

**DEVELOPMENT TASKFORCE
MONTHLY MEETING
MAY 19, 2023**

Dan McGinn - Director of Planning

- Update on the Bayside Area Development

Departments w/ Standing Invites

- PARKS & RECREATION
- ENGINEERING SERVICES
- SOLID WASTE
- PUBLIC WORKS
- CCW



PLANNING DEPARTMENT



WELCOME TO THE DSD TEAM



Melanie Barrera
Engineering Associate



Laura Harris
Planner I



William Bonawitz
Electrical Inspector



Robert Kurtz
Historic Preservation Officer

LAND DEVELOPMENT

Update UDC Articles 4,5,6,7

Update UDC Article 8 (Camiros)

**Brief Storm Water Discussion
(2009 Draft Manual & Current IDM)**

**Trust Fund Update & City
Participation Fund Update**

UNIFIED DEVELOPMENT CODE (UDC) UPDATE



Update UDC Articles 4,5,6,7

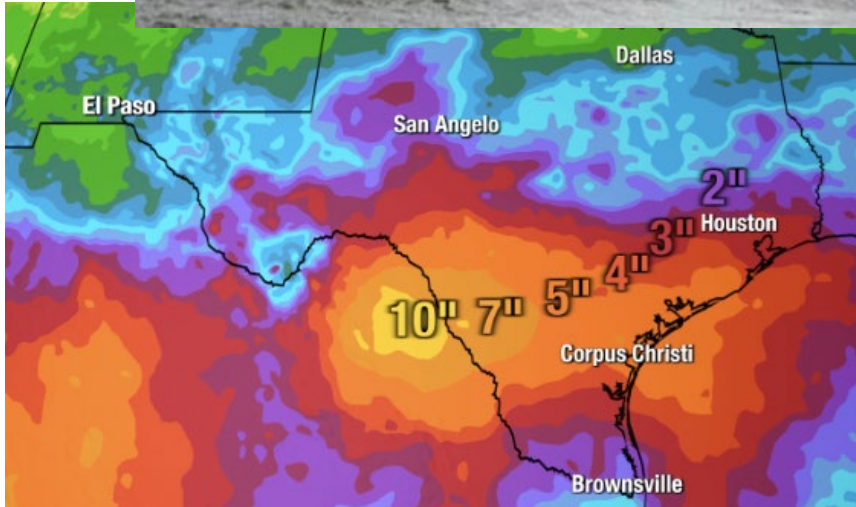
- May 17th - Planning Commission Briefing
- June 13th (June 27th Alternate Date) - Joint Planning Commission/City Council Meeting

Update UDC Article 8

Upcoming DSTAG Meetings

- May 23rd
- May 30th
- Additional Stakeholder Opportunities (TBD)

“Detention” Requirements



- **Per Current IDM, Chapter 3, 3.05:**

- 3.05 NO ADVERSE IMPACT**

- a. No Adverse Impacts Downstream**

- a. For new developments, redevelopments, roadway expansions, drainage system improvements, and other improvements that will increase the impervious cover, decrease the time of concentration (T_c), or increase peak flows from drainage areas, or where the establishment of an extreme event (100-year) overflow corridor is not feasible, mitigation of adverse storm water impacts shall be required.
- b. Mitigation may be accomplished by local, private, on-site storm water detention facilities or by regional storm water detention facilities.

- b. Pre-Developed Peak Runoff**

- a. Storm water detention facilities shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate.
- b. If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.

Hydraulics for Storm Water Design

- **Per Current IDM, Chapter 3, 3.03.a.b:**

- i. 5-year design storm must be contained within conveyance system design and not pond across the roadway at inlets higher than the curb line
- ii. 100-year design storm must not indicate ponding above the finished floor elevation of adjacent habitable space

- **Per Current IDM, Chapter 3, 3.04.b.b:**

- b. All hydraulic analysis shall include the appropriate tailwater in the calculations
 - i. Tailwater elevations shall be determined through appropriate engineering analysis, known water surface elevations for the flood interval, FEMA FIRMs, City Storm Water maps, or other resource deemed acceptable by the City Engineer.

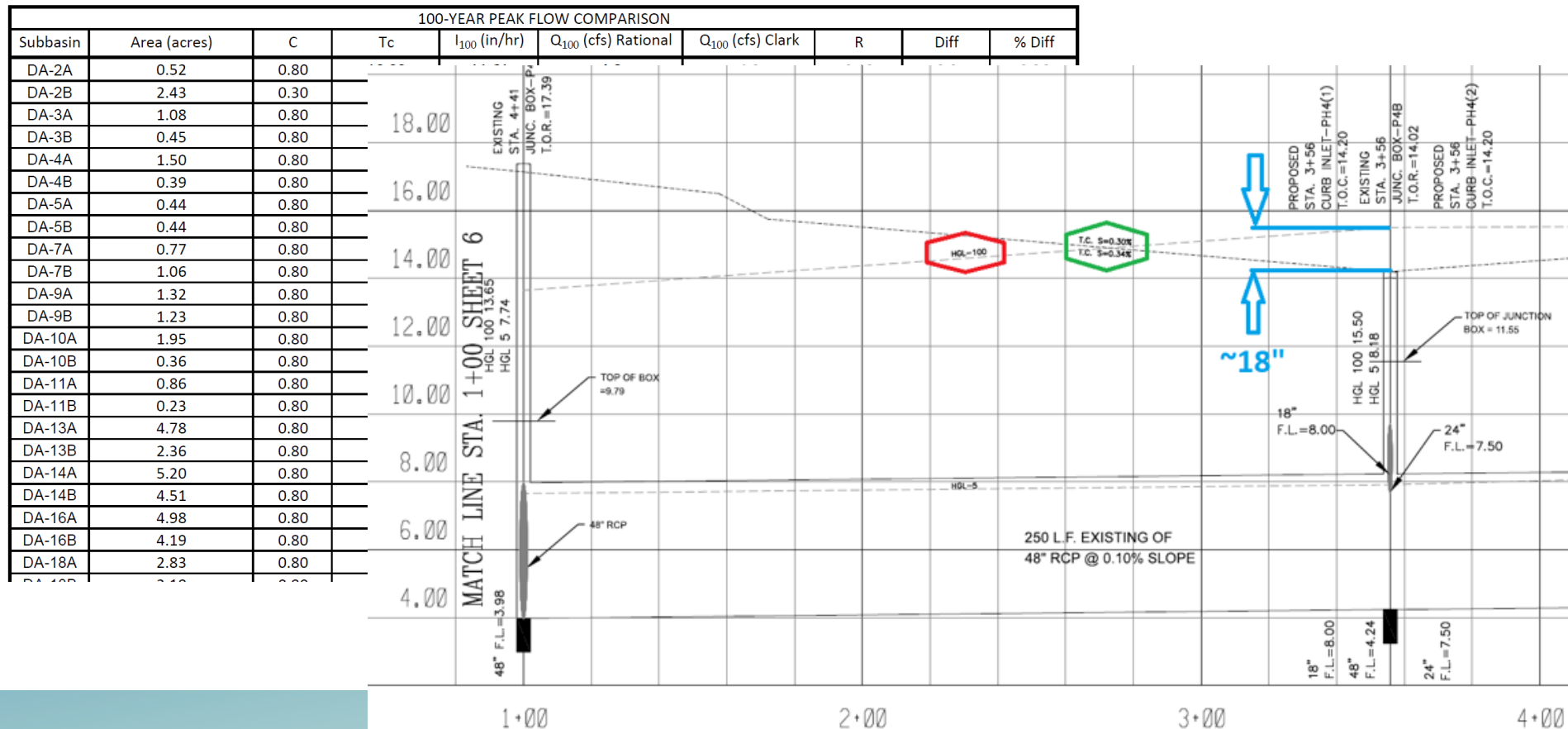
- **Per Current IDM, Chapter 3, 3.07.b.b**

- b. New construction outside FEMA flood hazard areas must have a minimum first floor elevation for habitable living space of 18 inches above the lowest adjacent top of curb, crown of road, or top of bank of any adjacent channel, whichever is higher.



Hydraulics for Storm Water Design

5-year HGLs typically being provided, but 100-year HGLs are often not. This data should be reported in tabular form in the drainage report and plotted on all storm sewer profiles assuring habitable structures built 18" above top of highest adjacent top of curb, crown of road, or top of adjacent channel bank, will not be inundated by the 100-year storm event.



TRUST FUND BALANCE

- **Available Combined Trust Funds Balance as of 05.09.2023 (Unaudited) was \$433,726.34**

- **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
\$175,089.60	\$63,596.98	\$140,312.07	\$54,727.69

Pending:

- Caroline's Heights (Reimbursement Amendment) - Water Arterial/Grid Main - \$79,923.00 - Awaiting CC approval
- Westwood Heights Unit 4 (Reimbursement) - Water Distribution Main - \$36,731.71 - Awaiting CC approval
- Westwood Heights Unit 4 (Reimbursement) - Wastewater Collection Line - \$14,476.00 - Awaiting CC approval
- Oso Ranch Unit 1 (Reimbursement) - Wastewater Trunk System- \$1,332,411.27 - Preparing documents

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



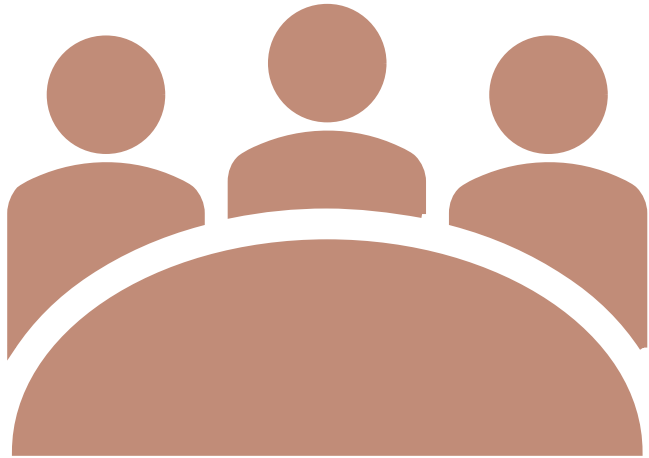
BUILDING DIVISION

INFOR Update

**Code Training
Starts in June**

ISO Update

DIRECTOR'S REPORT



(CIAC) Capital Improvement Advisory Committee Meeting Schedule

Code Compliance

Performance & Metrics

Vacancy Rate - March 2023

Questions, Comments, Suggestions

**CAPITAL IMPROVEMENT
ADVISORY COMMITTEE
(CIAC)
MEETING SCHEDULE**

**American Bank Center:
April - July**

- **June 21st 2023** - Master Planning (*City Department Meetings*)
- **June 22nd 2023** - CIAC Water Master Plan Review
- **July 20th 2023** - CIAC Impact Fee Review - Storm Water & Roadways

**Corpus Christi Museum of Science & History (Water Garden Room):
August - October**

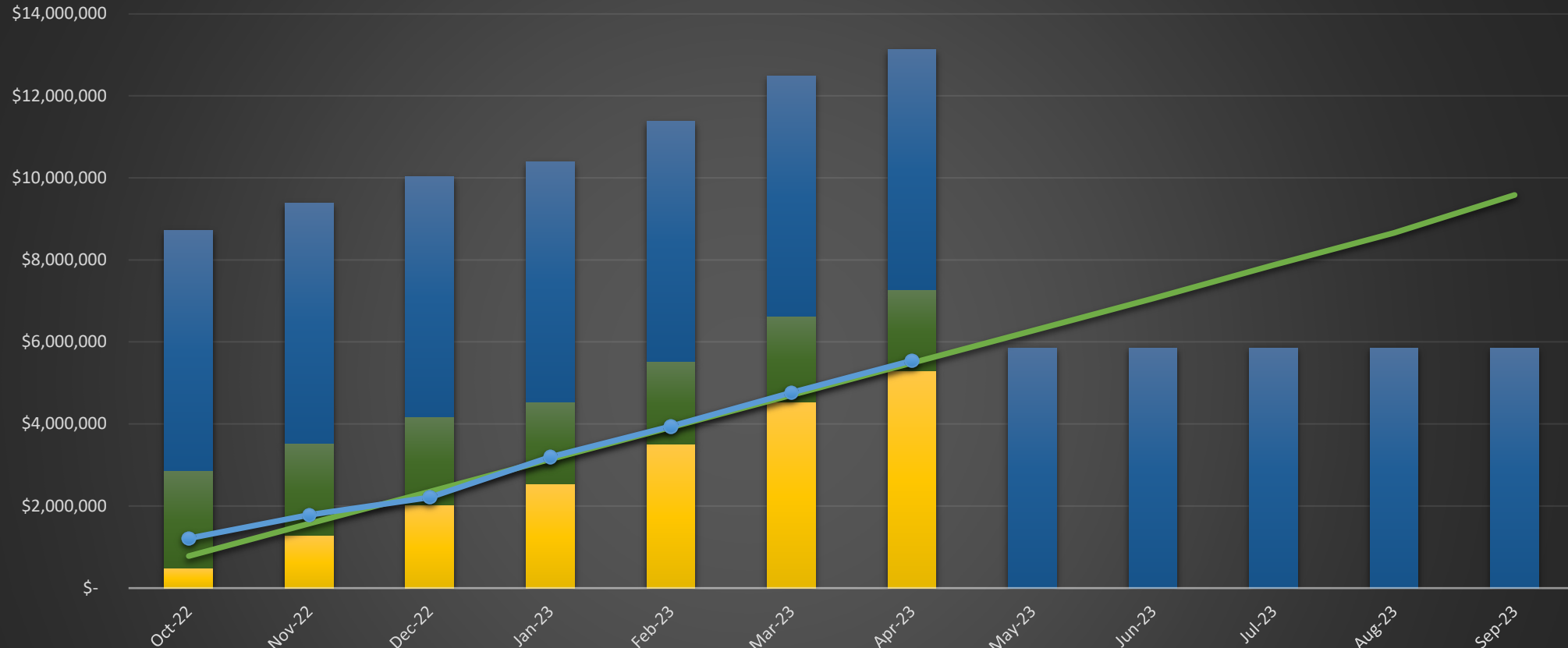
- **August 17th 2023** - CIAC Impact Fee Review - Water & Wastewater
- **September 21st 2023** - Final CIAC - To craft recommendations to City Council for Water & Wastewater
- **October 19th 2023** - Final CIAC - To craft recommendations to City Council for Storm Water & Roadways
- **November 28th 2023** - CIAC makes recommendations to City Council



APRIL 2023 Performance Metrics

- **670 Lobby Customers**
- **1,471 Permits Issued**
 - **87% Next Day Inspections (*Goal = 85%*)**
 - **2 Residential Average Review Time (*Goal = 3 Days*)**
 - **6 Commercial Average Review Time (*Goal = 10 Days*)**
- **3 Zoning Applications Submitted**
 - **1 Applications taken to Planning Commission**
 - **1 Applications taken to City Council**
 - **48 Average days to City Council (*Goal = Less than 90 days*)**
- **15 Platting Applications Submitted**
 - **15 Plats taken to Technical Review Committee (TRC)**
 - **7 Plats taken to Planning Commission**
 - **34 Average days to Planning Commission (*Goal = Less than 45 days*)**
- **8 Public Improvement Plans (PIP) Submitted**
 - **5 Public Improvement Plans Reviewed**
 - **7 Average Review Time (*Goal = 15 Days*)**

Development Services Budget Vs. Actual Analysis (As Of April 30, 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					
Actual Expenses	\$484,184	\$1,275,371	\$2,016,778	\$2,534,298	\$3,507,191	\$4,531,268	\$5,288,786					
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					

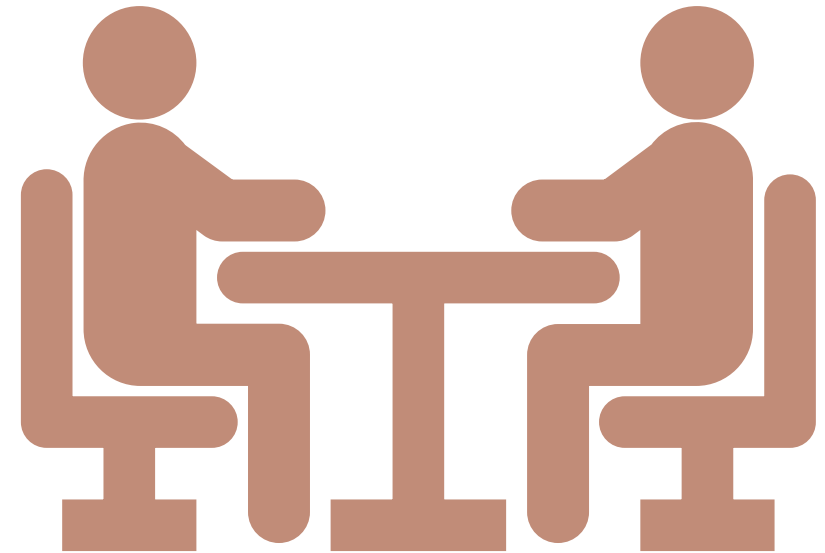
■ Actual Expenses
 ■ Outstanding PO's
 ■ Transfer to CIP - Building
 —●— Planned Revenue
 —●— Actual Revenue

DSD VACANCY RATE

Vacancy Report			
Division	Quarter 1 Vacancy Rate	Quarter 2 Vacancy Rate	April Vacancy Rate
Land Development	26.67%	26.67%	20.00%
Administration	12.50%	36.36%	36.36%
Inspection Operations	6.67%	25.45%	18.18%
Totals:	11.76%	28.40%	20.99%

* Funtional Vacancy Rate is 7.25%

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



Next Development Task Force Meeting
June 16, 2023