

DEVELOPMENT TASKFORCE

JANUARY 17, 2025



CITY DEPARTMENTS:

**Development
Services**

CCW

Public Works

Solid Waste

**Engineering
Services**

**Parks &
Recreation**

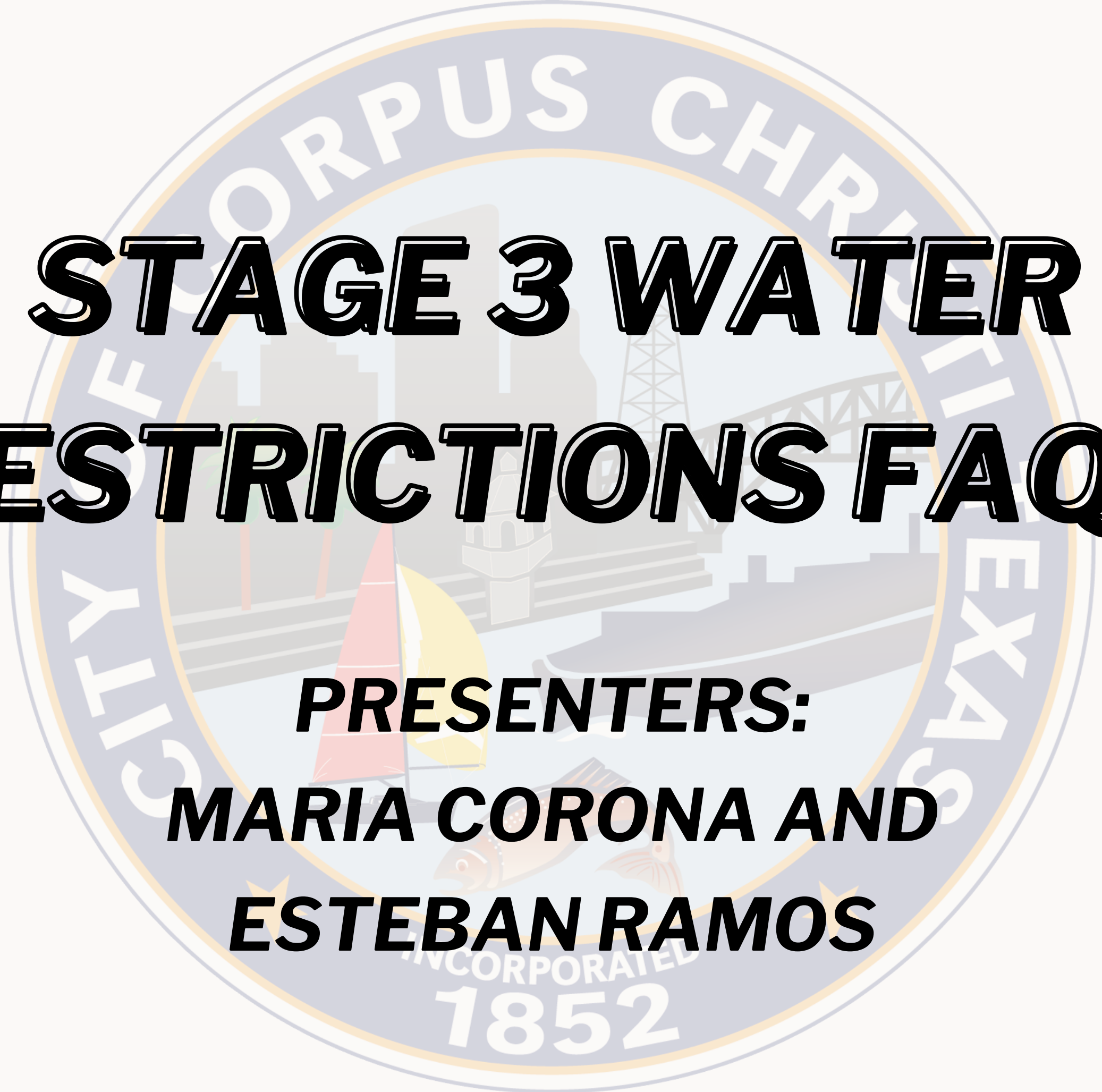
**Planning & Community
Development**

**Economic
Development**

Fire

Gas

IGR



**STAGE 3 WATER
RESTRICTIONS FAQS**

**PRESENTERS:
MARIA CORONA AND
ESTEBAN RAMOS**

STAGE 3 FAQs FOR RESIDENTS:

**Q: DOES DROUGHT STAGE 3
MEAN WATER RESTRICTIONS?**



A: Yes, Stage 3 means we need to pause outdoor water use to protect our water supply. This includes temporarily stopping lawn watering, at-home car washing, and operating decorative fountains. Indoor water use like showering, laundry, and dishes can continue as normal.

**Q: WILL I BE BILLED A SURCHARGE
ON MY WATER BILL?**



A: No. There are no active surcharges for water usage.

For more information, please visit: www.stage3.cctexas.com

STAGE 3 FAQs FOR RESIDENTS:

Q: CAN I WATER MY FOUNDATION?



A: Yes. Foundation watering to maintain structural integrity is permitted only on specific watering days. You must use a 5-gallon bucket or smaller, a hand-held hose with a shut-off nozzle, or a drip irrigation system.

Q: ARE THERE EXCEPTIONS TO THE RESTRICTIONS?



A: Residents under water restrictions can apply for temporary variances.

Applications are available at [Find Your Watering Day/Drought Status | City of Corpus Christi](#) and can be submitted electronically or in person. Each request is carefully evaluated on a case-by-case basis.

For more information, please visit: www.stage3.cctexas.com

STAGE 3 FAQs FOR BUSINESSES:

**Q: WHAT IF MY BUSINESS
REQUIRES OUTDOOR WATER USE?**



A: Contact the City's Water Resource Hotline at 361-826-1600 to discuss your specific business needs. Some businesses may qualify for a temporary exemption based on their operations.

**Q: ARE NEW DEVELOPMENTS
PROHIBITED UNDER STAGE 3?**



A: New development is not prohibited by Stage 3 water restrictions. Certificates of Occupancies are still being issued by Development Services. The requirement of planting sod and trees for new development is being waived at this time. Developers and homeowners may still plant sod and trees but risk their survival as landscape watering is prohibited.

For more information, please visit: www.stage3.cctexas.com



STAGE 3 DROUGHT STATUS Frequently Asked Questions for Residents

Stage 3 water restrictions are in effect. For more information, visit www.stage3.cctexas.com

Does Drought Status Stage 3 mean water restrictions?

Yes, Stage 3 means we need to pause outdoor water use to protect our water supply. This includes temporarily stopping lawn watering, at-home car washing, and operating decorative fountains. Indoor water use like showering, laundry, and dishes can continue as normal.

Can I water during Stage 3?

Unessential outside watering use is prohibited. Citations for not following Stage 3 water restrictions will be issued and could result in fines of up to \$500 per violation per day. Enforcement includes nights and weekends.

Who does Stage 3 water restrictions apply to?

Restrictions apply to all City of Corpus Christi residents, including homeowners, apartment buildings, city facilities, commercial businesses, and industry.

Will I be billed a surcharge on my water bill?

No. There are no active surcharges for water usage.

What are the consequences of not following Stage 3 water restrictions?

Citations for not following Stage 3 water restrictions will be issued. Citations could result in fines of up to \$500 per violation per day.

Can I water my foundation?

Yes. Foundation watering to maintain structural integrity is permitted only on the designated Stage 2 watering day shown in this calendar. You must use a 5-gallon bucket or smaller, a hand-held hose with a shut-off nozzle, or a drip irrigation system.

Can I fill my pool?

Yes, filling pools is permitted at this time to maintain equipment operations. Residents are encouraged to cover pools as often as possible to prevent evaporation.

Are there exceptions to the restrictions?

Residents under water restrictions can apply for temporary variances. Applications are available at cctexas.com/conserv and can be submitted electronically or in person. Each request is carefully evaluated on a case-by-case basis.

What is grey water, and can I use it?

Grey water is water that has already been used, typically produced from washing machines, bathtubs, or sinks. It is not suitable for drinking. There are no restrictions on the use of grey water.

What if I have a water well or an aerobic septic system?

Irrigation with water wells or aerobic septic systems is exempt from water restrictions. Visit cctexas.com/conserv and click on Request for Exemptions.

Do industrial customers have to follow Stage 3 water restrictions?

Yes. Industry and commercial businesses must follow the same guidelines as residents.

What if Corpus Christi Water is not my water provider?

If you use a water provider or live in a city listed below, please contact your water provider for Stage 3 watering updates:

Nueces County Water Control District #4, San Patricio Municipal Water District, South Texas Water Authority, Violet Water Corporation, Agua Dulce, Alice, Aransas Pass, Beeville, Bishop, Corpus Christi, Driscoll, Fulton, Gregory, Ingleside, Kingsville, Mathis, Odem, Port Aransas, Portland, Riviera, Rockport, Taft

**FOR MORE INFORMATION ON
STAGE 3 WATER RESTRICTIONS,
PLEASE VISIT:
WWW.STAGE3.CCTEXAS.COM**



DEVELOPMENT SERVICES

Presenter: Michael Dice



MICHAEL DICE

DIRECTOR OF DEVELOPMENT SERVICES

ISAC DRAINAGE RESOLUTION

- **A limit of side and rear yard slop between lots to no more than 10% max or a 6" drop over a 5' setback.**
- **Increased inspection to enforce 10% rule**
- **Increased inspection of drainage plan**
- **No retaining walls within setbacks**

Stakeholder meeting 1/27 @ 11:30 6th Floor City Hall

TRUST FUND & IMPACT FEES

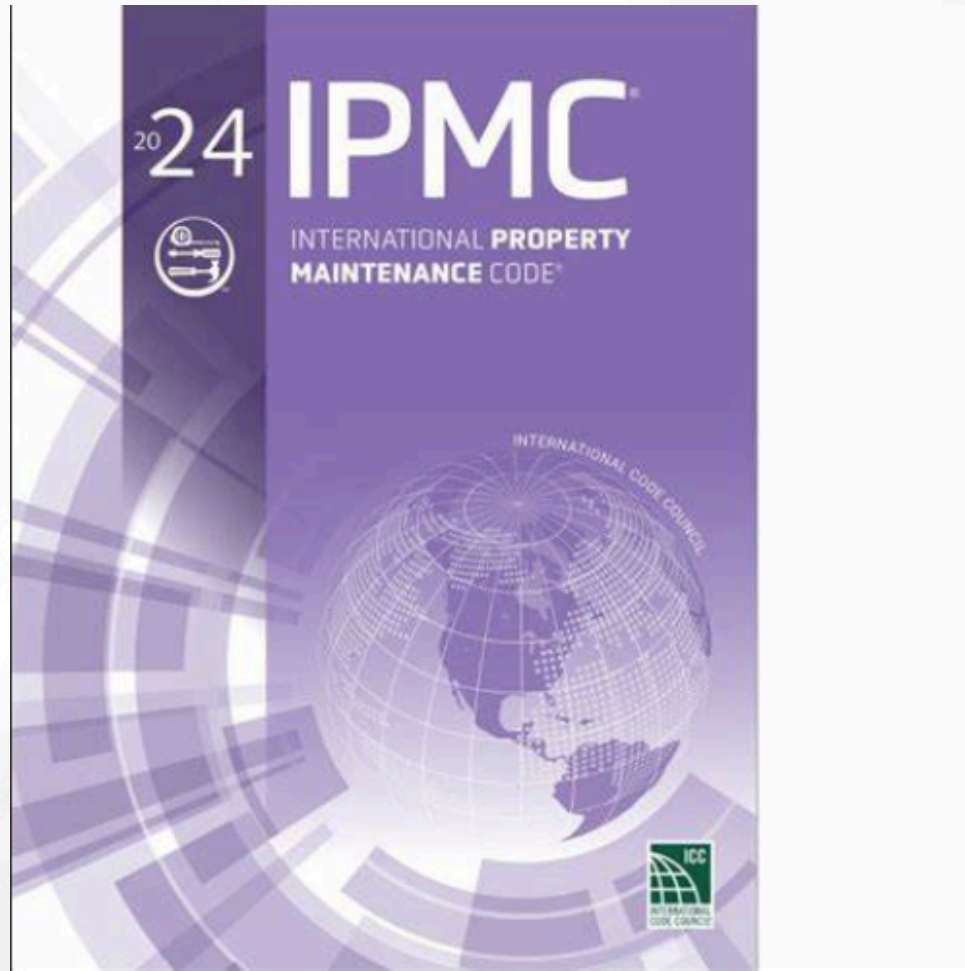


CIAC Subcommittee to meet February 13th

- Discuss differences in fees
- Compare what fees pay for, credits, assessments, reimbursements
- Compare current to CIAC proposal
- Credits handled how? Credit funding?
- Raise trust funds? Tighten reimbursement parameters?

BUILDING DIVISION

2024 INTERNATIONAL PROPERTY MAINTENANCE CODE



- Update from the 2015 Code
- Will wrap into DSD Code adoption Cycle (next 2027)

PERMITS ISSUED

PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
12/1/22-12/31/23	899	1,293
12/1/23-12/31/24	1,307	1,080

For more information, please visit our website at:

<https://www.corpuschristitx.gov/department-directory/development-services/>

RELAUNCH THE S.T.A.R PROGRAM

SAFETY, TRAINING, ACCOUNTABILITY, REGISTRATION



Accepting applications on February 2nd

First Training class on February 19th

Contact Bill Witliff, williamw@cctexas.com or 1(361) 813-8126 for further details



Bill Whittliff

ICC Master Code Professional AACE Master Code Enforcement Professional

The Master Code Professional (MCP) is the highest level of designation the International Code Council offers. The Code Council has certified thousands of individuals, but only a small select number have attained this high level of achievement: just over 1,000 individuals worldwide!!!

In addition to MCP, Bill acquired the Master Code Enforcement Professional (MCEP) designation from the American Association of Code Enforcement which signifies the highest level of knowledge in Code Enforcement.



LAND DEVELOPMENT

Presenter: Andrew Dimas

UDC UPDATE/TEXT AMENDMENTS



89th State Legislature

- **Monitoring Proposed Bills**

UDC Update (Two Phases)

Phase One:

- **RIDs**
- **Specific line corrections to the UDC**

Phase Two:

- **Line-by-line Review**
- **Camiros Recommendations**
- **Begin with Article 8**



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES DEPARTMENT
 P.O. BOX 9277 | CORPUS CHRISTI TEXAS 78469-9277



REQUIREMENTS FOR PLAT APPLICATIONS

The procedures for submitting Plat applications shall be in accordance with the procedures and requirements stated herein. Consistency, efficiency and improved internal and external communication is the desired outcome to better serve our client community through this application process. Applicants shall have a Submittal account set up using the submittal portal: <https://corpuschristi-prd.rhythmllabs.infor.com/>. City Fee Schedule is located at: <https://www.cctexas.com/services/construction-and-property-services/starting-building-project/zoning/fees> Once all submittal items are verified, a Payment Due sheet will be sent to the email address listed on the Submittal Account.

Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
I. APPLICATION- https://dsforms.cctexas.com/ Form 4010 or Form 4010A	x	x	x	x	x
a) A completed and signed application form must be submitted. Plats, Storm Water Quality Management Plans and Utility Plans shall be submitted in pdf format. See plat template for scale.	x	x	x	x	x
b) For OCL plats, in addition to a) above, provide hard copies of Plat, Utility Plan, Storm Water Quality Management Plan delivered to Development Services for Nueces County Public Works review along with submittal through portal. Plats are to be one original reproducible 18" x 24", scale 1":100' minimum, complete with all required certificates, volume and page information.	x	x	x	x	x
c) Pre-application meeting is required prior to submission of OCL plat. If owner plans or has petitioned for annexation, the plat will be reviewed based on city street standards.	x	x	x	x	
II. OWNER AUTHORIZATION	x	x	x	x	x
a) All items on the application must be filled out and application signed by owners. (See Authorization on Application). A letter or form acceptable for owner's signature is required for corporations and partnerships.	x	x	x	x	x
b) Provide owner name, acreage, legal description, and tax account number.	x	x	x	x	x
c) All ownership of the property must be listed on the application and matching Deed.	x	x	x	x	x
III. DEED- Provide the latest recorded Deed(s) to the property.	x	x	x	x	x
a) The owner's name must match the application and plat	x	x	x	x	x
b) The Deed's property description shall be included the plat's description.	x	x	x	x	x
IV. ADDITIONAL ITEMS	x	x	x	x	x
a) Tax Certificate(s) showing all taxes are paid up to the current tax year for all jurisdictions.			x	x	x
b) Peak Hour Traffic Form	x	x	x	x	
c) 100% Public/private improvement plans and specifications submitted through Development Services Portal noting Infor Number (if public or private improvements are deemed necessary). For OCL, hard copy of private/public improvement plans delivered to Development Services for Nueces County Public Works review along with submittal through portal. 18 x 24 inches ANSID size.			x		
d) For OCL plats, certificate of title or title insurance on the subdivision must be furnished showing ownership or property and all liens against sale.			x		
e) Letter from water utility provider affirming ability to provide service (if other than Corpus Christi Water).	x	x	x	x	
f) Utility Plan showing street addresses or assigning street addresses.			x	x	
g) Copy of plat to be vacated or plat with lots to be vacated (For Vacating Plats only)					x
V. PLAT- Submittals shall conform to the prescribed Plat templates and Signature Blocks and shall adhere to "File Standards and Naming Conventions" (See Development Services website). Plat shall be drawn to scale that is legible when printed on sheets measuring 18 x 24 inches. (See I b) for OCL Plats.) Plats shall identify/depict the following items:	x	x	x	x	x
a) Outline of boundary denoted by bold line with principle dimensions with proposed subdivision name, acreage, north point, scale (see templates), date and direction of prevailing breeze. Boundary survey with bearings and distances; point of beginning labeled on plat and described in field notes. Field notes tie to corner of original survey; survey tie across adjacent streets to determine right-of-way width. Monumentation. Benchmark description and elevation. Location map with scale not more than 800 feet to the inch with street names.	x	x	x	x	x
b) Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, open space, etc., with principle dimensions with a Legend providing description for the development for each Phase with the approximate time frame to be completed. Show general location of proposed land uses and provide a table showing proposed land uses and corresponding acreage.	x				
c) Location, width, description, and names of existing or recorded streets, right-of-way lines, easements, water courses, or drainage structures with principle dimensions within 200 ft. of plat boundary.	x	x	x	x	x

PLAT CHECKLIST

•**BASED ON PLAT TYPE**

•**LIST OF REQUIRED DOCUMENTS TO BE SUBMITTED**

•**MAINTAINS CONSISTENCY AMONG SUBMITTALS**

•**DETERMINES COMPLETENESS OF SUBMITTALS**

CODE COMPLIANCE MONTHLY REPORT

NOVEMBER 2024

Development Services Department
Code Compliance Monthly Report

FY24-25
NOVEMBER

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 November, Code Compliance Officers initiated 821 new cases and 3,862 completed total inspections. 306 cases were proactively picked up by officers. 515 cases were reactive, or complaint driven.

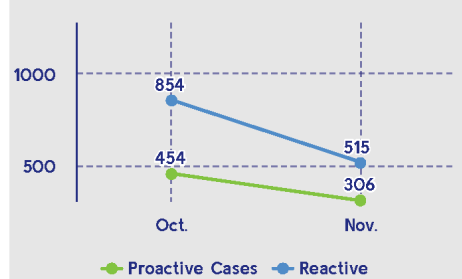
37%

Proactive - 306 new cases initiated by compliance officers

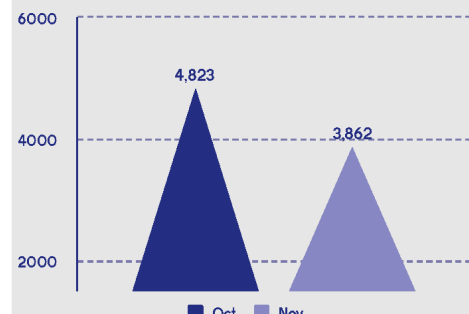
63%

Reactive - 515 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



WELCOME TO OUR TEAM

Welcome to the Development Services Code Compliance Division! We are thrilled to have you on board and look forward to achieving great things together.



Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.

Code Compliance Manager, Jon Perez at JonP@cctexas.com or 361.826.826.1128 and Assistant Director, Tracey Cantu at TraceyC@cctexas.com or 361.826.3021 are also available to answer questions or concerns.

District 1
Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com
Compliance Officers - Alex Gonzalez, Sam Gomez, Grant Zander, Paulina Garcia, Sherman Dixon, Diana Gonzalez, Gilbert Salazar

Compliance Cases Initiated	193	Abatements Completed	118
Inspections Completed	1,320	Moving & Debris Removal	89
Tall Grass / Weeds	803	Structures Secured (Board-ups)	9
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	39	Illegal Signs Removed	0
Emergency Measures	3	Junked Vehicles Removed	0
Illegal Dumping	1	Emergency Demolitions	18
Illegal Signs	0	Emergency Measures	1
Junked Vehicles	50	Substandard Structure	1
No Violation Found	83	Abatements Pending	13
Parking on Unimproved Surfaces	6	Moving & Debris Removal	15
Property Maintenance Standards	39	Structures Secured (Board-ups)	1
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	14	Illegal Signs	0
Unsecured Vacant Buildings	62	Junked Vehicles Removed	0
Water Restrictions	0	Emergency Demolitions	1
Zoning	20	Emergency Measures	0
Notices of Violations Issued	132	Substandard Structure	2
Citations Issued	19	Next BSR Hearing - January 2025	

Status of High Profile Properties

403 S. Port Avenue - Vacant Property
An Emergency Demolition case was started on August 27, 2024, due to unsafe structural conditions. The Structure was demolished by the owner on September 26, 2024.
As of 11/25/2024, property owner continues site cleanup efforts. Biweekly monitoring of the property will be ongoing until compliance is met.

District 2
Senior/Lead Compliance Officer - Jessie Gomez
361.945.0256 | jgomez@cctexas.com
Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Brianna Perez

Compliance Cases Initiated	208	Abatements Completed	83
Inspections Completed	787	Moving & Debris Removal	39
Tall Grass / Weeds	454	Structures Secured (Board-ups)	7
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	30
Emergency Measures	2	Junked Vehicles Removed	3
Illegal Dumping	0	Emergency Demolitions	2
Illegal Signs	0	Emergency Measures	1
Minimum Standards	0	Substandard Structure	1
Junked Vehicles	54	Abatements Pending	5
No Violation Found	126	Moving & Debris Removal	4
Parking on Unimproved Surfaces	2	Structures Secured (Board-ups)	1
Property Maintenance Standards	34	Site Secured (Perimeter Fencing)	0
Short-term Rentals	0	Illegal Signs	0
Substandard Buildings	7	Junked Vehicles Removed	0
Unsecured Vacant Buildings	73	Emergency Demolitions	0
Water Restrictions	4	Emergency Measures	0
Zoning	19	Substandard Structure	0
Notices of Violations Issued	149	Next BSR Hearing - January 2025	
Citations Issued	27		

Status of High Profile Properties

3038 Greenwood Drive - Vacant Building
An Emergency Demolition case was started on October 15, 2024, due to continued vandalism and criminal activity causing unsafe structural conditions. The Structure was demolished on November 7, 2024.

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | gred@cctexas.com
Compliance Officers - Steven Arredondo, Diane T. Garza, Roman Calderon, Daniel Rahde

Compliance Cases Initiated	182	Abatements Completed	66
Inspections Completed	863	Moving & Debris Removal	15
Tall Grass / Weeds	646	Structures Secured (Board-ups)	4
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	38
Emergency Measures	4	Junked Vehicles Removed	7
Illegal Dumping	1	Emergency Demolitions	0
Illegal Signs	1	Emergency Measures	0
Junked Vehicles	102	Substandard Structure	2
No Violation Found	41	Abatements Pending	5
Parking on Unimproved Surfaces	1	Moving & Debris Removal	5
Property Maintenance Standards	19	Structures Secured (Board-ups)	0
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	7	Junked Vehicles Removed	0
Unsecured Vacant Buildings	31	Emergency Demolitions	0
Water Restrictions	1	Emergency Measures	0
Zoning	7	Substandard Building Demolitions	0
Notices of Violations Issued	97	Next BSR Hearing - January 2025	
Citations Issued	18		

Status of High Profile Properties

5509 Curtis Clark Drive - Vacant Building
Code cases for tall weeds, litter and solid waste, and junked vehicles. An on-site warrant abatement was executed.
As of 11/22/24, the property is in compliance. We will continue to monitor monthly to make sure it remains in compliance.

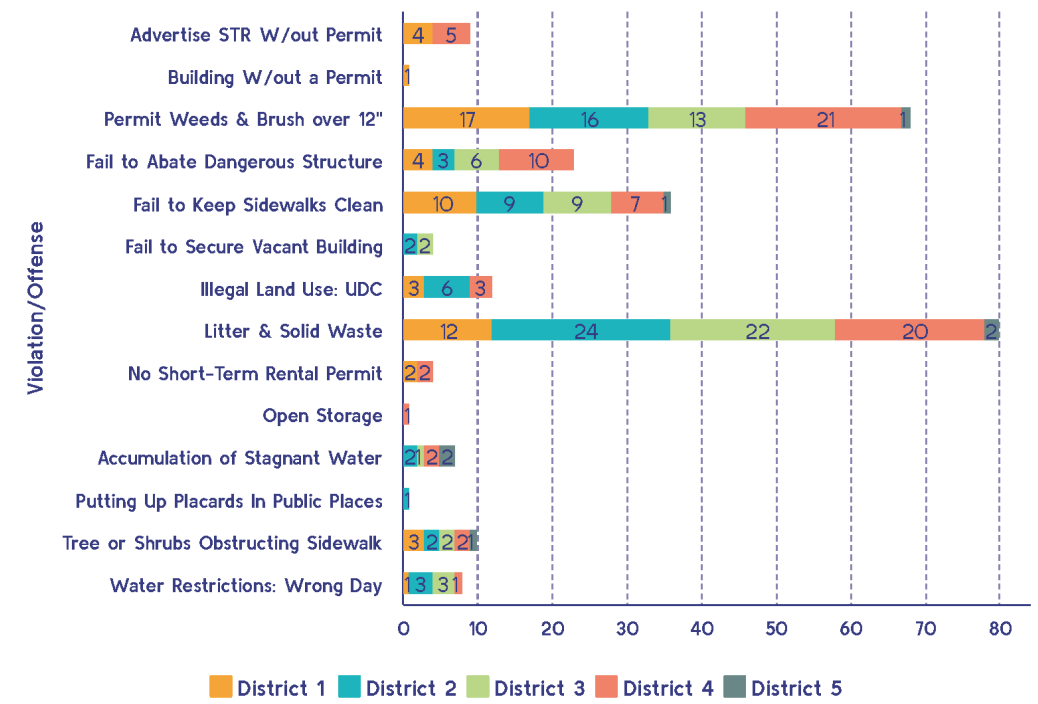
Development Services Department
Code Compliance Monthly Report

FY24-25
NOVEMBER

Citation Activity

Total # Citations Issued	104	Total # Dispositioned Citations	268
Citations Filed in Municipal Court	182	Status of Dispositioned Citations	
Status of Filed Citations		Deferred Disposition/Payment Plan	49
Warrants Issued	30	Dismissed/Found Not Guilty	1
Pre-trial Hearing Scheduled	142	Dismissed by Prosecutor	46
Payment Plan	1	Docket Closed - Fine Paid	40
Jury Trial	1	Warrants Issued	12
Payment Status-Deferral	1	Dismissed after Disposition	3
Docket Closed - Fine Paid	6	Payment Deferral/Balance Due	2
High Volume PT	1	finest paid Totaling: \$ 26,604.16	

Offenses by District



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

Compliance Cases Initiated	176	Abatements Completed	34
Inspections Completed	830	Moving & Debris Removal	18
Tall Grass / Weeds	664	Structures Secured (Board-ups)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	14
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	41	Emergency Measures	0
Junked Vehicles	67	Substandard Building Demolitions	0
No Violation Found	67	Abatements Pending	2
Parking on Unimproved Surfaces	1	Moving & Debris Removal	2
Property Maintenance Standards	13	Structures Secured (Board-ups)	0
Short-term Rentals	2	Site Secured (Perimeter Fencing)	0
Substandard Buildings	2	Illegal Signs	0
Unsecured Vacant Buildings	13	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	0
Water Restrictions	0	Emergency Measures	0
Zoning	36	Substandard Building Demolitions	0
Notices of Violations Issued	137	Next BSR Hearing - January 2025	
Citations Issued	32		

Status of High Profile Properties

5456 Lexington Road - Occupied Property
Code Compliance has cases for litter and solid waste, junked vehicles and zoning violations.
Current Status - As of 11/25/24 property is in compliance. Litter and solid waste was abated along with the removal of the junked vehicles that were on-site. Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

District 5
Senior/Lead Compliance Officer - Estelita Padron
361.945.0197 | estelita@cctexas.com
Compliance Officers - Estelita Padron, Jacqueline E. Martinez

Compliance Cases Initiated	62	Abatements Completed	157
Inspections Completed	273	Moving & Debris Removal	3
Tall Grass / Weeds	198	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	154
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Dumping	1	Emergency Demolitions	0
Illegal Signs	0	Substandard Building Demolitions	0
Junked Vehicles	7	Abatements Pending	0
No Violation Found	44	Moving & Debris Removal	0
Parking on Unimproved Surfaces	0	Structures Secured (Board-ups)	0
Property Maintenance Standards	9	Site Secured (Perimeter Fencing)	0
Short-term Rentals	0	Junked Vehicles Removed	0
Substandard Buildings	3	Emergency Demolitions	0
Unsecured Vacant Buildings	8	Substandard Building	0
Water Restrictions	2	Next BSR Hearing - January 2025	
Zoning	1		
Notices of Violations Issued	32		
Citations Issued	8		

Status of High Profile Properties

Kingsley Properties (Old Kings Crossing Golf Course)
Code Compliance monitors the condition of the five properties that make up the "Old Kings Crossing Golf Course. As of 11/25/24, all five lots are compliant.
Code compliance will continue to work with property management and conduct weekly inspections to ensure compliance.

CODE COMPLIANCE MONTHLY REPORT

DECEMBER 2024



Development Services Department
Code Compliance Monthly Report

FY24-25
DECEMBER

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 December, Code Compliance Officers initiated 562 new cases and completed 3,227 total inspections. 222 cases were proactively picked up by officers. 340 cases were reactive, or complaint driven.

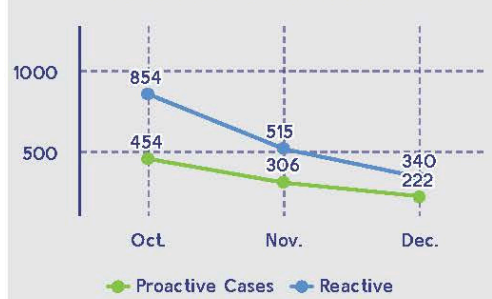
40%

Proactive - 222 new cases initiated by compliance officers

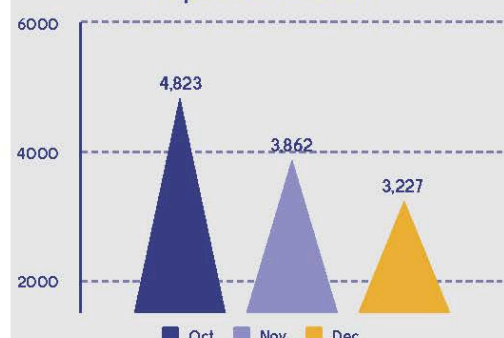
60%

Reactive - 340 complaint-driven cases (311, councilmembers, other sources)

Case Initiation Comparison: Proactive vs Reactive



Inspection Count



Community Outreach Event: Code Compliance participated in the "Shop with a Cop" event.

Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.

Code Compliance Manager, Jon Perez at JonP@cctexas.com or 361.826.1128 and Assistant Director, Tracey K. Cantu at TraceyC@cctexas.com or 361.826.3021 are also available to answer questions or concerns.

District 1
Senior/Lead Compliance Officer - Michael Gutierrez
361.845.0262 | mgutierrez@cctexas.com
Compliance Officers - Alex Gonzalez, Sam Gomez, Grant Zander, Paulina Garcia, Sherman Davis, Diane Gonzalez, Gilbert Salazar

Compliance Cases Initiated	116	Abatement Completed	62
Inspections Completed	485	Moving & Debris Removal	29
Tall Grass / Weeds	823	Structures Secured (Board-ups)	5
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	26
Emergency Measures	2	Juncked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	4
Illegal Signs	0	Substandard Structures	2
Juncked Vehicles	91	Abatement Pending	0
No Violation Found	31	Moving & Debris Removal	1
Parking on Unimproved Surfaces	3	Structures Secured (Board-ups)	1
Property Maintenance Standards	19	Site Secured (Perimeter Fencing)	0
Short-term Rentals	0	Juncked Vehicles Removed	0
Substandard Buildings	7	Emergency Demolitions	0
Unauthorized Vacant Buildings	0	Water Restrictions	0
Water Restrictions	1	Emergency Measures	0
Zoning	19	Substandard Structures	0
Notices of Violations Issued	111		
Citations Issued	11		

Status of High Profile Property
4513 Gulfreeze Blvd. #5 - Code Compliance has active cases for a substandard structure, unsecured openings, and litter and solid waste throughout the property.
• Status - In violation: As of December 18th, 2024, the property owner has been issued citations for continued violations. Weekly inspections will continue to be conducted to ensure the property comes into compliance.
District 1

District 2
Senior/Lead Compliance Officer - Josue Gomez
361.845.0262 | jgomez@cctexas.com
Compliance Officers - Eddie Borch, Martin Lopez, Tiffany Ortiz, Branna Ponce

Compliance Cases Initiated	140	Abatement Completed	23
Inspections Completed	628	Moving & Debris Removal	21
Tall Grass / Weeds	493	Structures Secured (Board-ups)	1
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	0
Emergency Measures	1	Juncked Vehicles Removed	1
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	0	Substandard Structures	0
Juncked Vehicles	90	Abatement Pending	0
No Violation Found	67	Moving & Debris Removal	0
Parking on Unimproved Surfaces	2	Structures Secured (Board-ups)	2
Property Maintenance Standards	0	Site Secured (Perimeter Fencing)	0
Short-term Rentals	1	Juncked Vehicles Removed	0
Substandard Buildings	1	Emergency Demolitions	0
Unauthorized Vacant Buildings	16	Emergency Measures	0
Water Restrictions	4	Substandard Structures	0
Zoning	16		
Notices of Violations Issued	93		
Citations Issued	30		

Status of High Profile Property
Sunrise Mall - Abandoned Vacant Building - Code Compliance has a case for tall weeds, and litter and solid waste.
• Status - As of 12/27/2024 property is compliant. Demolition is actively in progress, and we will continue to conduct weekly inspections to ensure that the process is being carried out effectively and efficiently.
District 2

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.845.0273 | grededge@cctexas.com
Compliance Officers - Steven Arredondo, Diana T. Garcia, Roman Calderon, Tasha Soto

Compliance Cases Initiated	25	Abatement Completed	0
Inspections Completed	252	Moving & Debris Removal	0
Tall Grass / Weeds	973	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	1
Emergency Measures	0	Juncked Vehicles Removed	0
Illegal Dumping	1	Emergency Demolitions	0
Illegal Signs	0	Substandard Structures	0
Juncked Vehicles	87	Abatement Pending	2
No Violation Found	47	Moving & Debris Removal	7
Parking on Unimproved Surfaces	1	Structures Secured (Board-ups)	0
Property Maintenance Standards	12	Site Secured (Perimeter Fencing)	0
Short-term Rentals	0	Juncked Vehicles Removed	0
Substandard Buildings	3	Emergency Demolitions	0
Unauthorized Vacant Buildings	17	Emergency Measures	0
Water Restrictions	0	Substandard Structures	0
Zoning	4		
Notices of Violations Issued	48		
Citations Issued	11		

Status of High Profile Property
205 Sullivan Street - Occupied Property Code Compliance has cases for excessive litter and solid waste, juncked vehicles, and property maintenance violations.
• Current Status: On 12/20/24 a warrant abatement was executed to remove all litter, solid waste and all weeds from the property. A juncked vehicle hearing date is pending to issue a Court Order to remove the juncked vehicles from the property.
District 3

District 5
Senior/Lead Compliance Officer - Estella Padron
361.845.0377 | estellapadron@cctexas.com
Compliance Officers - Estella Padron, Jacqueline E. Martinez

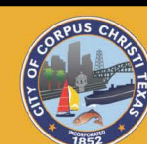
Compliance Cases Initiated	43	Abatement Completed	1
Inspections Completed	202	Moving & Debris Removal	1
Tall Grass / Weeds	150	Structures Secured (Board-ups)	0
Building Permits Required	0	Emergency Measures	0
Emergency Demolitions	0	Illegal Signs Removed	0
Emergency Measures	0	Substandard Structures	0
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	0	Substandard Buildings	0
Juncked Vehicles	11	Emergency Demolitions	0
No Violation Found	21	Substandard Building	0
Parking on Unimproved Surfaces	0	Abatement Pending	2
Property Maintenance Standards	11	Moving & Debris Removal	0
Short-term Rentals	1	Structures Secured (Board-ups)	0
Substandard Buildings	1	Site Secured (Perimeter Fencing)	0
Unauthorized Vacant Buildings	4	Juncked Vehicles Removed	0
Water Restrictions	1	Emergency Demolitions	0
Zoning	2	Substandard Building	0
Notices of Violations Issued	19		
Citations Issued	2		

Status of High Profile Properties
Kingsley Properties (Old Kings Crossing Golf Course)
Code compliance monitors the condition of the five properties that make up the "Old Kings Crossing Golf Course". As of 12/17/24, all five lots are compliant.
Code compliance will continue to work with property management and conduct monthly inspections to ensure compliance.
District 5

District 4
Senior/Lead Compliance Officer - Estella Padron
361.845.0377 | estellapadron@cctexas.com
Compliance Officers - Jorge Ortiz, Ines Arredondo, Georgia Chavarin, Doris Rodriguez

Compliance Cases Initiated	119	Abatement Completed	2
Inspections Completed	283	Moving & Debris Removal	2
Tall Grass / Weeds	507	Structures Secured (Board-ups)	1
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	0
Emergency Measures	0	Juncked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	0	Substandard Structures	0
Juncked Vehicles	62	Abatement Pending	2
No Violation Found	52	Moving & Debris Removal	2
Parking on Unimproved Surfaces	1	Structures Secured (Board-ups)	0
Property Maintenance Standards	11	Site Secured (Perimeter Fencing)	0
Short-term Rentals	0	Juncked Vehicles Removed	0
Substandard Buildings	1	Emergency Demolitions	0
Unauthorized Vacant Buildings	9	Water Restrictions	0
Water Restrictions	7	Emergency Measures	0
Zoning	23	Substandard Building	0
Notices of Violations Issued	95		
Citations Issued	23		

Status of High Profile Property
300 Preston St. - Occupied Property Code Compliance has cases for tall weeds, excessive litter and solid waste, juncked vehicle, and zoning violations.
• Status - On 12/20/24 a warrant abatement was executed to remove all litter, solid waste from the property. A juncked vehicle hearing pending for removal of the juncked vehicle.
District 4



Development Services Department
Code Compliance Monthly Report

FY24-25
DECEMBER

Citation Activity

Total # Citations Issued **161**

Citations Filed in Municipal Court **105**

Total # Dispositioned Citations **281**

Status of Filed Citations

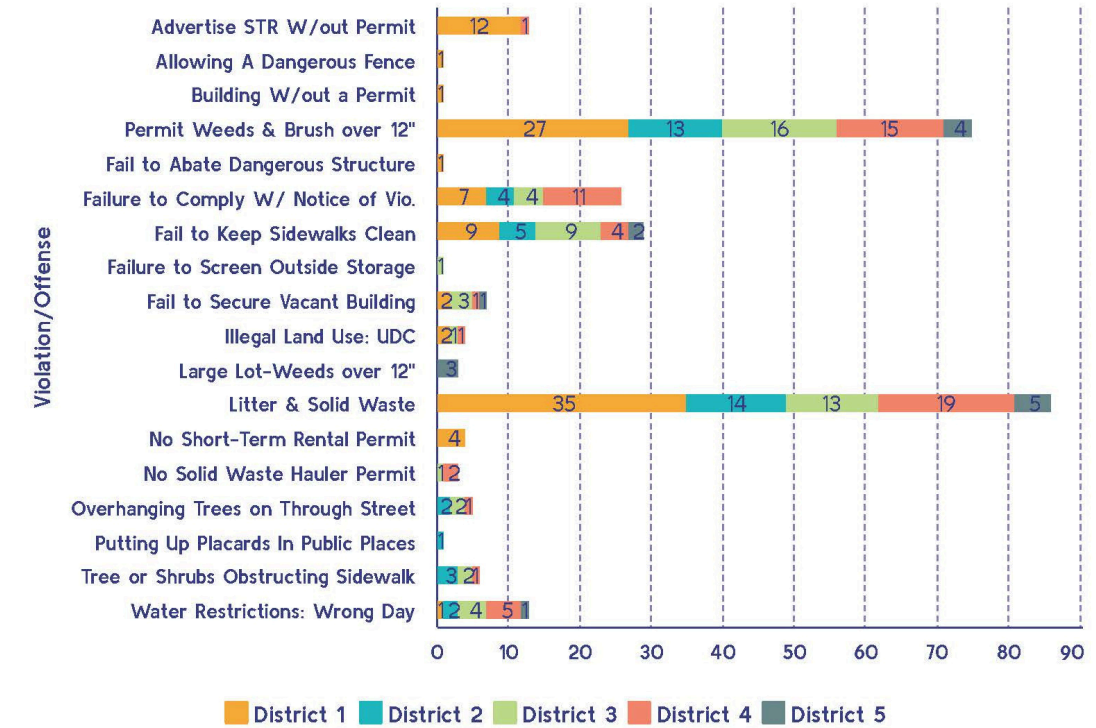
Warrants Issued	7
Pre-trial Hearing Scheduled	94
Payment Plan	0
Docket Closed - Fine Paid	1
Voided Docket	3

Status of Dispositioned Citations

Community Service	1
Deferred Disposition/Payment Plan	88
Dismissed/Found Not Guilty	1
Dismissed by Prosecutor	36
Docket Closed - Fine Paid	34
Warrants Issued	108
Dismissed after Disposition	12
Appealed	1

finest paid **Totaling: \$ 33,294.54**

Offenses by District



<https://www.corpuschristitx.gov/department-directory/development-services/code-compliance/code-compliance-monthly-reports/>

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

***Next Development Taskforce Meeting*
Friday, March 21, 2025**