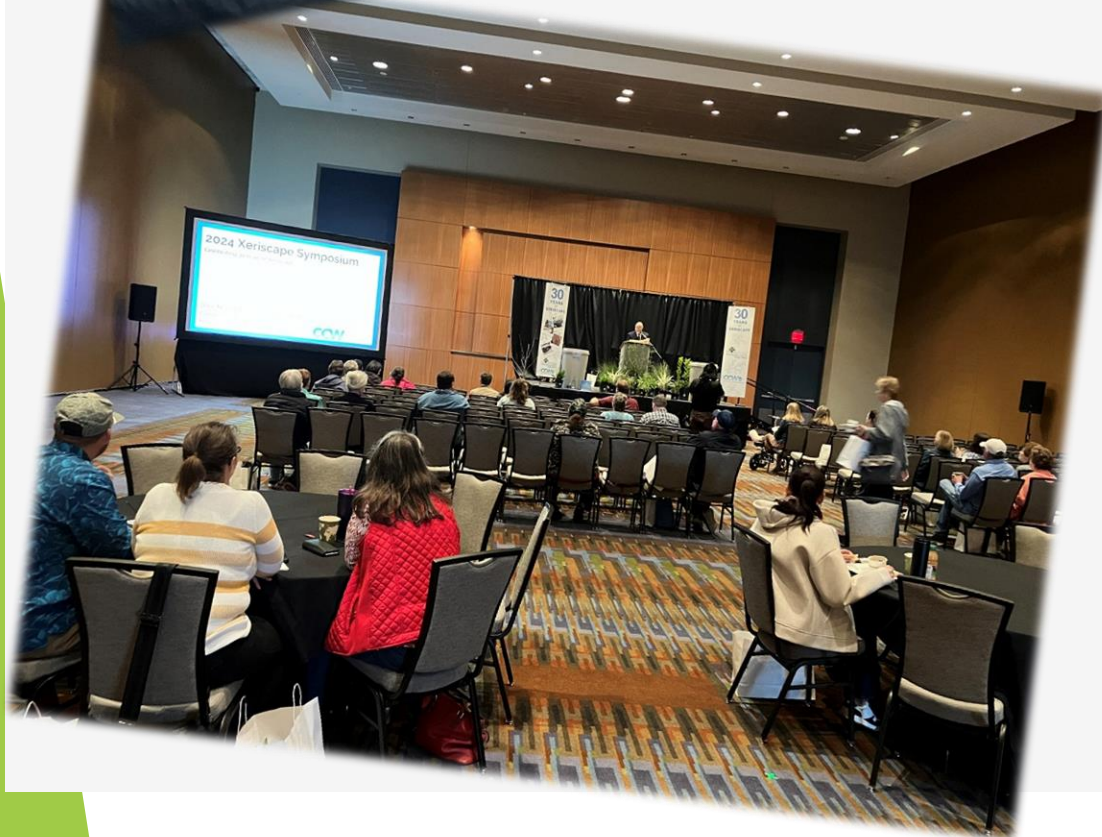
DSD in the Community

Zero Landscaping Outreach Program

DSD Compliance inspectors Patricia L. Garcia , Belinda Mendoza, and Senior Compliance Inspector, Isidoro Prado greeted and educated General public on the basic permitting requirements for residential household repairs and construction projects.

Call to Dig Training Seminar

DSD Interim Deputy Building Official - William Wittliff



TRAINING SCHEDULE:

The 1st Quarter of 2024 Development Services will be focusing on internal process training and will not have any public training available until April. We will forward the training schedule once available.

DIRECTOR'S REPORT

Master Planning & Impact Fee/Capital Improvements
Advisory Committee (CIAC) Meeting Schedule

Performance & Metrics -
January 2024

Vacancy Rate -
January 2024

Comments, Questions, Suggestions

Master Planning & Impact Fee Study Meeting Schedule

Future Land Use Assumptions; Master Plans and their supporting Capital Improvement Projects on January 30th, 2024, the Corpus Christi City Council approved all of the above, making way to initiate the second half of this effort which is conducting an Impact Fee Study. Over the next several months there will be a robust community engagement; a number of workshops and public hearings. Once this effort is completed, the goal is to bring this effort for City Council consideration in the month of June 2024.



www.developing-our-future-cc.com



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**

DSD NEWSLETTER



The image shows a stylized graphic of a newsletter cover. At the top, it says 'DSD NEWSLETTER' in large white letters over a night cityscape. To the right is the City of Corpus Christi seal, which includes a sailboat, a bridge, and the text 'CITY OF CORPUS CHRISTI TEXAS' and 'INCORPORATED 1852'. Below the title is 'February 2024'. The cover is divided into two columns. The left column is titled 'INTRODUCTION' and contains two paragraphs of text. The right column is titled 'WHAT'S NEW?' and contains a long paragraph of text. At the bottom right of the cover, the date '01/12' is written.

DSD NEWSLETTER

February 2024

INTRODUCTION

Winter Season in Corpus Christi
I finally have a chance to wish you all a very Happy and Prosperous 2024 ...!!! 2024 has gotten off to a great start for Development Services but before we look ahead, I would like to comment on the year 2023.

To start, the integration of Code Enforcement into DSD is working well, of course there are still minor growing pains but overall the transition has proven to be successful. We launched the new INFOR with Rhythm (the portal) and DigEPlan (the Document Review module) and what this ultimately means is that the email inboxes will be discontinued starting on June 1st, 2024. Please engage staff if assistance is needed on operating the portal or any of our new systems... remember we are slowly moving into the 21st Century ... 😊 DSD will be looking to relaunch the STAR Program which will include a more robust community engagement effort ...! On August 1st, 2023, DSD and the Fire Department start enforcing the 2021 International Codes and please be advised, DSD offers training classes on the new codes as well as other vocational occupations on every Wednesday. Please reach to the department to obtain our 2024 Training Schedule. Finally, the City of Corpus Christi hired a Historic Preservation Officer, Robert Kurtz and he will be working to identify, highlight and maintain the historic fabric of this beautiful city. As always, thank you for your continued support.

WHAT'S NEW?

DSD is still elbows deep into the Master Plan and Impact Fee Study project. Council approved the Future Land Use Assumptions; the Comprehensive Master Plans for Water, Wastewater, Stormwater and Roadways; and their associated Capital Improvement Projects which all represents the City's 10 year growth plan. Currently, we are in the middle of discussing proposed/possible impact fees for the planned infrastructure expansion over the next 10 years. DSD will be conducting a robust public engagement to include community meetings in each district, meetings with CBHBA, AGC, the Development Community, Real Estate Council, CC Infrastructure Committee, and Planning Commission. This item is scheduled for City Council consideration in June 2024. As you are aware, Nina Nixon-Mendez retired in late December of last year and now, both the Building Division and Land Development has been moved under Michael Dice, which I feel will enable the entire process to work much smoother. As Michael Dice and I move toward to our 5th year in these roles, I would hope the general consensus is that we work to find a way to make progress happen and get projects across the finish line...Facilitation, 5 years and counting ... 😊

01/12

To see DSD's full newsletter,
please visit our website at:

<https://www.cctexas.com/ds>

PERFORMANCE & METRICS

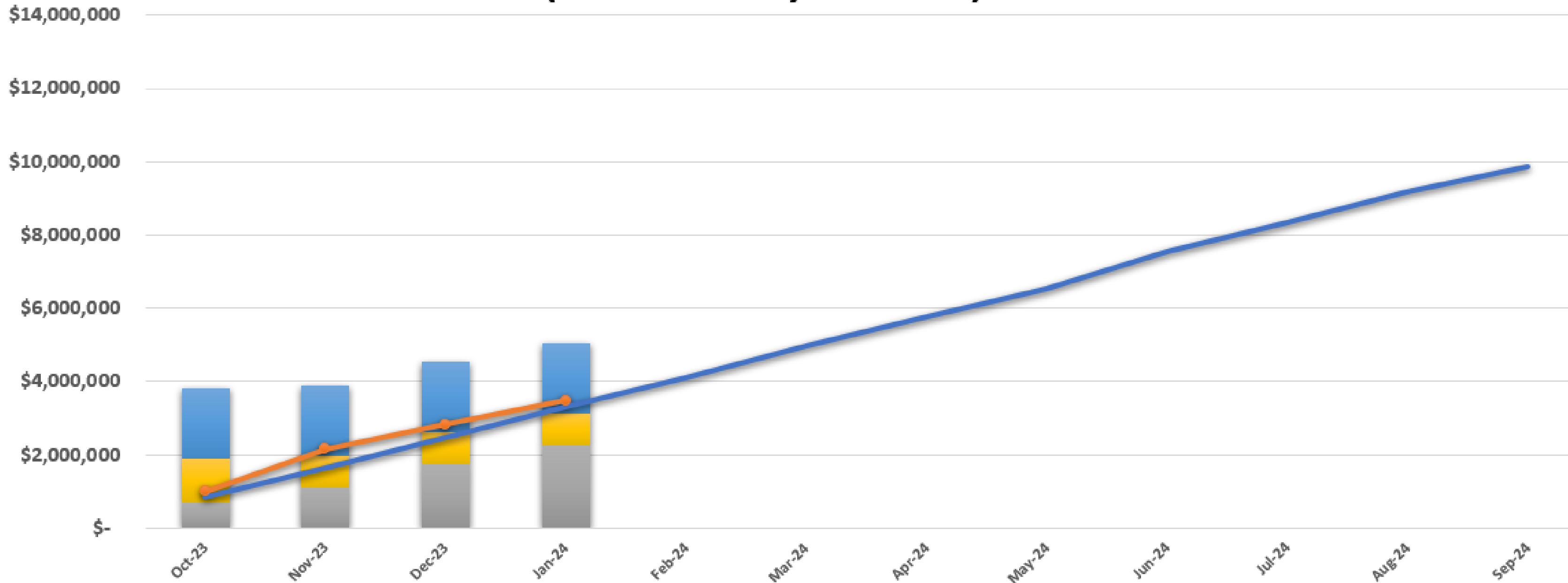
January 2024 Performance Metrics

- 959 Lobby Customers
- 3,839 Call Volume
 - 5.42 Average Wait Time

Permits / Licenses	Zoning/Historic	Plan Review	Platting / Public Impvmnts	Code Compliance
2.72	8.33	8.76	3.73	3.58

- 1233 Permits Issued
 - 99% 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
 - 7 Applications taken to Planning Commission
 - 4 Applications taken to City Council
 - 45 Average days to City Council (*Goal = Less than 76 days*)
- 8 Platting Applications Submitted
 - 8 Plats taken to Technical Review Committee (TRC)
 - 5 Plats taken to Planning Commission
 - 59 Average days to Planning Commission (*Goal = Less than 45 days*)
- 5 Public Improvement Plans (PIP) Submitted
 - 7 Public Improvement Plans Reviewed
 - 14 Average Review Time (*Goal = 15 Days*)*

Development Services Budget Vs. Actual Analysis (As Of January 31, 2024)



	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
Transfer to CIP - Building	\$1,915,193	\$1,915,193	\$1,915,193	\$1,915,193								
Outstanding PO's	\$1,211,050	\$866,388	\$866,666	\$860,798								
Actual Expenses	\$702,599	\$1,111,721	\$1,767,660	\$2,267,453								
Planned Revenue	\$858,038	\$1,652,859	\$2,490,502	\$3,298,557	\$4,101,367	\$4,994,169	\$5,757,109	\$6,548,508	\$7,548,328	\$8,354,119	\$9,169,107	\$9,856,856
Actual Revenue	\$1,006,188	\$2,154,388	\$2,824,756	\$3,481,060								

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

VACANCY RATE

Vacancy Report		
Division	Quarter 1 Vacancy Rate	January Vacancy Rate
Land Development	7.14%	7.14%
Administration	27.27%	27.27%
Inspection Operations	25.86%	24.14%
Code Enforcement	21.42%	14.28%
Totals:	20.42%	19.20%

COMMENTS, QUESTIONS, SUGGESTIONS..

Next Development Task Force Meeting
March 15, 2024