

DEVELOPMENT TASKFORCE

MARCH 21, 2025



CITY DEPARTMENTS:

**Development
Services**

CCW

Public Works

Solid Waste

**Engineering
Services**

**Parks &
Recreation**

**Planning & Community
Development**

**Economic
Development**

Fire

Gas

IGR



CCW

- **DCP (Drought Contingency Plan)**

**Presenter:
Esteban Ramos**

DEVELOPMENT SERVICES

MICHAEL DICE

DIRECTOR OF DEVELOPMENT SERVICES

- Discuss Unlicensed Trade Workers

- Legislative Update

- Citations for work without permit for repeat offenders

- UDC Update



PERMITS ISSUED

PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
02/1/23-02/28/24	963	1,210
02/1/24-02/28/25	1,501	1,091

TRUST FUND & IMPACT FEES



CIAC Subcommittee to meet April 4th

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

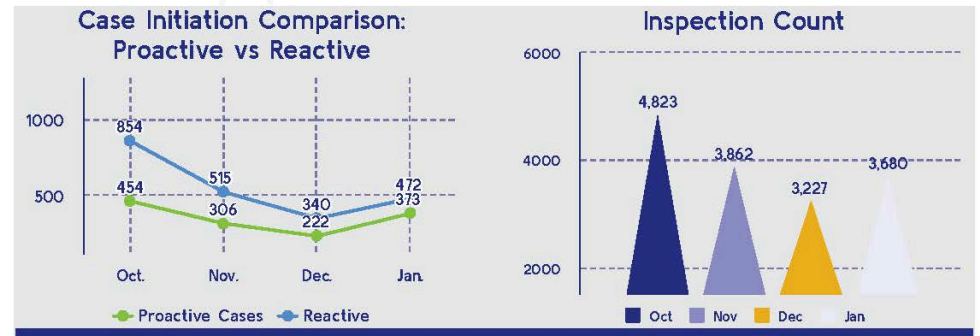
JANUARY CODE COMPLIANCE REPORT

Development Services Department
Code Compliance Monthly Report
FY24-25
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 Officers initiated 845 new cases and completed 3,680 total inspections. 373 cases were proactively picked up by officers. 472 cases were reactive, or complaint driven.

44% Proactive - 373 new cases initiated by compliance officers
56% Reactive - 472 complaint-driven cases (311, councilmembers, other sources)



Employee Spotlight



Samuel Gomez has been with Code Compliance for about seven years which he says has been an adventure and a great experience. He has currently been promoted to a Senior Code Compliance Officer. In this position he is tasked to lead his coworkers through their inspections and cases. He also generates reports, conducts audits, and reaches out to the community for any concerns that the citizens might have. On days where Sam is not working hard out in the field, you can find him watching sports, trying new places to eat, and volunteering in the community. He also enjoys spending time learning from those who are successful and does his best to apply their wisdom in his life. Sam has proven himself to be a true asset to our team and we are so proud to have him in Development Services!

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 (JonP@cctexas.com or 361.826.1128) and Assistant Director, Tracey K. Cantu (TraceyC@cctexas.com or 361.826.3021) are also available to answer questions or concerns.

Development Services Department
Code Compliance Monthly Report
FY24-25
JANUARY

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

Compliance Cases Initiated	378	Abatements Completed	36
Inspections Completed	831	Mowing & Debris Removal	28
Tall Grass / Weeds	168	Structures Secured (Board-ups)	4
Building Permits Required	1	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	7	Illegal Signs Removed	0
Emergency Measures	5	Emergency Demolitions	2
Illegal Dumping	0	Emergency Measures	0
Junked Vehicles	53	Substandard Structure	0
No Violation Found	68	Abatements Pending	11
Parking on Unimproved Surfaces	1	Mowing & Debris Removal	5
Property Maintenance Standards	33	Structures Secured (Board-ups)	2
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	18	Junked Vehicles Removed	0
Unsecured Vacant Buildings	83	Emergency Demolitions	3
Water Restrictions	2	Emergency Measures	0
Zoning	24	Substandard Structure	4
Notices of Violations Issued	129		
Citations Issued	14	Next BSB Hearing - March 27, 2025	

Status of High Profile Property
1432 S. Nineteenth Street - Vacant Building
Fire damage threatened the structural integrity of the building resulting in an Emergency Demolition declaration. A case was started on January 09, 2025. Demolition of the structure is slated for the second week of February.

Development Services Department
Code Compliance Monthly Report
FY24-25
JANUARY

District 2
Senior/Lead Compliance Officer - Josue Gomez
361.945.0259 | jgomez@cctexas.com
Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Britanna Perez, Sarahonda Miller, John Garza

Compliance Cases Initiated	421	Abatements Completed	63
Inspections Completed	922	Mowing & Debris Removal	29
Tall Grass / Weeds	95	Structures Secured (Board-ups)	12
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	3	Illegal Signs Removed	0
Emergency Measures	3	Emergency Demolitions	0
Illegal Dumping	1	Emergency Measures	1
Junked Vehicles	1	Substandard Building Demolitions	0
No Violation Found	72	Abatements Pending	4
Parking on Unimproved Surfaces	1	Mowing & Debris Removal	1
Property Maintenance Standards	57	Structures Secured (Board-ups)	2
Short-term Rentals	1	Site Secured (Perimeter Fencing)	0
Substandard Buildings	5	Junked Vehicles Removed	0
Unsecured Vacant Buildings	72	Emergency Demolitions	0
Water Restrictions	1	Emergency Measures	0
Zoning	21	Substandard Structure	1
Notices of Violations Issued	152		
Citations Issued	16	Next BSB Hearing - March 27, 2025	

Status of High Profile Property
3413 Rojas Street - Occupied Property
Code cases for zoning, litter & solid waste, and junked vehicles. A warrant abatement was executed on 01/17/25. A junked vehicle removal hearing is pending. We will continue to monitor the property to ensure compliance is attained.

Development Services Department
Code Compliance Monthly Report
FY24-25
JANUARY

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0219 | graceel@cctexas.com
Compliance Officers - Diana T. Garza, Roman Calderon, Daniel Rohde, Melanie Flores

Compliance Cases Initiated	159	Abatements Completed	47
Inspections Completed	828	Mowing & Debris Removal	10
Tall Grass / Weeds	571	Structures Secured (Board-ups)	1
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	4	Illegal Signs Removed	33
Emergency Measures	0	Junked Vehicles Removed	3
Illegal Dumping	0	Emergency Demolitions	0
Junked Vehicles	0	Emergency Measures	0
No Violation Found	124	Substandard Structure	0
Parking on Unimproved Surfaces	48	Abatements Pending	4
Property Maintenance Standards	12	Mowing & Debris Removal	2
Short-term Rentals	0	Structures Secured (Board-ups)	1
Substandard Buildings	14	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	27	Junked Vehicles Removed	0
Water Restrictions	0	Emergency Demolitions	1
Zoning	10	Emergency Measures	0
Notices of Violations Issued	74	Substandard Building Demolitions	0
Citations Issued	12	Next BSB Hearing - March 27, 2025	

Status of High Profile Property
205 Sullivan Street - Occupied Property
Fire damage threatened the structural integrity of the building resulting in an Emergency Demolition declaration. A case was started on January 13, 2025. Code has collaborated with CCPD on all inspections due to the high level of criminal activity. Code also has cases for zoning and junk vehicle violations. As of 01/31/25, we are awaiting Hearings for the removal of the junk vehicles. Demolition of the structure is slated for the second week of February 2025.

Development Services Department
Code Compliance Monthly Report
FY24-25
JANUARY

District 4
Senior/Lead Compliance Officer - Estrella Padron
361.945.0157 | estrellap@cctexas.com
Compliance Officers - Jorge Ortiz, Hazel Prado, George Chaman, Brina Rodriguez

Compliance Cases Initiated	165	Abatements Completed	9
Inspections Completed	821	Mowing & Debris Removal	9
Tall Grass / Weeds	835	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	0
Emergency Measures	0	Emergency Demolitions	0
Illegal Dumping	1	Emergency Measures	0
Junked Vehicles	46	Substandard Building Demolitions	0
No Violation Found	67	Abatements Pending	1
Parking on Unimproved Surfaces	1	Mowing & Debris Removal	1
Property Maintenance Standards	23	Structures Secured (Board-ups)	0
Short-term Rentals	1	Site Secured (Perimeter Fencing)	0
Substandard Buildings	1	Junked Vehicles Removed	0
Unsecured Vacant Buildings	7	Emergency Demolitions	0
Illegal Dumping	0	Emergency Measures	0
Water Restrictions	0	Substandard Building Demolitions	0
Zoning	28	Substandard Building Demolitions	0
Notices of Violations Issued	114		
Citations Issued	22	Next BSB Hearing - March 27, 2025	

Status of High Profile Property
1609 Daly Drive - Occupied Property
Code cases for tall weeds, litter and solid waste and property maintenance violations. As of 01/31/25, the property is partially compliant. We are working with the property owner, who is making progress. We will continue to monitor the property to ensure compliance is attained.

Development Services Department
Code Compliance Monthly Report
FY24-25
JANUARY

District 5
Senior/Lead Compliance Officer - Samuel Gomez
361.945.0239 | samuelg@cctexas.com
Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

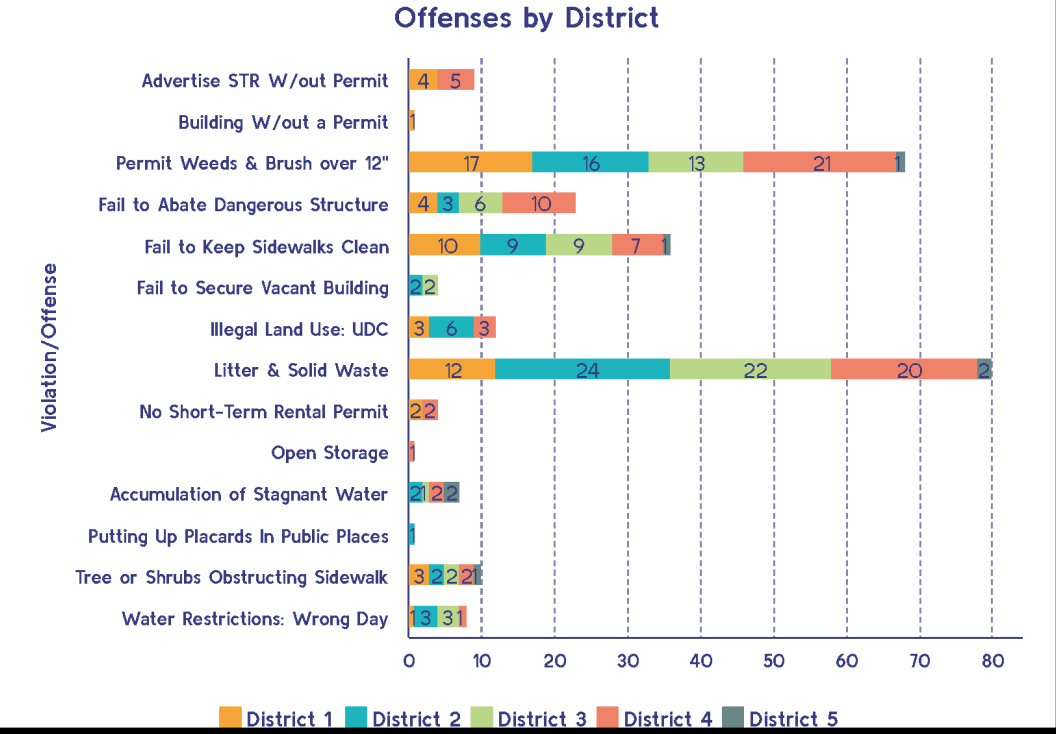
Compliance Cases Initiated	52	Abatements Completed	62
Inspections Completed	252	Mowing & Debris Removal	2
Tall Grass / Weeds	185	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	2	Illegal Signs Removed	66
Emergency Measures	0	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	0
Illegal Signs	0	Substandard Building Demolitions	0
Junked Vehicles	12	Emergency Measures	0
No Violation Found	39	Abatements Pending	0
Parking on Unimproved Surfaces	0	Mowing & Debris Removal	0
Property Maintenance Standards	6	Structures Secured (Board-ups)	0
Short-term Rentals	1	Site Secured (Perimeter Fencing)	0
Substandard Buildings	1	Junked Vehicles Removed	0
Unsecured Vacant Buildings	6	Emergency Demolitions	0
Water Restrictions	5	Emergency Measures	0
Zoning	0	Substandard Building	0
Notices of Violations Issued	13		
Citations Issued	2	Next BSB Hearing - March 27, 2025	

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 01/14/25, all five lots are compliant. Code Compliance continues to conduct monthly inspections and works with property management ensure the parcels are maintained.

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		Status of Dispositioned Citations	
Status of Filed Citations		Deferred Disposition/Payment Plan	
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		
fines paid		Totaling:	
		\$ 26,604.16	



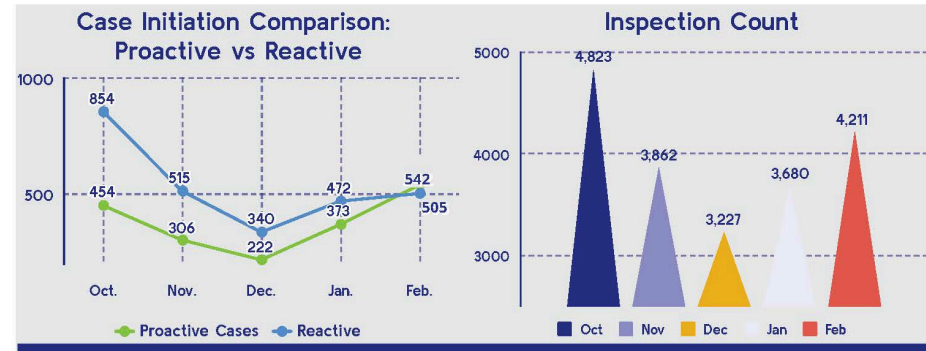
FEBURARY CODE COMPLIANCE REPORT

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

In February, Code Compliance Officers initiated 1,047 new cases and completed 4,211 total inspections. 542 cases were proactively picked up by officers. 505 cases were reactive, or complaint driven.

52%
Proactive - 542 new cases initiated by compliance officers

48%
Reactive - 505 complaint-driven cases (311, councilmembers, other sources)



-Code Compliance Milestone-

Marking 30 years of dedicated service, Code Compliance Manager, Jon Perez has exemplified the values and commitment that define our organization. For 21 of those 30 years, with unparalleled work ethic, subject matter expertise, institutional knowledge, and a passion for code enforcement, Jon has consistently gone above and beyond, making significant contributions to our team's success.

CONGRATULATIONS
30 years of service

Thank you for your dedication and hard work over the years

★★★★★

JON PEREZ
Code Compliance Manager

Throughout the years, Jon has not only excelled professionally, but has fostered a supportive and collaborative environment for the team. In addition to his professional accomplishments, Jon is known for his positivity, sense of humor, and ability to bring out the best in others.

As we celebrate this momentous occasion, we extend our heartfelt gratitude to Jon for his unwavering dedication and exceptional contributions to the City of Corpus Christi. Here's to 30 years of excellence and to many more years of shared success and growth.

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 (JonP@cctexas.com or 361.826.1128) and Assistant Director, Tracey K. Cantu (TraceyC@cctexas.com or 361.826.3021) are also available to answer questions or concerns.

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

District 1
Senior Lead Compliance Officer - Michael Gutierrez
361.945.0296 | mgutierrez@cctexas.com
Compliance Officers - Alex Gonzalez, Grant Zander, Paulina Garcia Diana Gonzalez, Gilbert Salazar

Compliance Cases Initiated	243	Abatements Completed	53
Inspections Completed	366	Mowing & Debris Removal	14
Tall Grass / Weeds	618	Structures Secured (Board-ups)	15
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	5	Illegal Signs Removed	20
Emergency Measures	2	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	4
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	71	Substandard Structure	0
No Violation Found	55	Abatements Pending	58
Parking on Unimproved Surfaces	5	Mowing & Debris Removal	0
Property Maintenance Standards	43	Structures Secured (Board-ups)	4
Short-term Rentals	1	Site Secured (Perimeter Fencing)	0
Substandard Buildings	16	Junked Vehicles Removed	0
Unsecured Vacant Buildings	111	Emergency Demolitions	0
Water Restrictions	0	Emergency Measures	0
Zoning	39	Substandard Building Demolitions	3
Notices of Violations Issued	179		
Citations Issued	15		

Status of High Profile Property

1258 Golla Drive Vacant Property
Code Compliance has cases for excessive litter and solid waste, tall weeds and substandard conditions.
On 2/28/25, city contractors demolished the structure.
District 1

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

District 2
Senior Lead Compliance Officer - Josue Gomez
361.945.0296 | jgomez@cctexas.com
Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Brianna Perez, Sa'ithonda Miller, John Garza

Compliance Cases Initiated	218	Abatements Completed	40
Inspections Completed	1231	Mowing & Debris Removal	14
Tall Grass / Weeds	795	Structures Secured (Board-ups)	4
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	22
Emergency Measures	0	Junked Vehicles Removed	0
Set out Violation	1	Emergency Demolitions	0
Illegal Dumping	0	Emergency Measures	0
Junked Vehicles	97	Substandard Structure	0
No Violation Found	144	Abatements Pending	32
Parking on Unimproved Surfaces	16	Mowing & Debris Removal	9
Property Maintenance Standards	78	Structures Secured (Board-ups)	3
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	10	Junked Vehicles Removed	0
Unsecured Vacant Buildings	95	Emergency Demolitions	0
Water Restrictions	0	Emergency Measures	0
Zoning	10	Substandard Building Demolitions	0
Notices of Violations Issued	183		
Citations Issued	40		

Status of High Profile Property

3033 Greenwood Drive - Occupied Property
Code Compliance has cases for a junked vehicle and litter & solid waste, including a large number of dismantled bicycles on the property.
On 02/10/25 a warrant abatement was executed to remove debris from the property. A Reinspection for the junked vehicle is scheduled for 03/13/25.
District 2

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

District 3
Senior Lead Compliance Officer - Grace Elledge
361.945.0213 | grace@cctexas.com
Compliance Officers - Diana T. Garza, Roman Calderon, Daniel Rohde, Molante Flores

Compliance Cases Initiated	132	Abatements Completed	33
Inspections Completed	817	Mowing & Debris Removal	16
Tall Grass / Weeds	560	Structures Secured (Board-ups)	2
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	4
Emergency Measures	0	Junked Vehicles Removed	5
Illegal Dumping	0	Emergency Demolitions	4
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	98	Substandard Structure	0
No Violation Found	39	Abatements Pending	5
Parking on Unimproved Surfaces	3	Mowing & Debris Removal	4
Property Maintenance Standards	18	Structures Secured (Board-ups)	1
Short-term Rentals	0	Site Secured (Perimeter Fencing)	0
Substandard Buildings	14	Junked Vehicles Removed	0
Unsecured Vacant Buildings	27	Emergency Demolitions	0
Water Restrictions	20	Emergency Measures	0
Zoning	14	Substandard Building Demolitions	0
Notices of Violations Issued	163		
Citations Issued	40		

Status of High Profile Property

205 Sullivan Street - Emergency Demolition
Fire damage threatened the structural integrity of the building resulting in the declaration of an Emergency Demolition. Cases were also started for zoning, litter and solid waste, and junk vehicle violations.
Due to the high level of criminal activity, Code Compliance will collaborate all inspections with CPD until compliance is achieved.
District 3

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

Citation Activity

Total # Citations Issued	162	Total # Dispositioned Citations	273
Citations Filed in Municipal Court	125	Status of Dispositioned Citations	
Status of Filed Citations			
Warrants Issued	9	Deferred Disposition/Payment Plan	41
Pre-trial Hearing Scheduled	99	Dismissed by Prosecutor	46
Payment Plan	5	Docket Closed - Fine Paid	39
Pending Prosecutor Review	1	Warrants Issued	138
Community Service	2	Dismissed after Disposition/Not Guilty	7
Docket Closed - Fine Paid	4	Appealed	2
Deferred Disposition	1	finest paid Totaling: \$ 25,272.36	
Bench Trial	4		

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

District 4
Senior Lead Compliance Officer - Estelita Padron
361.945.0197 | estelita@cctexas.com
Compliance Officers - Jorge Ortiz, Hazel Prado, George Charman, Disha Rodriguez

Compliance Cases Initiated	210	Abatements Completed	7
Inspections Completed	832	Mowing & Debris Removal	6
Tall Grass / Weeds	601	Structures Secured (Board-ups)	0
Building Permits Required	1	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	0
Emergency Measures	2	Junked Vehicles Removed	0
Illegal Dumping	1	Emergency Demolitions	1
Junked Vehicles	65	Emergency Measures	0
No Violation Found	69	Substandard Building Demolitions	0
Parking on Unimproved Surfaces	0	Abatements Pending	1
Property Maintenance Standards	24	Mowing & Debris Removal	1
Short-term Rentals	1	Structures Secured (Board-ups)	0
Substandard Buildings	4	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	9	Junked Vehicles Removed	0
Water Restrictions	2	Emergency Measures	0
Zoning	33	Substandard Building Demolitions	0
Notices of Violations Issued	106		
Citations Issued	12		

Status of High Profile Property

15265 Main Royal Dr. - Vacant Property
On 02/27/2025, Code Compliance accompanied by Animal Control and CPD, conducted an inspection in response to concerns regarding abandoned cats and possible code violations.
A property maintenance violation case was initiated. Contact was made with the property manager, who committed to make all needed repairs.
A reinspection is scheduled for 03/13/2025.
District 4

Development Services Department
Code Compliance Monthly Report
FY24-25
FEBRUARY

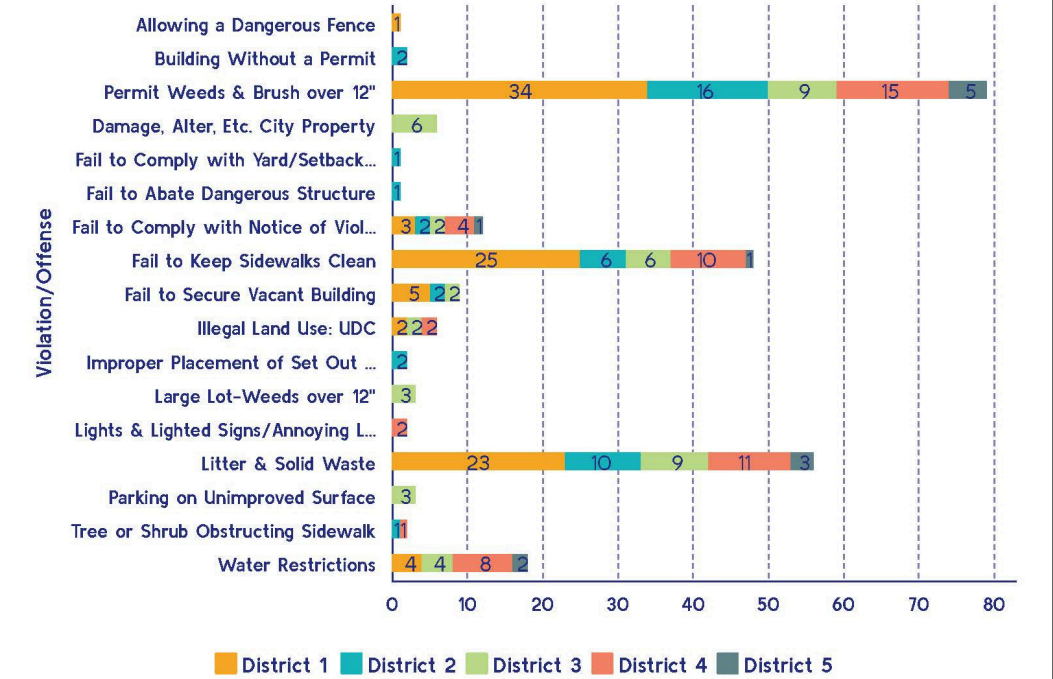
District 5
Senior Lead Compliance Officer - Samuel Gomez
361.945.0239 | samuel@cctexas.com
Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

Compliance Cases Initiated	191	Abatements Completed	55
Inspections Completed	885	Mowing & Debris Removal	0
Tall Grass / Weeds	325	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	54
Emergency Measures	0	Junked Vehicles Removed	1
Illegal Dumping	1	Emergency Demolitions	0
Illegal Signs	0	Emergency Measures	0
Junked Vehicles	11	Substandard Building Demolitions	0
No Violation Found	24	Abatements Pending	1
Parking on Unimproved Surfaces	0	Mowing & Debris Removal	0
Property Maintenance Standards	14	Structures Secured (Board-ups)	0
Short-term Rentals	4	Site Secured (Perimeter Fencing)	0
Substandard Buildings	1	Junked Vehicles Removed	0
Unsecured Vacant Buildings	3	Emergency Demolitions	1
Water Restrictions	3	Emergency Measures	0
Zoning	1	Substandard Building Demolitions	0
Notices of Violations Issued	79		
Citations Issued	6		

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 02/17/25, all five lots are compliant.
Code compliance will continue to work with property management and conduct monthly inspections to ensure compliance.
District 5

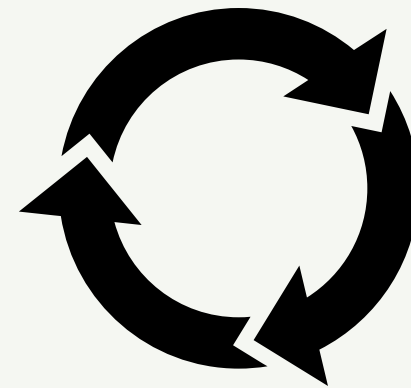
Offenses by District



LAND DEVELOPMENT UPDATES



DSTAG Meeting: Coming in April



Plat Cycles



Submittal of Plat Drawings

S.T.A.R PROGRAM

SAFETY, TRAINING, ACCOUNTABILITY, REGISTRATION

STAR TRAINING SCHEDULE



Star Training Schedule

Day	Topic	Location
February 19, 2025	Welcome to the STAR program!	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room)
March 19, 2025	What's the hold up? Top 10 reasons for job delays across the building process.	Associated General Contractors (AGC) 518 S Enterprize Pkwy Corpus Christi, TX 78405
April 16, 2025	Getting up to speed with A2L refrigerants	Associated General Contractors (AGC) 518 S Enterprize Pkwy Corpus Christi, TX 78405
May 7, 2025	Building Safety Month and the first official Star Registration Launch	La Retama Library 805 Comanche St. Corpus Christi, Texas 78401
May 21, 2025	Get to Know Development Services: A Friendly Q&A	La Retama Library 805 Comanche St. Corpus Christi, Texas 78401
June 18, 2025	Building Planning IRC Ch. 3 and IBC Ch. 4	La Retama Library 805 Comanche St. Corpus Christi, Texas 78401
July 16, 2025	Multipurpose Residential Fire Sprinkler systems: Dispelling the myths	TBD
August 20, 2025	Historic Preservation Officer presented by Robert Kurtz	TBD
September 17, 2025	Planning and Development	TBD

Next Training class April 16th 8am-10am

To attend a training, please contact Bill Wittliff, williamw@cctexas.com

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

***Next Development Taskforce Meeting*
Friday, May 16, 2025**