



# DEVELOPMENT TASKFORCE

April 26, 2024

# DEPARTMENTS ON DECK

Development Services

CCW

Health

Fire

Solid Waste

Parks & Recreation

Public Works

Engineering Services

IGR

Gas

Economic Development

Planning & Community  
Development



# **DSD Department Topics**

**Presenters: Al Raymond, Michael Dice, and Tracey Cantu**



# Master Planning & Impact Fee Study



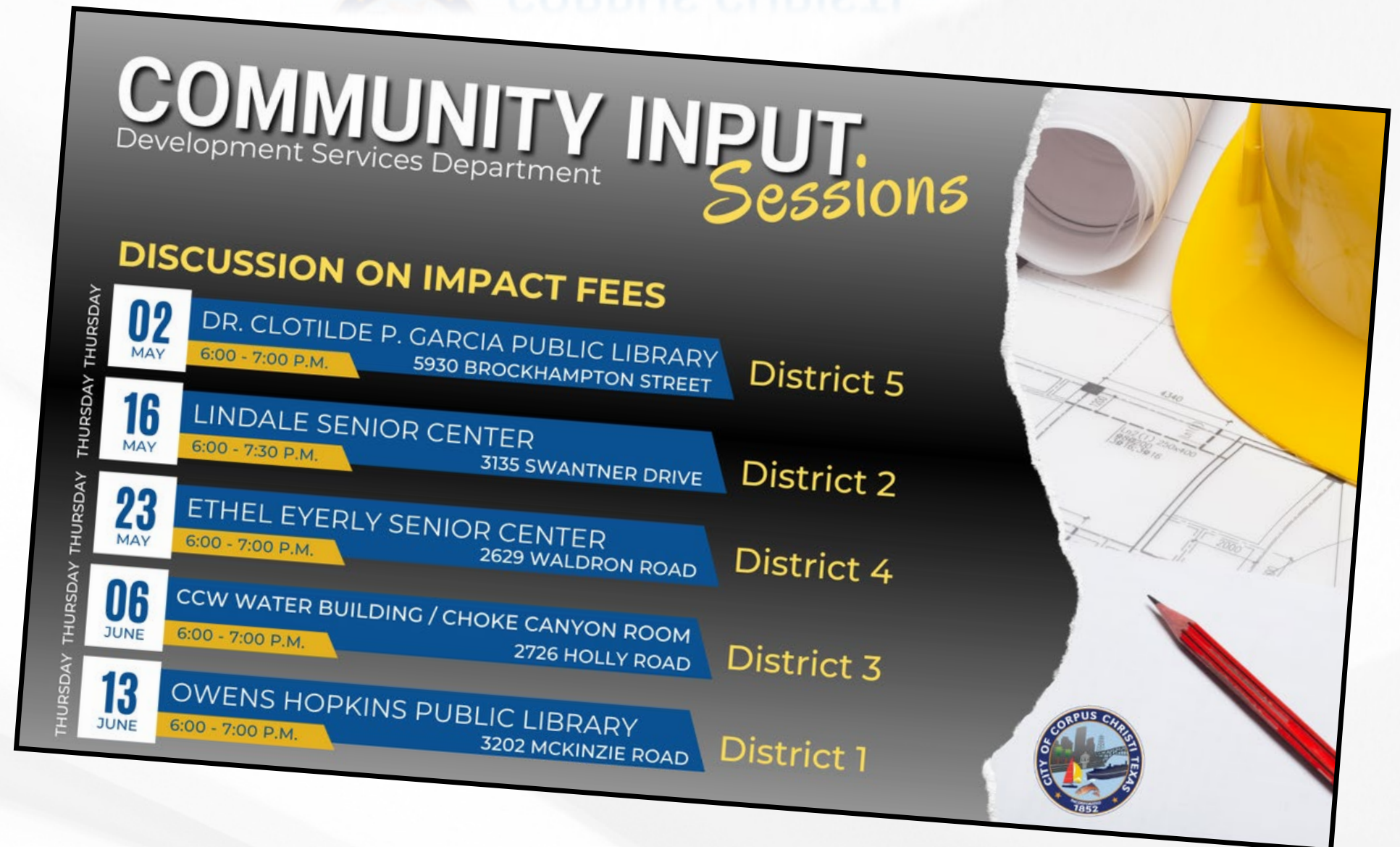
**DEVELOPING OUR FUTURE CORPUS CHRISTI**

## Master Planning & Impact Fee Study – Meeting Schedule

- **May 2, 2024** / D5 Community Meeting - Council District – Impact Fees Review  
Dr. Clotilde P. Garcia Library (5930 Brockhampton St) - (6pm – 7pm)
- **May 15, 2024** / Workshop Briefing - City Council, Planning Commission & CIAC – Impact Fees Review  
ABC (Water Garden Room A) - (12pm – 4pm)
- **May 16, 2024** / D2 Community Meeting - Council District – Impact Fees Review  
Lindale Senior Center (3135 Swantner Dr.) - (6pm – 7:30pm)
- **May 21, 2024** / City Council Action for Notice to Set Public Hearing – Impact Fees  
City Hall (Council Chambers)
- **May 23, 2024** / D4 Community Meeting - Council District – Impact Fees Review  
Ethel Eyerly Senior Center (654 Graham Rd) - (6pm – 7pm)
- **June 6, 2024** / D3 Community Meeting - Council District – Impact Fees Review  
CC Water Building (Choke Canyon Rm – 2726 Holly Rd.) - (6pm – 7pm)
- **June 12, 2024** / Planning Commission Public Hearing  
City Hall (Council Chambers)
- **June 13, 2024** / D1 Community Meeting - Council District – Impact Fees Review  
Owens Hopkins Library (3202 McKinzie Rd) - (6pm – 7pm)
- **July 16, 2024** / City Council Public Hearing - Impact Fees (1st Rdg)  
City Hall (Council Chambers)
- **July 23, 2024** / City Council Public Hearing - Impact Fees (2nd Rdg)  
City Hall (Council Chambers)



**DEVELOPING OUR FUTURE CORPUS CHRISTI**




**COMMUNITY INPUT Sessions**  
Development Services Department

### DISCUSSION ON IMPACT FEES

Date	Time	Location	District
02 MAY	6:00 - 7:00 P.M.	DR. CLOTILDE P. GARCIA PUBLIC LIBRARY 5930 BROCKHAMPTON STREET	District 5
16 MAY	6:00 - 7:30 P.M.	LINDALE SENIOR CENTER 3135 SWANTNER DRIVE	District 2
23 MAY	6:00 - 7:00 P.M.	ETHEL EYERLY SENIOR CENTER 2629 WALDRON ROAD	District 4
06 JUNE	6:00 - 7:00 P.M.	CCW WATER BUILDING / CHOKE CANYON ROOM 2726 HOLLY ROAD	District 3
13 JUNE	6:00 - 7:00 P.M.	OWENS HOPKINS PUBLIC LIBRARY 3202 MCKINZIE ROAD	District 1

THURSDAY THURSDAY THURSDAY THURSDAY THURSDAY





# DSD NEWSLETTER



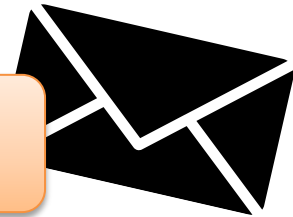
To see DSD's full newsletter, please visit our website at:

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



# BUILDING DIVISION

## Sunsetting Inboxes



Sunsetting Inboxes effective June 1st, 2024

## Permits Issued

PERMITS		
DATE	Single-Family - Permits Issued	Single-Family – CO's Issued
10/1/22 – 4/24/23	441	746
10/01/23 – 4/24/24	479	544

## May- Building Safety Month

May is Building  
Safety Month!





# CODE COMPLIANCE MONTHLY REPORT

## MARCH 2024

**Development Services Department**  
Code Compliance Monthly Report

**FY-24**  
**MARCH**

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 March, Code Compliance initiated 1545 new cases and completed 2526 total inspections.**

- 981 cases were proactively picked up by officers.
- 564 cases were reactive or complaint-driven, via the 311-call center.

**Case Initiation Comparison: Proactive vs Reactive**

Month	Proactive Cases	Reactive Cases
October	823	626
November	673	591
December	624	546
January	783	413
February	743	451
March	1545	564

**Inspection Count**

Month	Inspection Count
October	2408
November	2661
December	2400
January	2380
February	2172
March	2526

**Teamwork Makes the Dream Work**

03/05/2024 - The Code Compliance Division Contractors participated in a multi-departmental clean-up of removing debris and tall weeds @ 2002 W. Broadway St.

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](mailto:TraceyC@cctexas.com) / 361.826.3021 and Director, Al Raymond at [AlRaymond@cctexas.com](mailto:AlRaymond@cctexas.com) / 361.826.3575 are also available to answer questions or concerns.

**Development Services Department**  
Code Compliance Monthly Report

**FY 24**  
**MARCH**

**District 1**  
Senior/Lead Compliance Officer - Mike Shelton Sr.  
361.945.0275 | [mikeshe@cctexas.com](mailto:mikeshe@cctexas.com)  
Compliance Officers - Alex Gonzales, Sam Gomez, Grant Zander, Paulina Garcia

**Development Services Department**  
Code Compliance Monthly Report

**FY 24**  
**MARCH**

**District 2**  
Senior/Lead Compliance Officer - Thomas Chapa III  
361.5857186 | [thomasc@cctexas.com](mailto:thomasc@cctexas.com)  
Compliance Officers - Eddie Reyna, Martin Lopez, Sherman Dixon, Jamah Bussey, Heaven Rodriguez

**Compliance Cases Initiated** 364  
Next BSR Hearing - May 23, 2024

**Inspections Completed** 538  
Abatement Completed 149

**Inspections Completed**

Tall Grass / Weeds	302
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	0
Illegal Dumping	3
Illegal Signs	114
Junked Vehicles	28
Parking on Unimproved Surfaces	2
Property Maintenance Standards	16
Short-term Rentals	2
Substandard Buildings	5
Unsecured Vacant Buildings	56
Water Restrictions	1
Zoning	7

**Notices of Violations Issued** 205  
**Citations Issued** 62

**Status of High Profile**

- 4410 Hamlin Drive - Occupied Property: Current cases on property for junked vehicle. Care of Premises. Current Status: 44 of 44 (100%) properties are still in violation. A junked vehicle was removed from the property. A warrant will be executed in the beginning of April to abate the litter and solid waste that has accumulated on property.
- Springer Mall - Abandoned Vacant Building - new ownership of the mall property has made progress in removing debris and has abated various areas of concern. We will continue to monitor weekly to ensure property remains compliant.
- Steering Apartments 4848 S. Alameda - PNC violation | 87 citations have been issued to the property owner and property manager. We will continue to monitor property maintenance issues, the water facilities.

**Development Services Department**  
Code Compliance Monthly Report

**FY 24**  
**MARCH**

**District 3**  
Senior/Lead Compliance Officer - Grace Elledge  
361.945.0213 | [grace@cctexas.com](mailto:grace@cctexas.com)  
Compliance Officers - Steven Arredondo, Diana T. Garza, Roman Calderon, Tarcisus Romanec, Benjamin Lee

**Compliance Cases Initiated** 352  
Next BSR Hearing - May 23, 2024

**Inspections Completed** 604  
Abatement Completed 182

**Inspections Completed**

Tall Grass / Weeds	366
Building Permits Required	1
Emergency Demolitions	0
Emergency Measures	2
Illegal Dumping	0
Illegal Signs	142
Junked Vehicles	52
Parking on Unimproved Surfaces	6
Property Maintenance Standards	10
Short-term Rentals	0
Substandard Buildings	3
Unsecured Vacant Buildings	16
Water Restrictions	2
Zoning	7

**Notices of Violations Issued** 156  
**Citations Issued** 62

**Status of High Profile**

- Peta Mart @ 5214 Blanche Moore Dr. was inspected for premises. A correction notice was mailed to the Peta Mart maintenance inspectors conducted on 03/29/2024. It was found Maintenance inspections will be conducted monthly to ensure the property remains in compliance.
- Best Buy @ 4712 SPID, was inspected for accumulation of debris and litter and solid waste. Current Status: Cur will be conducted monthly to ensure the property remains in compliance.
- Ugly's Restaurant & Asian Market @ 4101 SPID, was in curbs, and gutters. A correction notice was mailed to the maintenance inspectors conducted on 03/29/2024. It was found Maintenance inspections will be conducted monthly to ensure the property remains in compliance.

**Development Services Department**  
Code Compliance Monthly Report

**FY 24**  
**MARCH**

**District 4**  
Senior/Lead Compliance Officer - Estelita Padron  
361.945.0197 | [estelias@cctexas.com](mailto:estelias@cctexas.com)  
Compliance Officers - John Navarro, Jorge Ortiz, Hazel Prado, George Chatham

**Compliance Cases Initiated** 293  
Next BSR Hearing - May 23, 2024

**Inspections Completed** 552  
Abatement Completed 28

**Inspections Completed**

Tall Grass / Weeds	321
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	3
Illegal Dumping	0
Illegal Signs	135
Junked Vehicles	38
Parking on Unimproved Surfaces	0
Property Maintenance Standards	11
Short-term Rentals	3
Substandard Buildings	0
Unsecured Vacant Buildings	19
Water Restrictions	2
Zoning	20

**Notices of Violations Issued** 156  
**Citations Issued** 91

**Status of High Profile Property**

- 633 Belma St - Vacant Property | Current case on for Unsecured Building, the structure and litter & solid waste. Current Status: 633 property abated for litter and solid waste accumulated on property, tall grass removed. On 03/28/24 C.C.P.D. requested emergency M secure the structure after arrested individuals staying on the property authorized, a tree abatement and litter and solid waste will be seen the property during the 2nd week of April. An Emergency Demolition has been approved and will be carried out the 2nd week of April.
- 13921 Sustain Ave - Occupied Property | Current case on property for litter and solid waste and accumulation of stagnant water. Current Status: 03/28/2024, property was still in violation and has been placed in work status. A warrant will be executed in the 2nd week of April to abate the litter and bring property into compliance.

**Development Services Department**  
Code Compliance Monthly Report

**FY 24**  
**MARCH**

**District 5**  
Senior/Lead Compliance Officer - Michael Gutierrez  
361.945.0262 | [miguelr@cctexas.com](mailto:miguelr@cctexas.com)  
Compliance Officers - Josue Gomez, Jacqueline E. Martinez

**Compliance Cases Initiated** 160  
Next BSR Hearing - May 23, 2024

**Inspections Completed** 194  
Abatement Completed 28

**Inspections Completed**

Tall Grass / Weeds	142
Building Permits Required	0
Emergency Demolitions	0
Emergency Measures	1
Illegal Dumping	0
Illegal Signs	26
Junked Vehicles	5
Parking on Unimproved Surfaces	2
Property Maintenance Standards	12
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	5
Water Restrictions	1
Zoning	1

**Notices of Violations Issued** 53  
**Citations Issued** 0

**Status of High Profile Property**

Code compliance conducts weekly inspections of the Kingsley Properties (old 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 moved in their entirety.

On March 5, 2024, five properties were inspected and found in compliance: 5926 Oso Pkwy, 6002 Oso Pkwy, 6201 Oso Pkwy, 6202 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 2023.

**\*As of December 2023 - these properties are being prosecuted in court.**

**Development Services Department**  
Code Compliance Monthly Report

**FY2024**  
**MARCH**

**Citation Activity**

Total # Citations Issued	86	Total # Dispositioned Citations	525
Citations Filed in Municipal Court	88	<b>Status of Dispositioned Citations</b>	
<b>Status of Filed Citations</b>		Appealed	3
Pending Prosecutor Review	6	Community Service	2
Pre-trial Scheduled	76	Deferred Disposition/Payment Plan	44
Deferred Disposition	2	Dismissed/Found Not Guilty	4
Docket Closed - Fine Paid	2	Dismissed by Prosecutor	74
Warrant Issued	2	Docket Closed - Fine Paid	66
		Pending Court Date Scheduling	5
		Pending Judicial Review	91
		Pending Prosecutor Review	43
		Time Served Granted	4
		Warrants Issued	189

**fines paid** Totaling: **\$42,966.00**

**Development Services Department**  
Code Compliance Monthly Report

**FY 24**  
**MARCH**

**Offenses by District**

**Violation/Offense**

- Tall Weeds > 12"
- Fail to Comply w/ NOV
- Fail to Clean Sidewalk
- Fail to Secure Vacant Bldg
- Fail to Screen Outside Storage
- Illegal Land Use: Zoning
- Large Lot - Weeds > 12"
- Litter & Solid Waste
- Obstructing Right of Way
- Property Maintenance Code
- Parking on Unimproved Surface
- STR Ad w/ Permit
- Water Restrictions

**Development Services Department**  
Code Compliance Division

March 2, 2024

### Saturday Sweep

Each Team patrolled their District to proactively address property maintenance issues along freeways, arterial streets and other public facing areas of the city.

- \*16** Officers on Duty 8 AM - 2 PM  
96 man-hours worked.
- 182** Code Violation Inspections
- 62** Notices of Violations Issued

**\*16** of 27 available officers  
**\*\*5** officers off with prior approval  
**\*\*6** officers in classroom training

**83%** of the Code Violations observed were for tall weeds, 12" or taller.

**Data**

- Tall Weeds (82.14%)
- Unsecured Buildings (5.71%)
- Junked Vehicles (10%)
- Zoning (2.14%)

**By District**

**Total Inspections By District**

- Tall Weeds
- Unsecured Buildings
- Permits
- Junked Vehicles
- Property Maintenance
- Substandard Buildings
- Zoning
- Removal of Illegal Signs

For more information, contact the Senior Compliance Officer for each District.





# **PROPOSED TYPE A SALES TAX REAUTHORIZATION DISCUSSION**

**Presenter: Elsy Borgstedte**



# TOPICS FOR TODAY

- Allowable uses of Type A Sales Tax
- Current Authorization
- Baseline reauthorization uses as proposed by City Council
- Planned community stakeholder and partner engagement
- Planned Public engagement and education
- Receive feedback from group on proposed baseline uses and additional uses for consideration

# TYPE A SALES TAX AUTHORIZATION

- The Development Corporation Act of 1979 allows cities to create economic development corporations (EDCs) whose purpose is to encourage new growth in the local economy
- Eligible project types include quality of life improvement, convention, tourism, and entertainment facilities, professional and amateur sports and athletics facilities, affordable housing projects, water and sewage facilities, and parking and transportation facilities <sup>10</sup>
- Projects that develop and expand business enterprises or retain jobs
- Not Eligible uses: Residential streets, residential areas, or general city services



# TYPE A SALES TAX AUTHORIZATION

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- Projects that develop and expand business enterprises or retain jobs
- Not Eligible uses: Residential streets, residential areas, or general city services

# BACKGROUND

**Currently the City has two 1/8 cent sales taxes authorized for Type A which were approved by voters in November 2000 for a 25-year term. Each 1/8 cent produces approximately \$8 million in revenue annually**

## **American Bank Center Arena-1/8 cent**

- Currently authorized for the debt service for the construction of the Arena, capital projects, and operational needs of the Arena
- Authorization expires September 2025

## **Downtown Seawall-1/8 cent**

- Currently authorized for the debt service for the major improvements made to the Downtown Seawall, capital projects, and operational needs
- Authorization expires March 2026



# ENGAGEMENT SINCE THE 2023 ELECTION

- City Manager has met one-on-one with all City Council members.
- City Manager has held meetings with several community stakeholders.
- February 27, 2024-City Council discussed the Type A Sales Tax reauthorization to develop the baseline for proposed uses.

# POTENTIAL USES - 1/8 CENT CURRENTLY AUTHORIZED FOR THE ARENA

- Expand use to the whole American Bank Center
  - Arena
  - Existing Convention Center
  - Selena Auditorium
  
- Add City owned facilities located in the Sports, Entertainment, and Arts (SEA) District:
  - Museums
    - Corpus Christi Museum of Science and History
    - Art Museum of South Texas
    - Texas State Museum of Asian Cultures and Education Center
      - Harbor Playhouse
      - Water Garden





**Corpus Christi  
Museum of Science  
and History**

**Water Gardens**

**Art Museum of  
South Texas**

**American  
Bank Center**

**Harbor  
Playhouse**

**Texas State Museum  
of Asian Cultures &  
Education Center**

**CITY OWNED  
PROPERTIES  
IN THE SEA  
DISTRICT**

# **POTENTIAL USES - 1/8 CENT CURRENTLY AUTHORIZED FOR THE DOWNTOWN SEAWALL**

- Continue the use for the Downtown Seawall Flood Control structures including maintenance and improvements to the breakwater, salt flat levee, and flood control pumps to protect the City's downtown businesses
- Add City-wide flood, drainage, stormwater, and coastal resiliency projects to expand or create new business areas
- Remove the use for public facilities including the Marina, Art Museum, Art Center, and other public facilities along the Seawall



## TERM

- Propose to reauthorize both 1/8 cents for another 25-year term

# NEXT STEPS

<b>DATE</b>	<b>ACTIVITY</b>
February 27, 2024	Discussion at City Council Meeting to set baseline
March – April 2024	Discussions with Stakeholders and Community Partners
May 8, 2024	City Council Workshop
May 2024	Community Engagement Meetings and Community Survey
June 2024	Refinement of proposed uses for the Sales Tax Reauthorization
June 25, 2024	Presentation to City Council of final recommended sales tax uses
July-August 2024	Continued Community Engagement and Education
August 13, 2024	Vote to call election for sales tax reauthorization
November 5, 2024	Election Day



# Questions, Discussion, and Feedback