



DEVELOPMENT TASKFORCE

July 19, 2024

DEPARTMENTS ON DECK...

**Development
Services**

**Engineering
Services**

CCW

Parks & Recreation

Public Works



DEVELOPMENT SERVICES

**Presenters: Al Raymond, Michael
Dice, and Jon Perez**

BUILDING DIVISION

Increased Fees

Fees increasing 10% as agreed upon in fiscal year 2022

Permits Issued

PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
10/1/22 - 6/30/2023	666	955
10/1/22 - 6/30/2024	791	697

CODE COMPLIANCE MONTHLY REPORT JUNE 2024

Development Services Department
Code Compliance Monthly Report

FY-24
JUNE

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 June, Code Compliance initiated 1926 new cases and completed 4562 inspections. 868 cases proactively picked up by officers. 1058 cases were reactive, or complaint driven.

45% Proactive - 868 new cases initiated by compliance officers

55% Reactive - 1058 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Code Compliance Team assisted with the North Beach Damage Assessment after Tropical Storm Alberto

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
JUNE

District 1
Senior/Lead Compliance Officer - Mike Shelton Sr.
361.945.0275 | mshelton@cctexas.com
Compliance Officers - Alex Gonzales, Sam Gomez, Graz Zander, Paulina Garcia, Sherman Gilbert, Shaker

Compliance Cases Initiated	346
Inspections Completed	393
Tall Grass / Weeds	704
Building Permits Required	1
Emergency Demolitions	4
Emergency Measures	5
Illegal Dumping	9
Illegal Signs	21
Junked Vehicles	83
No Violation Found	58
Parking on Unimproved Surfaces	1
Property Maintenance Standards	64
Short-term Rentals	3
Substandard Buildings	19
Unsecured Vacant Buildings	76
Water Restrictions	3
Zoning	21
Notices of Violations Issued	265
Citations Issued	4

Abatement Completed

Mowing & Debris Removal	1
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	1

Abatement Pending

Mowing & Debris Removal	1
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	1

Status of High Profile Properties

1111 Buford Ave - On 06/07/2024 the property was inspected with CPD Directed patrol Officers. Twenty-three individuals were arrested at the property. Due to the continuous criminal and suspicious activity an Emergency Measures were initiated, and the property was boarded up. Code Compliance located property owners to gain consent for abatement.

Current Status: As of 06/18/2024 property was compliant. We will continue to monitor property to make sure it remains in compliance.

2625 Greenwood Dr. - Hacienda Senior Apartments. A case started for property maintenance issue of non-working elevator. As of 06/26/2024, all elevators are operational.

Development Services Department
Code Compliance Monthly Report

FY 24
JUNE

District 2
Senior/Lead Compliance Officer - Thomas Chapa III
361.945.7156 | tthomas@cctexas.com
Compliance Officers - Eddie Reyna, Martin Lopez, Jamah Bussey, Heaven Rodriguez, Diana G

Compliance Cases Initiated	439
Inspections Completed	998
Tall Grass / Weeds	549
Building Permits Required	1
Emergency Demolitions	2
Emergency Measures	7
Illegal Dumping	9
Illegal Signs	95
Junked Vehicles	56
No Violation Found	111
Parking on Unimproved Surfaces	2
Property Maintenance Standards	27
Short-term Rentals	0
Substandard Buildings	7
Unsecured Vacant Buildings	107
Water Restrictions	0
Zoning	14
Notices of Violations Issued	230
Citations Issued	1

Abatement Completed

Mowing & Debris Removal	1
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	1

Abatement Pending

Mowing & Debris Removal	1
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	1

Status of High Profile Properties

San Jose Mall - Abandoned Vacant Building - Code Compliance has cases for tall weeds, litter and solid waste and unsecured openings. Current Status: As of 06/27/2024 property is compliant. Code Compliance will continue to work with the mall's property management and conduct weekly inspections to ensure it remains in compliance.

Spring Apartments 4848 S. Alameda St. - PMC violation 156 citations have been issued to the property owner and property management for failing to correct property maintenance issues - hot water facilities. The property has been able to bring it out of the 13 buildings into compliance. The property has been able to obtain a plumbing company and sign a contract for them to start working projected for mid-July.

Development Services Department
Code Compliance Monthly Report

FY 24
JUNE

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | graced@cctexas.com
Compliance Officers - Steven Arredondo, Diana T. Garza, Roman Calderon, Tarcisus Romanow, Benjamin Lee, David Subido

Compliance Cases Initiated	483
Inspections Completed	1380
Tall Grass / Weeds	749
Building Permits Required	1
Emergency Demolitions	2
Emergency Measures	6
Illegal Dumping	0
Illegal Signs	121
Junked Vehicles	94
No Violation Found	100
Parking on Unimproved Surfaces	2
Property Maintenance Standards	30
Short-term Rentals	0
Substandard Buildings	5
Unsecured Vacant Buildings	41
Water Restrictions	0
Zoning	9
Notices of Violations Issued	247
Citations Issued	2

Abatement Completed

Mowing & Debris Removal	36
Structures Secured (Board-up)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	121
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Building Demolitions	0

Abatement Pending

Mowing & Debris Removal	37
Structures Secured (Board-up)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0

Status of High Profile Properties

La Paz Properties (3610, 3614, 3618, 3622, 3606 & 3602) - Vacant Properties (San Jacinto Properties) were inspected for accumulation of litter & solid waste and tall weeds on the premises. Six warrants were executed for abatement. Current Status: As of 06/12/2024 properties were in compliance. Maintenance inspections will be conducted monthly to ensure all properties remain in compliance.

Best Buy @ 4712 52ND - Inspected for accumulation of litter & solid waste on the premises. A correction notice was mailed to the corporate office to address the violation. Upon a maintenance inspection conducted on 06/27/2024, it was found in compliance. Current Status: Compliant. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

Development Services Department
Code Compliance Monthly Report

FY 24
JUNE

District 4
Senior/Lead Compliance Officer - Estella Padron
361.945.0197 | estellap@cctexas.com
Compliance Officers - John Navarro, Jorge Ortiz, Hazel Pardo, George Chatham, Dina Rodriguez

Compliance Cases Initiated	302
Inspections Completed	800
Tall Grass / Weeds	533
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	2
Illegal Dumping	16
Illegal Signs	2
Junked Vehicles	83
No Violation Found	119
Parking on Unimproved Surfaces	4
Property Maintenance Standards	13
Short-term Rentals	2
Substandard Buildings	0
Unsecured Vacant Buildings	20
Water Restrictions	3
Zoning	14
Notices of Violations Issued	157
Citations Issued	0

Abatement Completed

Mowing & Debris Removal	1
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	1

Abatement Pending

Mowing & Debris Removal	1
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	1
Illegal Signs Removed	1
Junked Vehicles Removed	1
Emergency Demolitions	1
Emergency Measures	1
Substandard Building Demolitions	1

Status of High Profile Properties

436 E. Lakeside Dr. - Occupied Property | Current case on property for an accumulation of litter and solid waste and tall weeds. Due to the recent increase of complaints on the property, work order was expedited. Current Status - In Violation | A warrant abatement will be executed in the 2nd week of July.

15395 Tortuga Ct. - Complaints of an Illegal Short-term Rental | Code Compliance has inspected the property various times and property appears vacant. No listings have been found for rental of property. We will continue to monitor.

Development Services Department
Code Compliance Monthly Report

FY 24
JUNE

District 5
Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com
Compliance Officers - Josue Gomez, Jacqueline E. Martinez

Compliance Cases Initiated	356
Inspections Completed	541
Tall Grass / Weeds	348
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	79
Junked Vehicles	23
No Violation Found	63
Parking on Unimproved Surfaces	1
Property Maintenance Standards	16
Short-term Rentals	2
Substandard Buildings	0
Unsecured Vacant Buildings	4
Water Restrictions	1
Zoning	4
Notices of Violations Issued	127
Citations Issued	2

Abatement Completed

Mowing & Debris Removal	4
Structures Secured (Board-up)	1
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	79
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Abatement Pending

Mowing & Debris Removal	2
Structures Secured (Board-up)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Substandard Building Demolitions	0

Status of High Profile Properties

Code Compliance conducts weekly inspections of the Kingsley Properties (88 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 June 03, 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.

Citations issued to date: 318 citations have been issued to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, since May 2022.

7281 St. James Ct. | Illegal Short Term Rental operating. Code Compliance was able to verify that property was legally operating without a permit. Current Status in Violation | A correction notice was mailed on 07/01/2024 advising property owner of violation. Anticipated reinspection is on 07/11/2024.

Development Services Department
Code Compliance Monthly Report

FY2024
JUNE

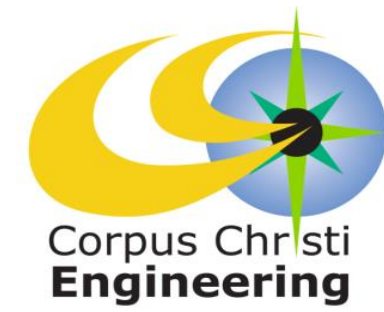
Citation Activity

Total # Citations Issued	15
Citations Filed in Municipal Court	9
Status of Filed Citations	
Court Clerk Action Needed	1
Pre-trial Hearing Scheduled	7
Pending Prosecutor Review	1
Total # Dispositioned Citations	172
Status of Dispositioned Citations	
Community Service	1
Deferred Disposition/Payment Plan	41
Dismissed by Prosecutor	43
Docket Closed - Fine Paid	23
Warrants Issued	64

finer paid Totaling: **\$22,702.06**

Offenses by District

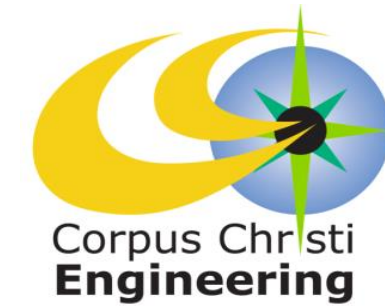
Legend: District 1 (Orange), District 2 (Teal), District 3 (Light Green), District 4 (Red), District 5 (Dark Green)



Engineering Services Department



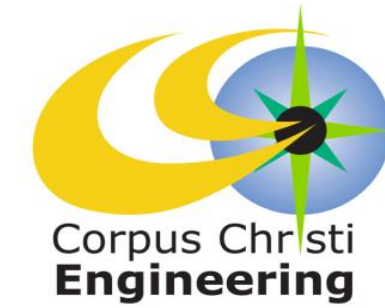
Engineering Services Upcoming Project Completion



- North Beach Restroom and Parking Facility
- Police Training Academy
- Bill Witt City Park- Pool and Facility



Engineering Services Highlighted Project Yorktown Boulevard (Rodd Field Road to Oso Creek Bridge)



Construction Contractor :

JE Construction Services, LLC

Project Scope :

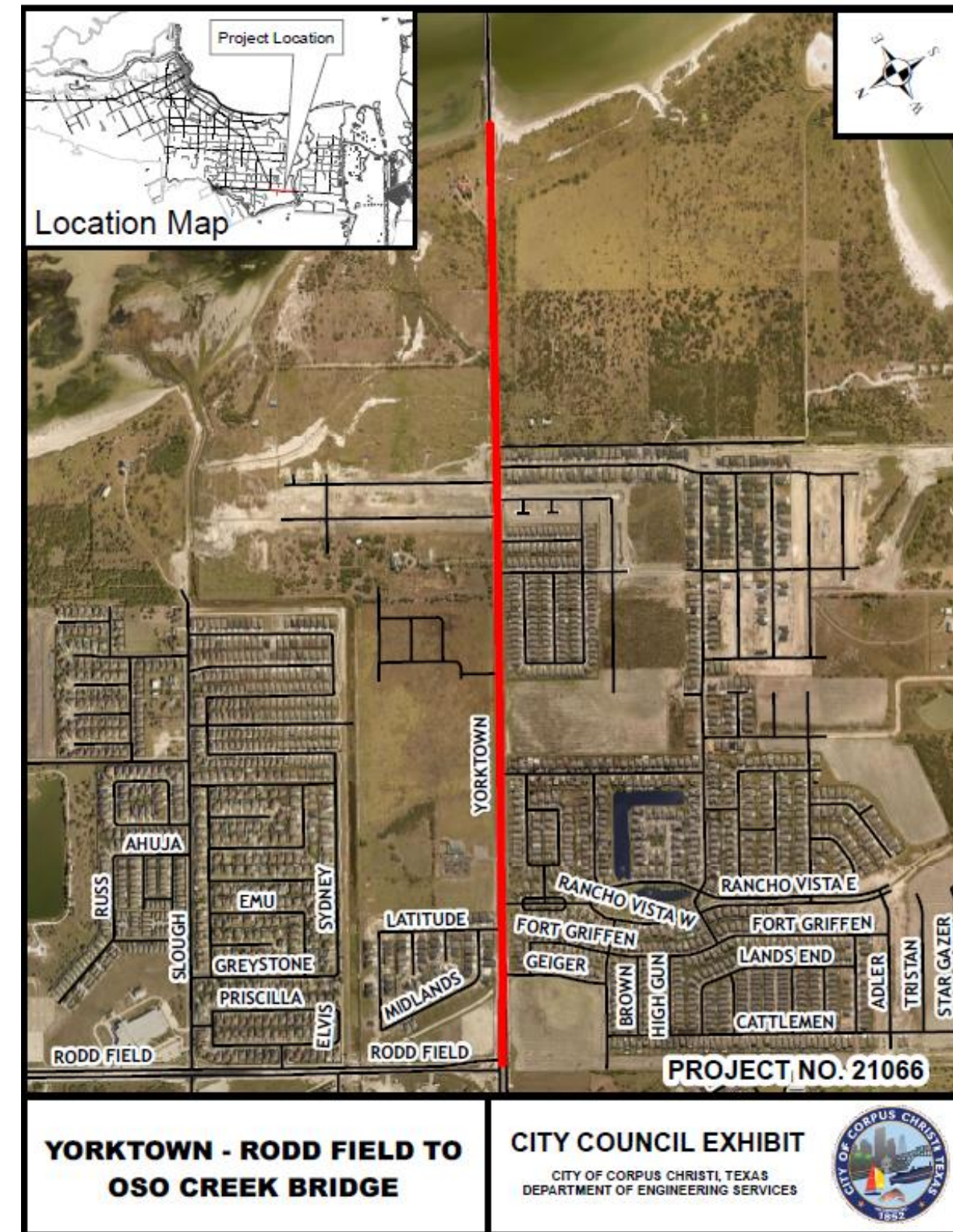
Existing roadway will be demolished and rebuilt with new concrete pavement, curbs and gutters, sidewalks, ADA-compliant curb ramps, signage, pavement markings, traffic signals and streetlight improvements, stormwater, water, wastewater, and gas infrastructure improvements

Project Cost:

\$25,532,307.00

Project Schedule:

Anticipated completion by August 2027





Public Works Department



Discussion on Right-of-Way (ROW) - Permits

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DEVELOPMENT TASK FORCE
July 19, 2024



TOPICS



- ❖ ROW Management Team
- ❖ ROW Portal
- ❖ Street Cut Policy





ROW MANAGEMENT



Renee Couture
Assistant Director

Jorge Chavez
Traffic Engineer V

Christopher Olachia
ROW Permit Coordinator

Davin Davila
ROW Permit Coordinator

Moises Torres
Engineering Assistant II

Benny Alaniz
Traffic Inspector II

Lolita Andruzzi
Traffic Inspector I

Richard Gonzalez Jr
Traffic Inspector I

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CORE FUNCTIONS

- Issue Permits & Licenses
- Traffic Control Planning, Review, & Inspection





ROW POLICY

- ❖ **Sec. 49-2. - Obstructions, closures or encroachments in city right-of-way.**
 - Prohibits obstruction, construction, encroachment, placement or permitting any object, infrastructure or facility within the right-of-way.
 - Public Works responsible for ROW management.

- ❖ **Sec. 49-3. - Procedures and standards for the closing or partial blocking of public streets, thoroughfares, sidewalks alleys, and city right-of-way.**
 - Compliance w/Texas Manual on Uniform Traffic Control Devices (TMUTCD) regardless of complete or partial closure or ROW.
 - Traffic Control Plan (TCP) developed by licensed PE, in Texas. Must be knowledgeable about TMUTCD principles.
 - Barricading services implemented by trained/certified individuals.

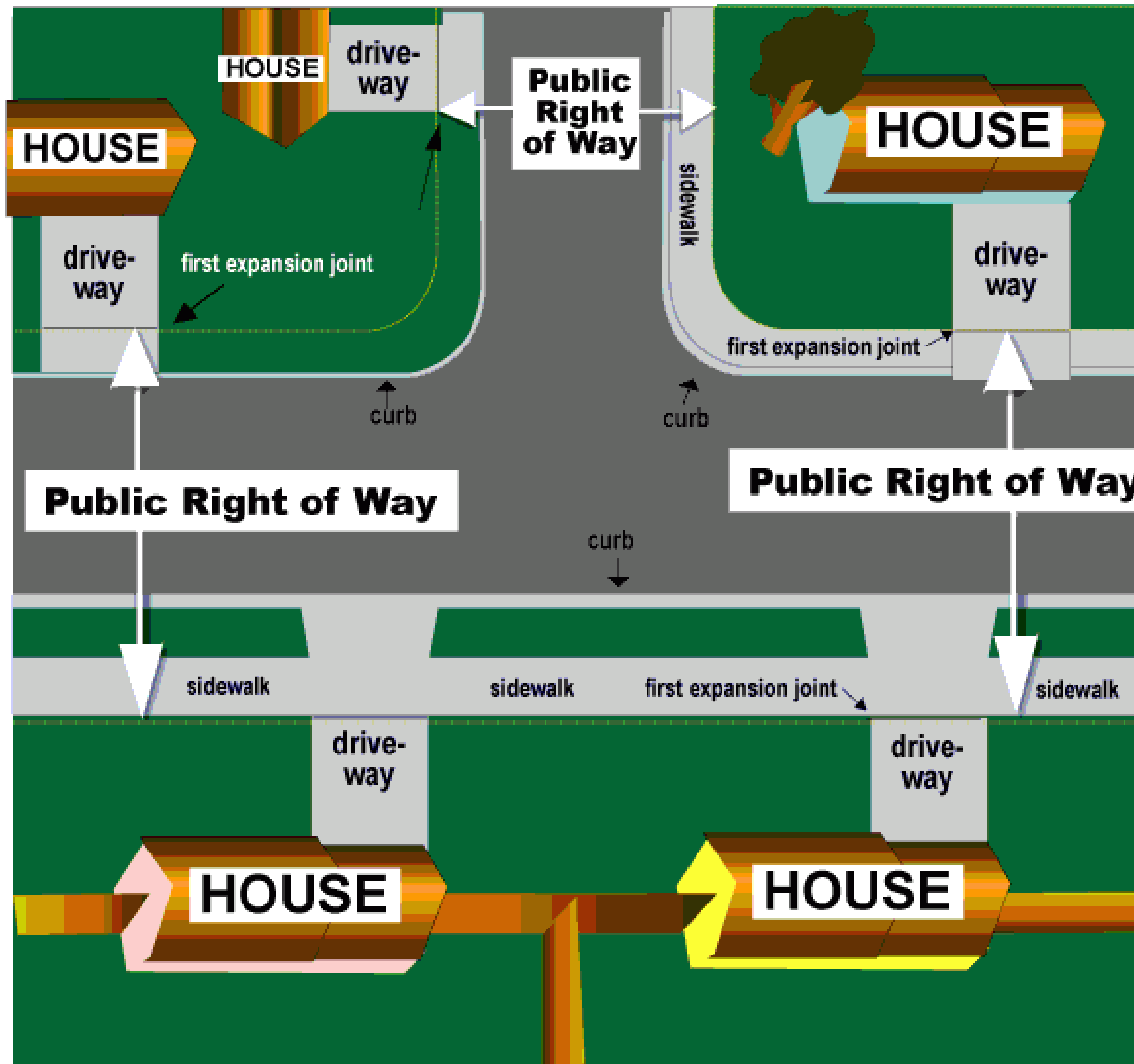
- ❖ **Sec. 49-57-1. - Fees**
 - \$45 Registration Fee
 - \$95 Application Fee
 - \$1500 Non-compliance/Violation Fee

1. See full list of fees in Section 49-57-1





ROW POLICY



ROW Management

- Responsible for managing and issuing permits for any construction or non-construction related activity, above or below ground, in City ROW
- ROW Limits are from back of sidewalk to back of sidewalk



CURRENT ROW PROCESS



1. Contact Right-of- Way Management Team
 - ROWManagement@cctexas.com
 - Jorge Chavez, P.E.
 - Christopher Olachia
 - Davin Davila
 - General (361.826.3547)
 - Submittal Requirements (Application, Fees, TCP, Construction Plans, Certificate of Insurance)
 - Pollution Liability Insurance Required for Excavation >36 inches
2. Submit Application (ROWManagement@cctexas.com)*
3. Review Period (14 - 30 Business Days)¹
4. Issuance Prep (Payment of Fees)²
5. Permit Issuance³
6. Inspection (ROW / Engineering Services)⁴

* ROW Portal Under Development

1. Complexity & size of project can have impact on review period

2. In-person @ City Hall 1st Floor – Central Cashiering

3. 30 Days unless otherwise specified in permit.

4. ROW reviews for compliance with permit terms, Traffic Control, Driveways, and Sidewalks.



ROW PORTAL



❖ Apply Online

- User Friendly
 - Eliminates email process
 - Exploring Auto-Fill feature
- Applicant will be able to choose from various permit options
 - Utility excavation
 - Driveways
 - Blockage (Encroachments)
 - Etc.
- Ability to track permit progress and renew

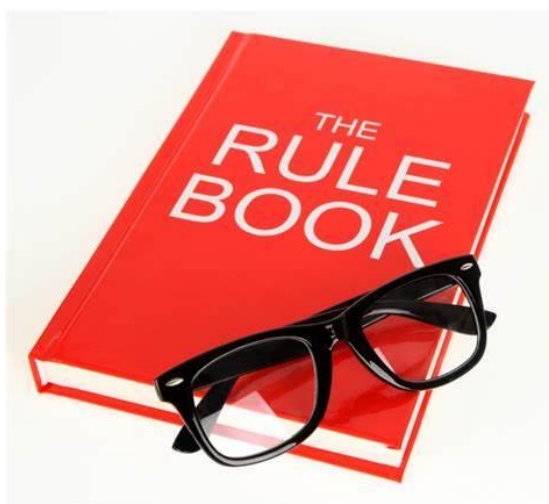
15

❖ Pay Fees Online

- Facilitate payment with debit cards / credit cards
- Eliminates the need of visiting City Hall

❖ Contractor Registration Online

- Required to access ROW Portal and permit process





ROW PORTAL CONT.



- ❖ Working with IT & Developer to tailor our process.
 - Currently fine-tuning application forms & workflow for the following permits
 - Utility Excavation
 - Blockage (Encroachments)
 - Future permits to be incorporated
 - Sidewalk Cafés / Parklets
 - Overhead Banners
 - Monitoring Wells
 - Private Pipelines

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❖ GIS MAP

- Exploring opportunity to provide Live Map to show existing / active permits





ROW PORTAL



 City of Corpus Christi, TX


[Search](#) [Login](#) [Sign Up](#)

[Public Works](#) / [*PW Template](#)

[Apply Online](#)

*PW Template

CONDITIONS OF RIGHT-OF-WAY ACTIVITY PERMIT

[ROW Activity Permit Application Standard Details \(text\)](#) 

[ROW Excavation Back fill Standard Detail \(Drawing\)](#) 

[ROW Driveway Standard Detail \(Drawing\)](#) 

[ROW Open Cut Standard Detail \(Drawing\)](#) 

Important Please Read Below

PERMIT NOT VALID UNTIL THE CITY HAS BEEN CONTACTED NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF WORK. ANY WORK COMPLETED WITHOUT CONTACTING THE CITY SHALL BE CONSIDERED AS WORK COMPLETED WITHOUT PERMIT AND SHALL BE A VIOLATION.

All work in the Right-of-way that is not included in the limits of a construction project will require a permit

- A project that requires and does not have a right-of-way permit will be subject to a **stop work order** and a fee of \$400. Any work that is completed after the stop work order is in place will incur a fee of \$500 per day.
- Right-of-way permits that as a last resort require street cuts on 96th Street, 116th Street, 126th Street, 136th Street and Allisonville Road, will need prior approval from the Board of Public Works & Safety before the permit is approved and work can proceed. This work includes street cuts and potholing for utilities. The board typically meets the 2nd and 4th Monday of each month.
- Any right-of-way permit requiring lane restrictions will require the





ROW PORTAL



[System Settings](#) / [Record Types](#) / *PW Template - PW Test File

*PW Template - PW Test File

[General](#) [Locations](#) [Access](#) [Form](#) [Attachments](#) [Documents](#) [Fees](#)

Permit Type

Utility Excavation

Encroachment

Driveway / Sidewalk

Driveway Type *

+ Click to Add a New Field

General Information

Applicant Type *

Private Homeowner First Name *

Private Homeowner Last Name *

Private Homeowner Street Address *

Private Homeowner City *

Private Homeowner State *

Private Homeowner Zip Code *


Private Homeowner Phone Number *





ROW PORTAL



 City of Corpus Christi, TX

[Search](#) [Login](#) [Sign Up](#)

[Have a project #?](#)

Step 2 of 11 ·

[Save Draft and Exit](#)

***PW Template**

Location for *PW Template

Select a primary location for this record. If needed, you can add additional locations later.

Choose a location type:



Address or Parcel

Search for an address or parcel by name, address, or Parcel ID.



Point on Map

Search for a named point, or click on the map.



Segment

Select a set of points to create a segment.

[< Back](#)

[Next >](#)



[Your Profile](#)

[Resources](#)

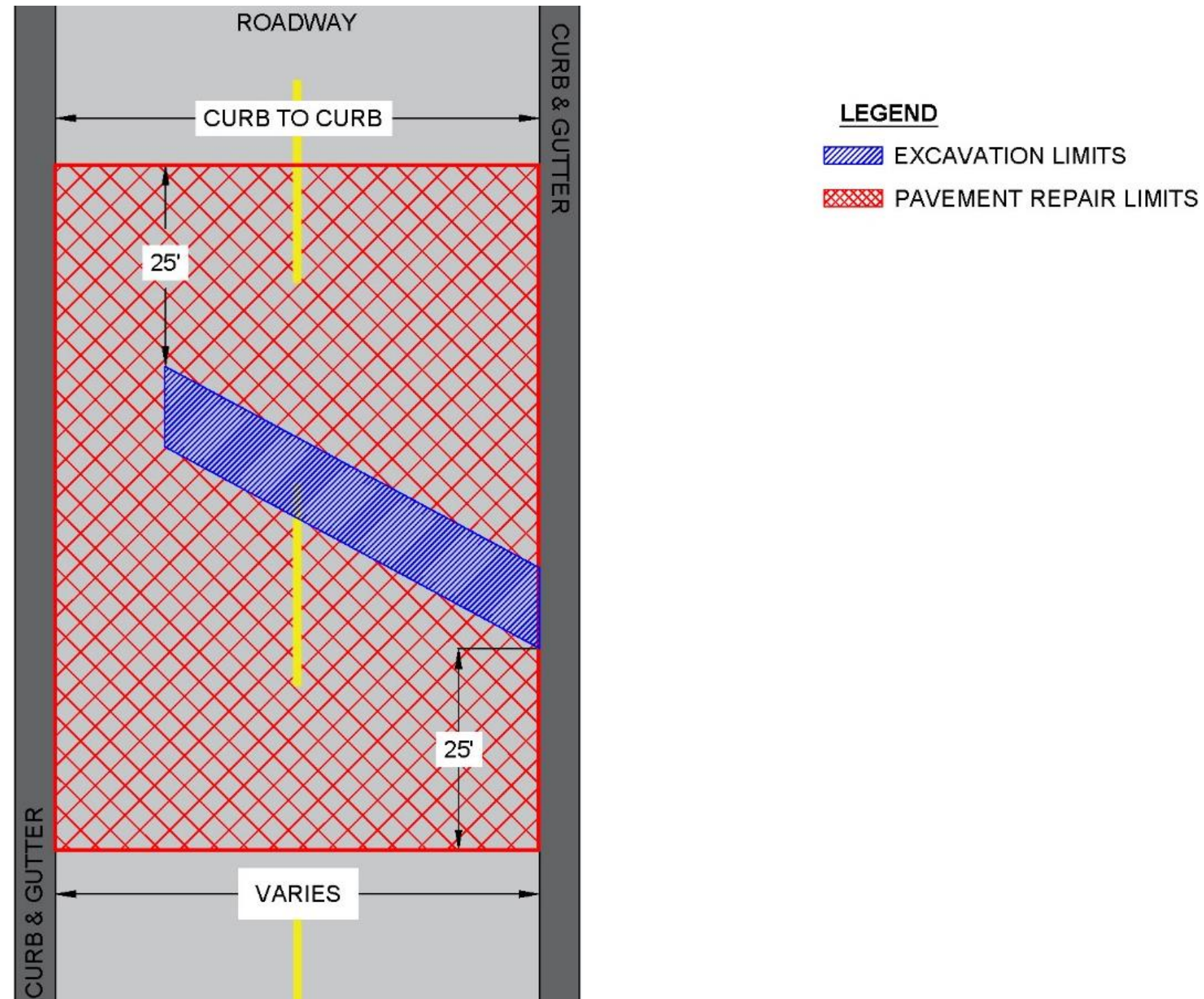
This portal is not live



PROPOSED POLICY



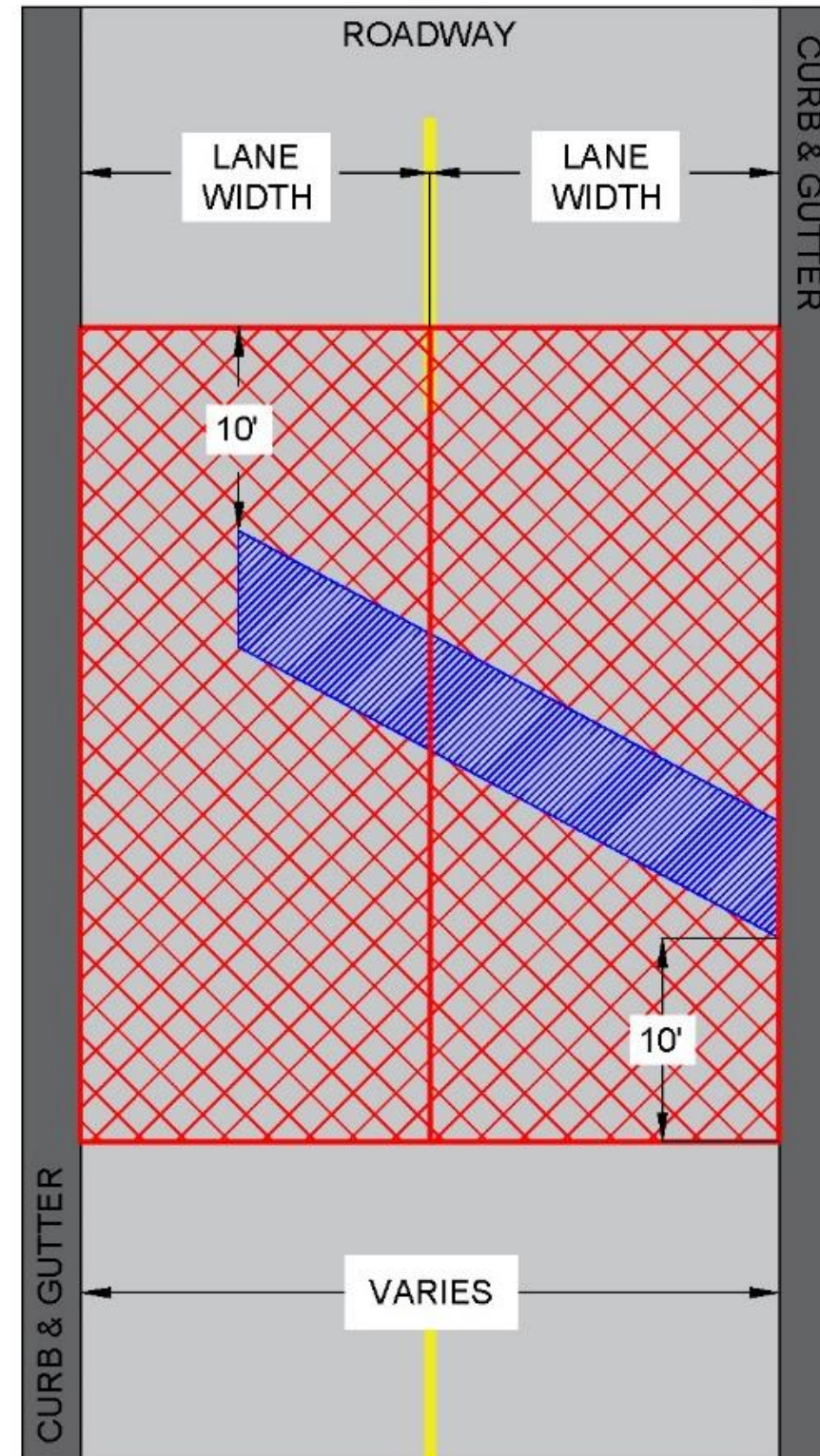
NEW STREET





PROPOSED POLICY

OLD STREET



LEGEND

-  EXCAVATION LIMITS
-  PAVEMENT REPAIR LIMITS

ROW MANAGEMENT WEBSITE

APPLICATIONS

PROCESS

FEES

CONTACTS



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

COMMENTS, QUESTIONS, SUGGESTIONS...

Next Development Taskforce Meeting
September 20, 2024