



DS Taskforce Monthly Meeting November 19, 2021

BUILDING DIVISION

2

Plat Submission

Windstorm Framing

Driveways

Code Adoption

Windstorm Framing

The City framing inspection is not the same as the windstorm framing inspection and is required after the windstorm approval. The contractors need to understand that the windstorm approval is not a city inspection framing approval.

From our ordinance section 110.3.11:

“f. Approved engineer’s inspection. It is the certifying engineer’s responsibility to ensure that the engineer’s representative has completed the Texas Department of Insurance framing inspection prior to the city inspector completing the city’s frame inspection.





Driveways associated with commercial and residential projects that are included with the permit are not being built to city standards. Driveways should be inspected at the driveway approaches at form stage.



2021 Code Adoption

Completed:

IBC/IEBC

IPC/IMC/IFGC

NEC

IECC

ISPSC

IFC

Near Completion:

IRC

- **Beginning January 1st through January 30th, 2022**, open public comment period for the 2021 Codes and the proposed Local Amendments.
- Draft of the 2021 Codes with Local Amendments due **February 1, 2022**.
- Draft of the 2021 Codes with Local Amendments posted for 30-days ending **February 28th, 2022**.
- **March 2022**, present 2021 Codes with Local Amendments to the Planning Commission.
- **May 2022**, present 2021 Codes with Local Amendments to City Council for adoption.

Land Development DIVISION

6

Tree Ordinance

UDC Updates

AICUZ Maps

Master Preliminary Plats

87th Texas Legislative Session

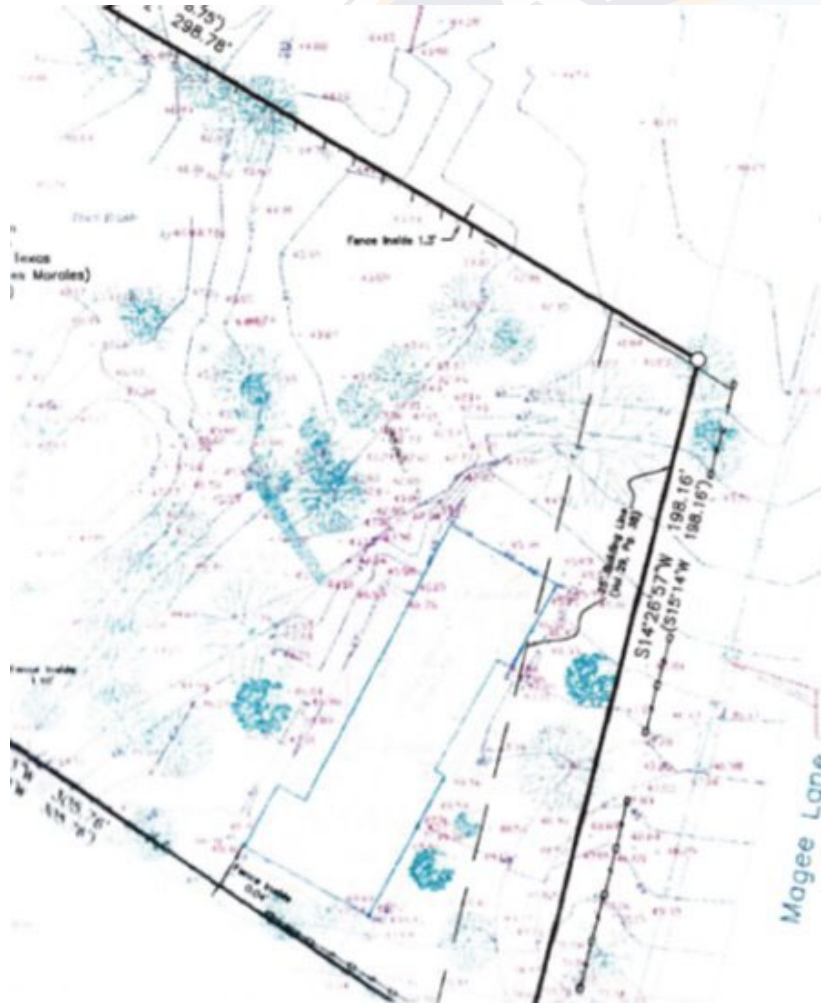
Text Amendments

Unified Development Code (UDC)

▶ SB 1585

▶ HB 1475

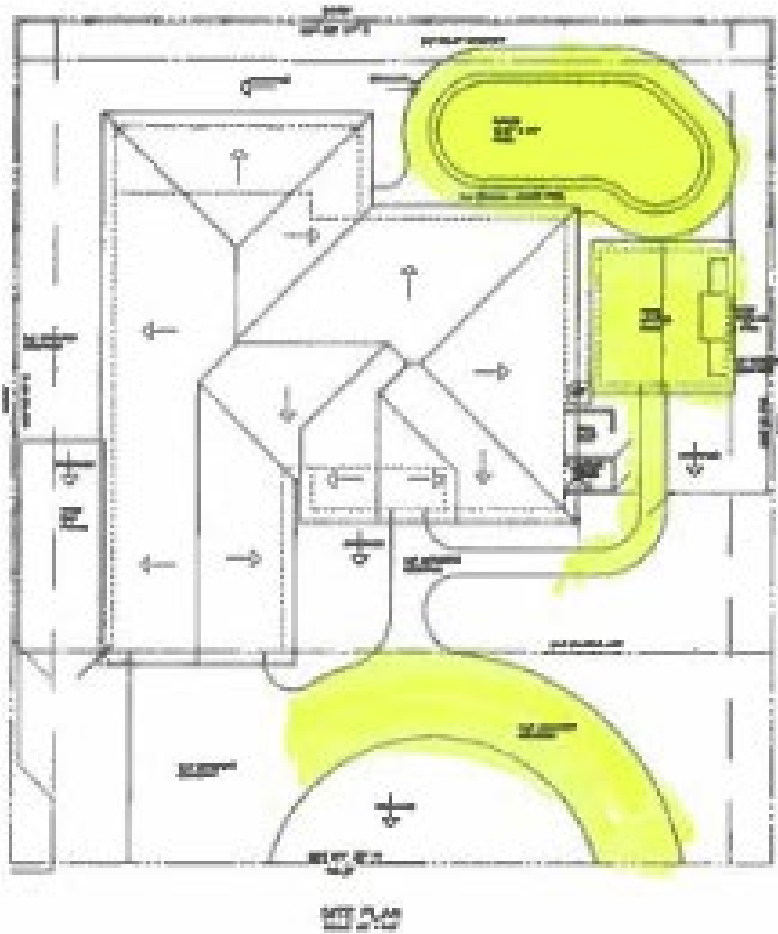
BOA Examples



Scenario #1


The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the Nueces County Appraisal District

BOA Examples



Scenario #2

Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;



Air Installation Compatibility Use Zone (AICUZ) 2020 Update

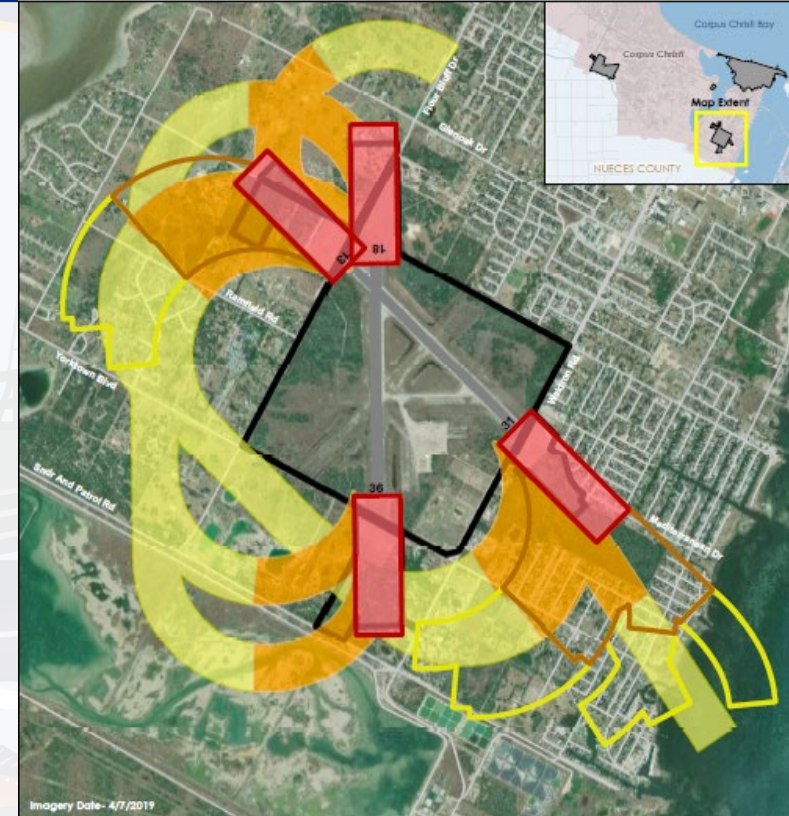
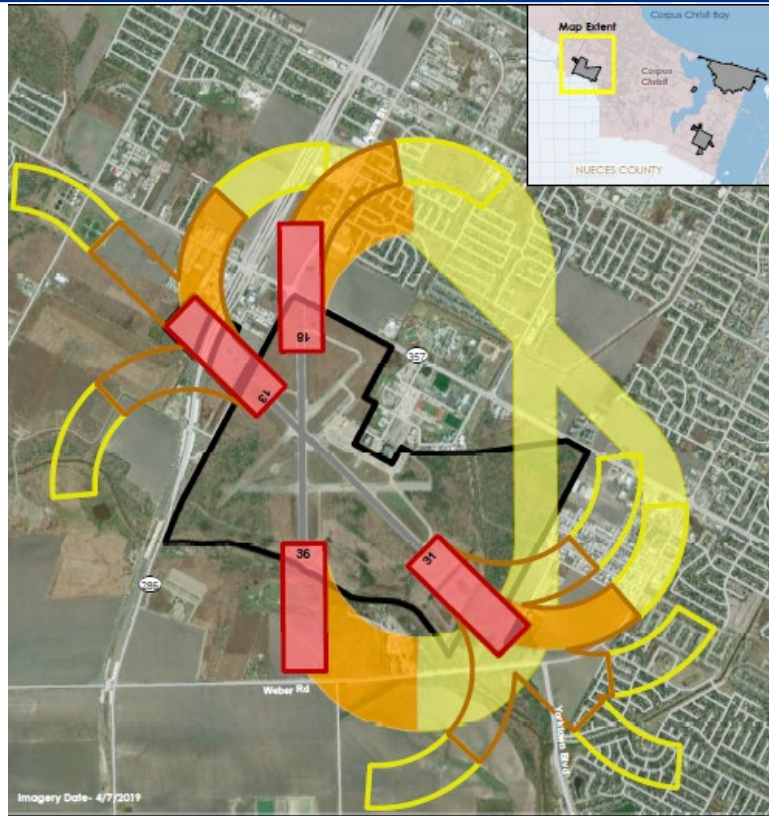
DSD Taskforce
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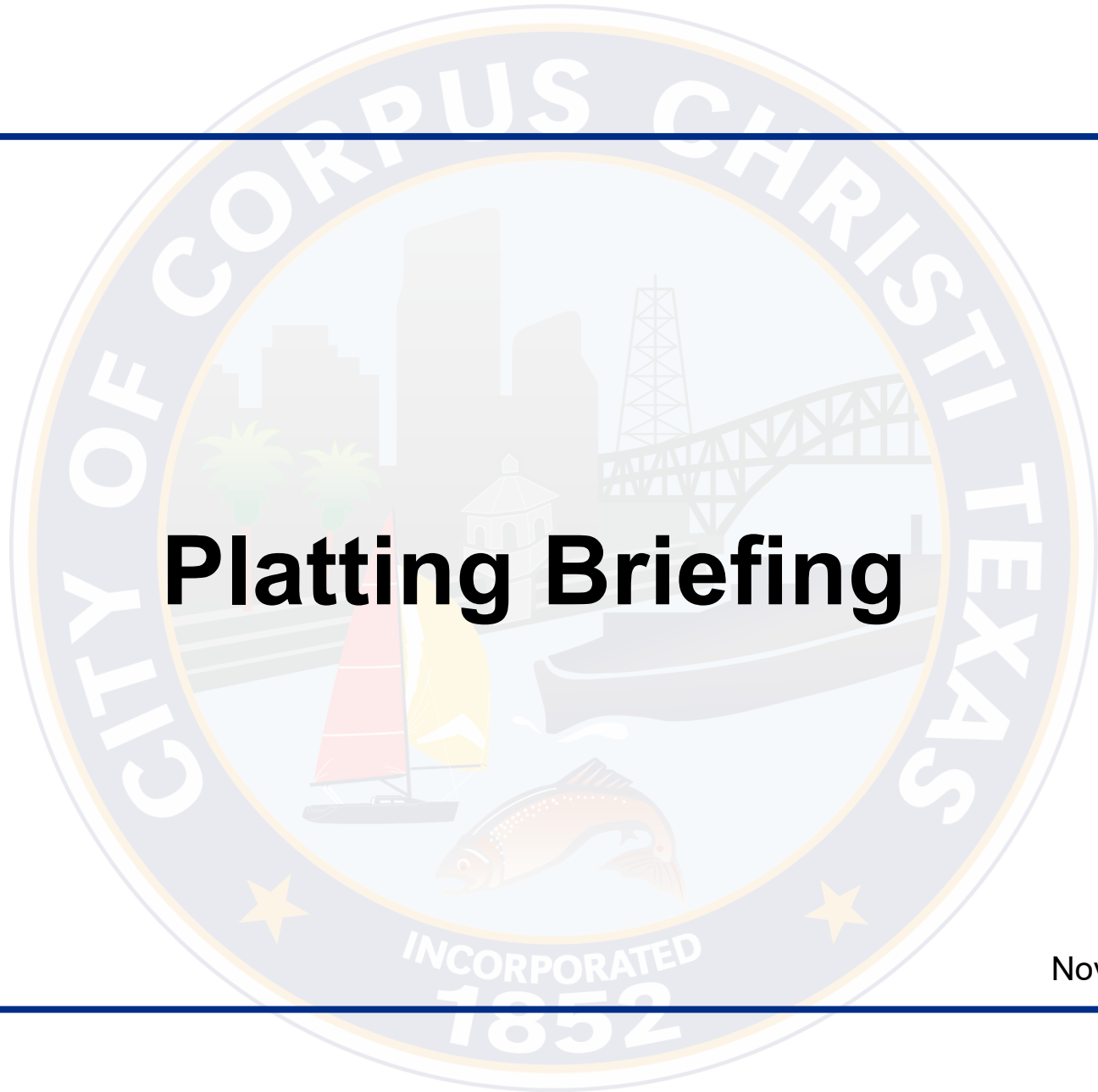
Overview

- 2020 Update
- Naval Outlying Landing Fields (NOLF)
- Changes to Map
- Next Steps



Changes to Maps (Land Use)





Platting Briefing

DSD Taskforce
November 19, 2021

Platting Process

Master Preliminary Plat

Conceptual: Roads, Density, Phasing, Utilities

Preliminary Plat

Unit Level or Groups of Units: Phasing with density.

Final Plat

Final Drawing and Public Improvements

What is a Plat?

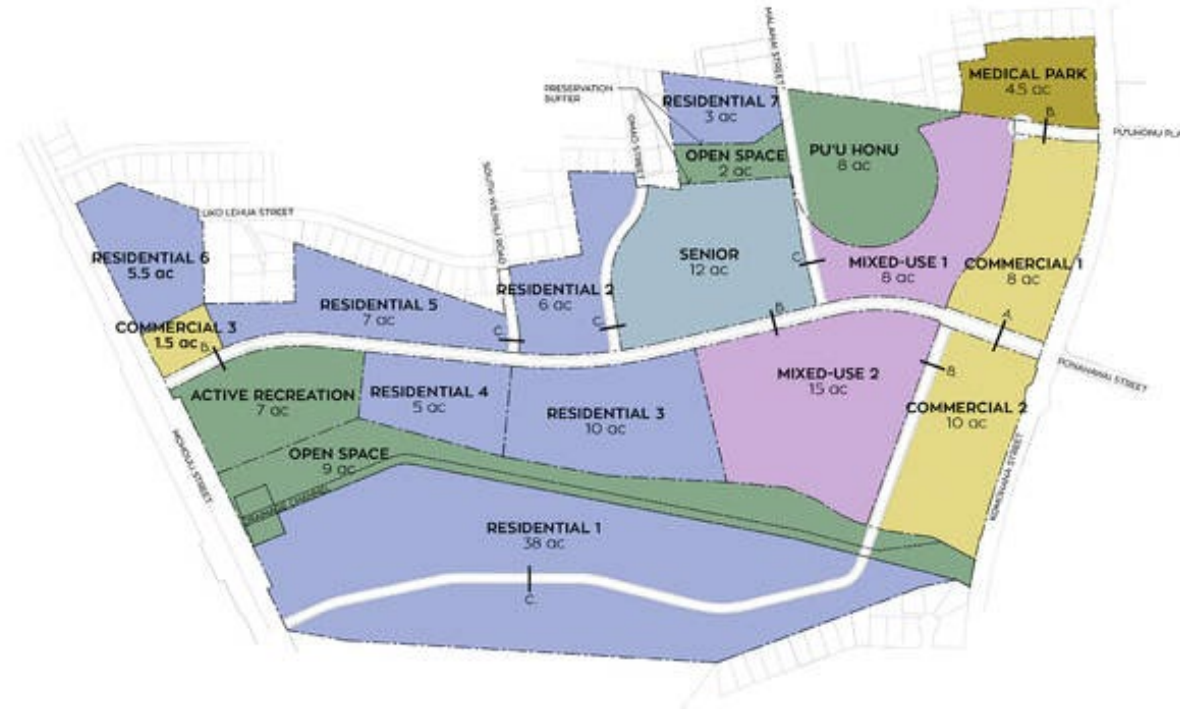
- **Master Preliminary Plats** (UDC 3.7)
 - Delineate sequencing and timing of development, to determine compliance with Comp Plan and Utility Master Plans
 - Required for any division of land where development is to occur in *phases*
 - Phasing shall not exceed 10 years, with not more than 48 months between each phase
 - Phasing schedule showing proposed times for the beginning and end of each phase, number of acres, and land uses in each phase

Table 3.7.1 Maximum Acres Subject to Plat

Type of Development	Max. Acres Subject to Plat
Single-Family Residential	300
All Other Residential	100
Nonresidential and Mixed Use	400

Master Preliminary Plat

OVERALL MASTER PLAN



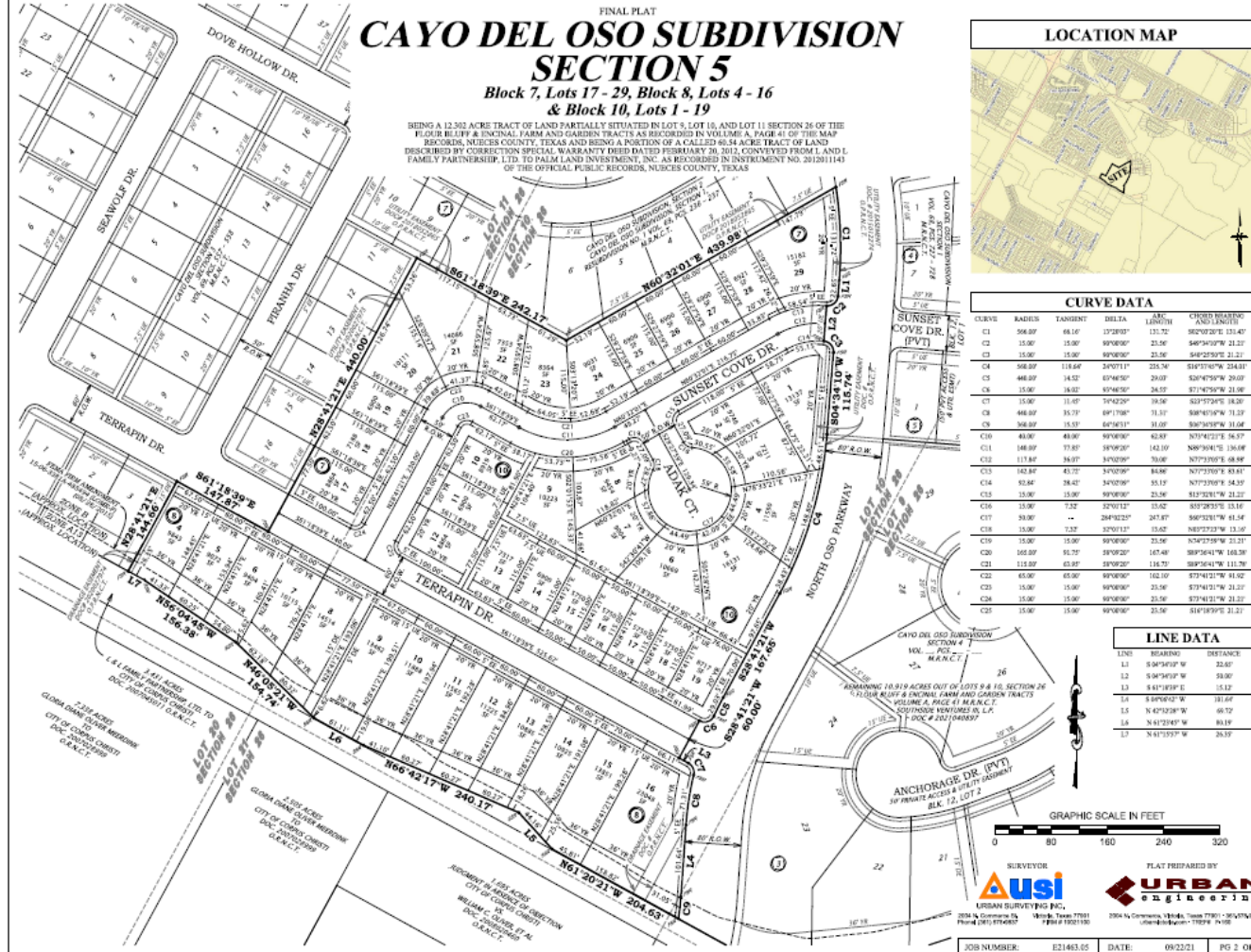
Types of Plats

- **Preliminary Plats** (UDC 3.8.3)
 - Scope: big picture; making sure the development connects with surrounding development
 - Required before any subdivision of land that is ***not***
 - a **minor, amending, or vacating plat**, (UDC 3.10.1) or
 - a **replat** (UDC 3.11.1)
 - A replat of “all or a portion of a **recorded plat**”
 - Does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat
 - They expire in 24 months, unless a Final Plat is filed and approved by Planning Commission
 - Final plat approval extends the life of a Preliminary Plat for 24 months (UDC 3.8.3.E).

Types of Plats

- **Final Plats/Replats**: Require Planning Commission approval
- **Minor, Amending, & Vacating Plats**: May be approved administratively by Staff
 - **Minor Plats**: (combining lots): any plat of 4 or fewer lots fronting on an existing street and not requiring the creation of any new street or extension of municipal facilities, and not increasing the number of lots
 - **Amending Plats**: any plat meeting Tex. Local Gov't Code §212.016, for example:
 - Relocating one or more lot lines between one or more adjacent lots, & not increasing the number of lots
 - The amendment does not create or require creation of a new street or make necessary the extension of municipal facilities
 - The plat does not attempt to remove a covenant or restriction

Final Plat



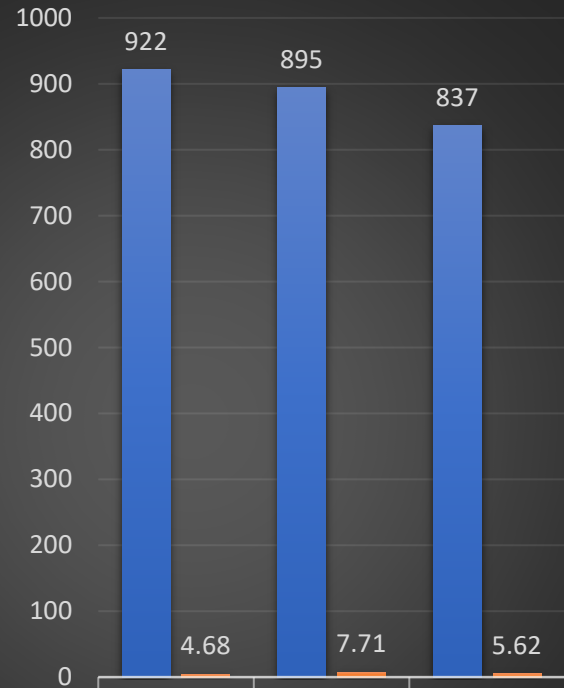
DIRECTOR'S REPORT

- ▶ DSD Fees
- ▶ Performance Metrics- 2021
- ▶ Budget/Expenditures
- ▶ Winter Break



Building Performance

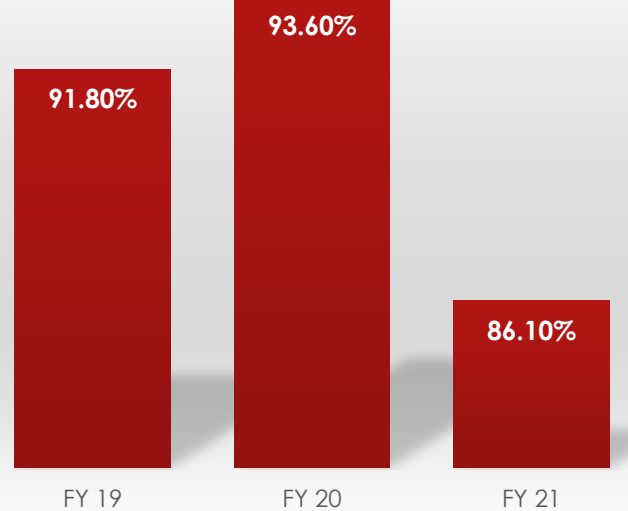
Commercial



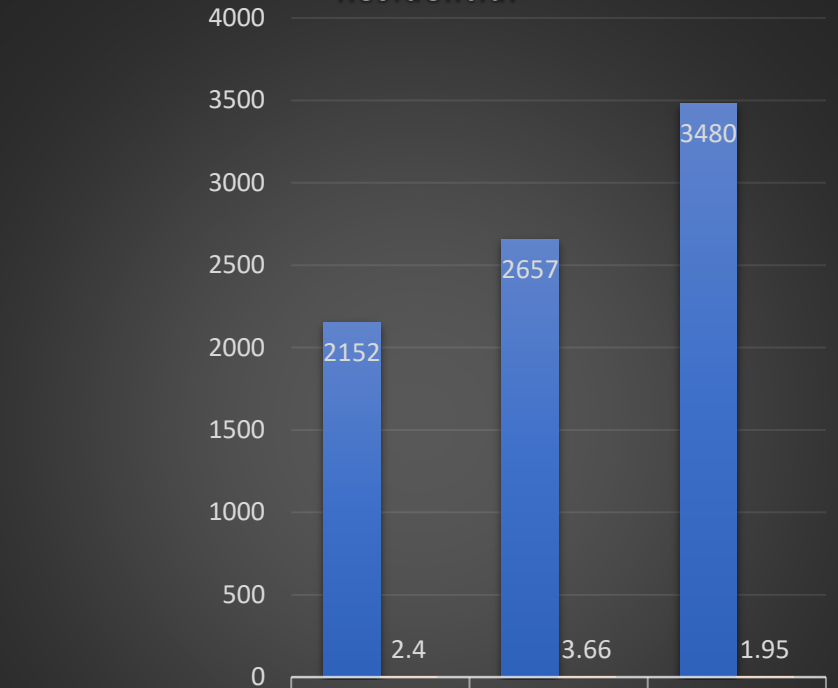
■ Permits Issued	922	895	837
■ Average Commercial Review	4.68	7.71	5.62

■ Permits Issued ■ Average Commercial Review

Next Day Inspections



Residential

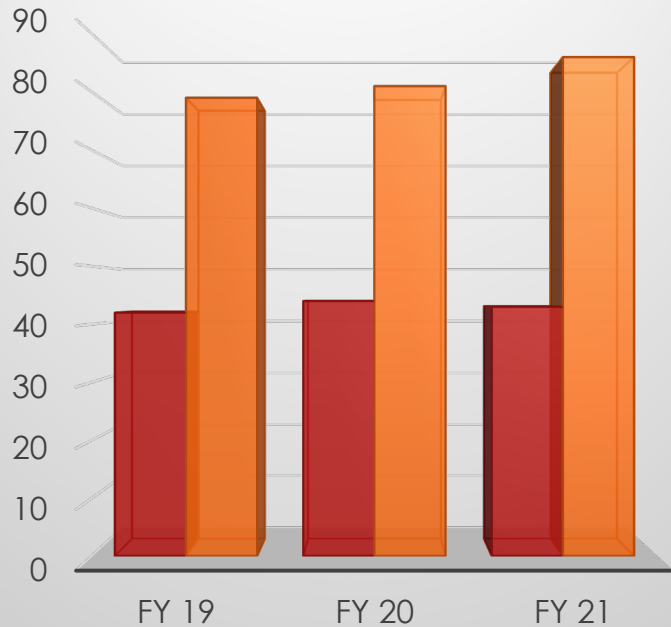


■ Permits Issued	2152	2657	3480
■ Average Residential Review	2.4	3.66	1.95

■ Permits Issued ■ Average Residential Review

Land Development Performance

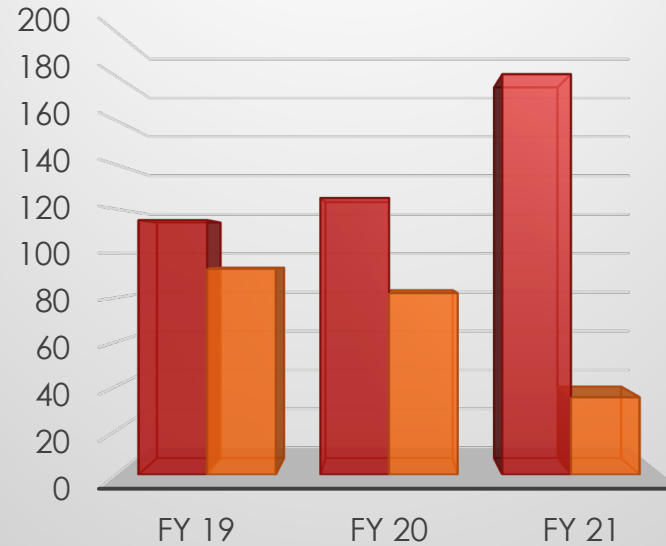
Zoning



	FY 19	FY 20	FY 21
Submitted	42	44	43
Average Days to Council	79	81	86

Submitted Average Days to Council

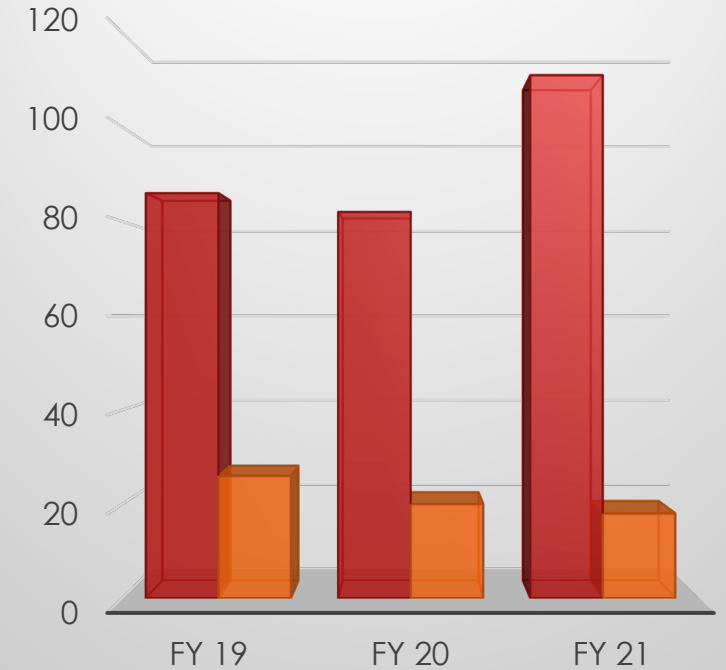
Platting



	FY 19	FY 20	FY 21
Submitted	115	125	181
Average Days to Planning Commission	93	82	35

Submitted Average Days to Planning Commission

Public Improvements



	FY 19	FY 20	FY 21
Submitted	86	82	111
Average Review	26	20	18

Submitted Average Review

City of Corpus Christi- Winter Break

Friday, December 24, 2021 – Friday, December 31, 2021

DSD will be closed for winter break with the following exceptions:

- Emergency Permits
 - Emergency permits and inspections for electrical, plumbing, and mechanical should be sent to YvetteDo@cctexas.com and LoralieB2@cctexas.com for coordination.

- Certificate of Occupancies
 - DSD will perform final inspections for all Certificate of Occupancies needed during the Winter Break on Wednesday, December 29th.
 - Final inspections requested for December 29th must be scheduled with DSD prior to Wednesday, December 22nd before 5:00 pm.
 - Inspections will not be performed on any other day for Certificate of Occupancy Inspections.
 - Certificates of Occupancies will be processed by staff on Thursday, December 30th. All final elevation certificates and letter to operate must be approved prior to Wednesday, December 22nd for issuance on December 30th.

Development Services Budget Vs. Actual Analysis (October 2021)

