

# ***DEVELOPMENT TASKFORCE***

***May 16, 2025***



# ***CITY DEPARTMENTS:***

**Development  
Services**

**CCW**

**Public Works**

**Solid Waste**

**Engineering  
Services**

**Parks &  
Recreation**

**Planning & Community  
Development**

**Economic  
Development**

**Fire**

**Gas**

**IGR**

The background of the slide features the official seal of the City of Corpus Christi, Texas. The seal is circular with a light blue background. It contains a stylized illustration of a harbor scene with a large ship, a sailboat, palm trees, and a bridge. The text "CITY OF CORPUS CHRISTI TEXAS" is written in a circular path around the central image. At the bottom of the seal, it says "INCORPORATED 1852".

# **Planning & Community Development**

**Presenter:  
Keren Costanzo**





# Island Mobility Plan

1. ISAC May 12, 2025 -  
Recommended Adoption
2. Planning Commission –  
tentatively June 11, 2025
3. TIRZ #2 Briefing
4. City Council

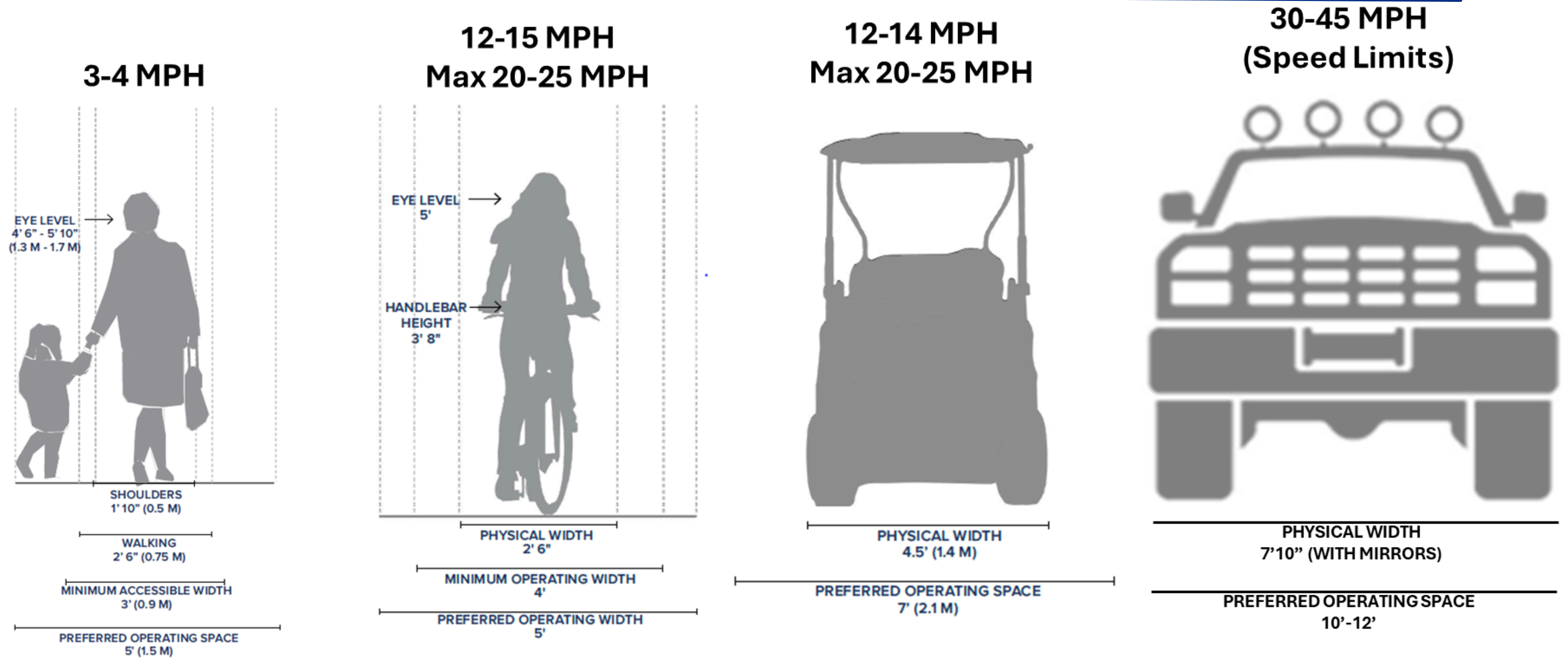
<https://creatingcc.com/island-mobility-plan>







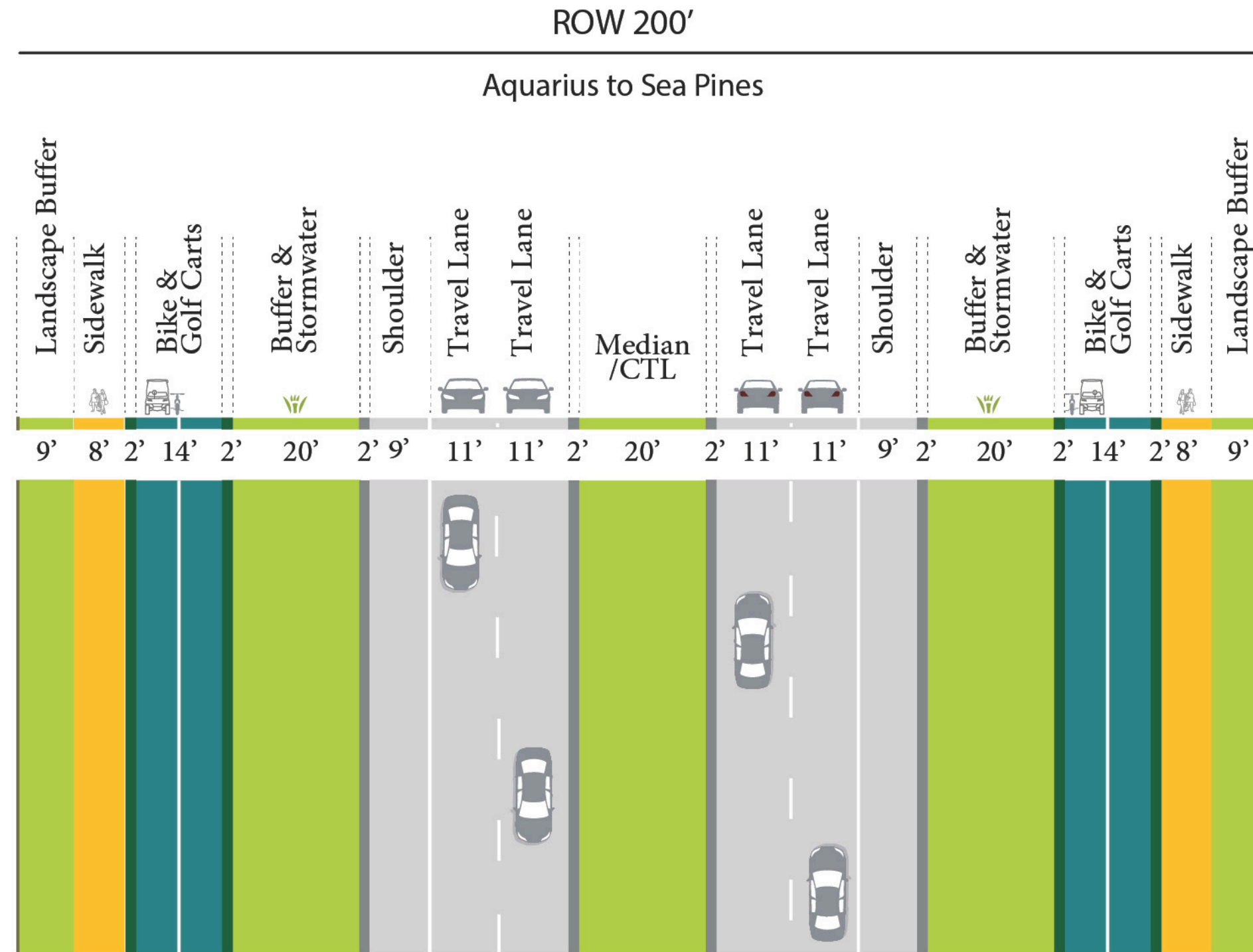
# ROW User Profiles



Sources: Alta Planning + Design: Fayette County Master Plan Path System Design Guidelines (2019). Ford Motor Company: Ford F-150 (2024).



# Example: Park Road 22





# **Development Services**

**Presenter:  
Michael Dice**



# DEVELOPMENT SERVICES

**MICHAEL DICE**

**DIRECTOR OF DEVELOPMENT SERVICES**

○ UDC Update

○ Legislative Update

○ Budget



**PERMITS ISSUED**

PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
05/1/23-05/01/24	953	1,036
05/1/24-05/01/25	1,405	1,069



# MARCH CODE COMPLIANCE REPORT



## Development Services Department Code Compliance Monthly Report

FY24-25  
MARCH

In March, Code Compliance Officers initiated 864 new cases and completed 4,180 total inspections.  
330 cases were proactively picked up by officers.  
534 cases were reactive, or complaint driven.

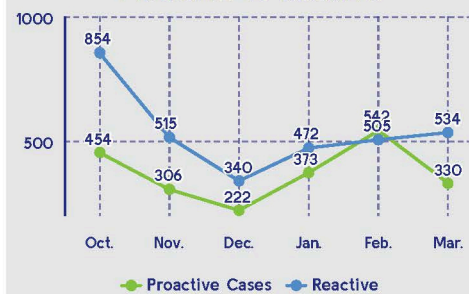
**38%**

Proactive - 330 new cases initiated by compliance officers

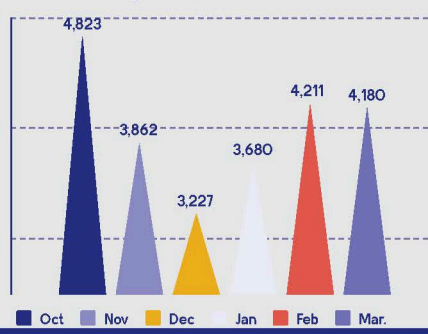
**62%**

Reactive - 534 complaint-driven cases (311, councilmembers, other sources)

### Case Initiation Comparison: Proactive vs Reactive



### Inspection Count



## ~Women's History Month~



In celebration of Women's History Month, we pay tribute to the enduring legacy of women who have shaped the course of history and express our heartfelt gratitude to the remarkable women within our organization, whose unrelenting passion and dedication inspire us daily.

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

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



## Development Services Department Code Compliance Monthly Report

FY24-25  
MARCH

### District 1

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

Compliance Cases Initiated	213	Abatement Completed	32
Inspections Completed	3992	Moving & Debris Removal	17
Tall Grass / Weeds	628	Structures Secured (Board-ups)	7
Building Permits Required	4	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	3	Illegal Signs Removed	1
Emergency Measures	9	Emergency Demolitions	4
Illegal Dumping	0	Emergency Measures	3
Junked Vehicles	101	Substandard Structure	2
No Violation Found	60	Abatement Pending	13
Parking on Unimproved Surfaces	3	Moving & Debris Removal	10
Property Maintenance Standards	42	Structures Secured (Board-ups)	0
Short-term Rentals	1	Site Secured (Perimeter Fencing)	0
Substandard Buildings	16	Junked Vehicles Removed	0
Unsecured Vacant Buildings	106	Emergency Demolitions	0
Water Restrictions	1	Emergency Measures	0
Zoning	35	Substandard Structure	3
Notices of Violations Issued	166		
Citations Issued	39		

### Status of High Profile Property



**1120 Millwood Tr. - Occupied Property**  
Code Compliance performed joint inspections with CCPD and other city departments on March 5, 2025, to address numerous violations.  
• Status - In violation: As of March 26, 2025, the property owner has been issued citations for continued violations. Bi-weekly inspections will continue to be conducted to ensure the property comes into compliance.

District 1



## Development Services Department Code Compliance Monthly Report

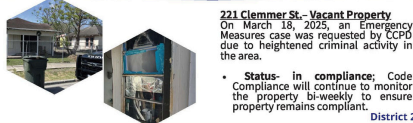
FY24-25  
MARCH

### District 2

Senior/Lead Compliance Officer - Josue Gomez  
361.945.0261 | jgomez@ctexas.com  
Compliance Officers - Eddie Reyna, Martin Lopez, Tiffany Ortiz, Branna Perez, Sarthonda Miller, John Garza

Compliance Cases Initiated	276	Abatement Completed	36
Inspections Completed	1243	Moving & Debris Removal	9
Tall Grass / Weeds	739	Structures Secured (Board-ups)	6
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	7	Illegal Signs Removed	12
Emergency Measures	8	Junked Vehicles Removed	2
Illegal Dumping	1	Emergency Demolitions	0
Junked Vehicles	108	Emergency Measures	4
No Violation Found	121	Substandard Structure	1
Parking on Unimproved Surfaces	4	Abatement Pending	13
Property Maintenance Standards	111	Moving & Debris Removal	10
Short-term Rentals	0	Structures Secured (Board-ups)	1
Substandard Buildings	4	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	114	Junked Vehicles Removed	0
Water Restrictions	1	Emergency Demolitions	2
Zoning	25	Emergency Measures	0
Notices of Violations Issued	210	Substandard Structure	0
Citations Issued	62		

### Status of High Profile Property



**221 Clemmer St - Vacant Property**  
On March 18, 2025, an Emergency Measures case was requested by CCPD due to heightened criminal activity in the area.  
• Status - In compliance: Code Compliance will continue to monitor the property bi-weekly to ensure property remains compliant.

District 2



## Development Services Department Code Compliance Monthly Report

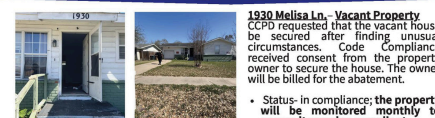
FY24-25  
MARCH

### District 3

Senior/Lead Compliance Officer - Grace Elledge  
361.945.0219 | grace@ctexas.com  
Compliance Officers - Diana T. Garza, Daniel Rohde, Melanie Flores

Compliance Cases Initiated	185	Abatement Completed	23
Inspections Completed	781	Moving & Debris Removal	5
Tall Grass / Weeds	512	Structures Secured (Board-ups)	1
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	3	Illegal Signs Removed	13
Emergency Measures	2	Junked Vehicles Removed	4
Illegal Dumping	0	Emergency Demolitions	0
Junked Vehicles	115	Emergency Measures	0
No Violation Found	51	Substandard Structure	0
Parking on Unimproved Surfaces	0	Abatement Pending	4
Property Maintenance Standards	15	Moving & Debris Removal	3
Short-term Rentals	0	Structures Secured (Board-ups)	0
Substandard Buildings	7	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	24	Junked Vehicles Removed	0
Water Restrictions	16	Emergency Demolitions	0
Zoning	16	Emergency Measures	0
Notices of Violations Issued	156	Substandard Structure	1
Citations Issued	45		

### Status of High Profile Property



**1930 Melissa Ln - Vacant Property**  
CCPD requested that the vacant house be secured after finding unusual circumstances. Code Compliance received consent from the property owner to secure the house. The owner will be billed for the abatement.  
• Status - In compliance: the property will be monitored monthly to ensure it remains compliant.

District 3



## Development Services Department Code Compliance Monthly Report

FY24-25  
MARCH

### District 4

Senior/Lead Compliance Officer - Estrella Padron  
361.945.0157 | estrellap@ctexas.com  
Compliance Officers - Jorge Ortiz, Hazel Prado, George Chatham, Drika Rodriguez

Compliance Cases Initiated	138	Abatement Completed	5
Inspections Completed	865	Moving & Debris Removal	2
Tall Grass / Weeds	619	Structures Secured (Board-ups)	0
Building Permits Required	1	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	0	Illegal Signs Removed	0
Emergency Measures	0	Junked Vehicles Removed	3
Illegal Dumping	3	Emergency Demolitions	0
Junked Vehicles	83	Emergency Measures	0
No Violation Found	66	Substandard Structure	0
Parking on Unimproved Surfaces	0	Abatement Pending	0
Property Maintenance Standards	23	Moving & Debris Removal	0
Short-term Rentals	3	Structures Secured (Board-ups)	0
Substandard Buildings	3	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	7	Junked Vehicles Removed	0
Water Restrictions	4	Emergency Demolitions	0
Zoning	39	Emergency Measures	0
Notices of Violations Issued	103	Substandard Building	0
Citations Issued	24		

### Status of High Profile Property



**2502 Roscher Rd. - Substandard Structure**  
Code Compliance initiated a substandard case due to fire damage compromising the structural integrity of the house.  
The owner demolished the structure bringing the property into compliance.

District 4



## Development Services Department Code Compliance Monthly Report

FY24-25  
MARCH

### District 5

Senior/Lead Compliance Officer - Samuel Gomez  
361.945.0239 | samg@ctexas.com  
Compliance Officers - Benjamin Falcon, Jacqueline E. Martinez

Compliance Cases Initiated	59	Abatement Completed	3
Inspections Completed	299	Moving & Debris Removal	0
Tall Grass / Weeds	235	Structures Secured (Board-ups)	0
Building Permits Required	0	Site Secured (Perimeter Fencing)	0
Emergency Demolitions	1	Illegal Signs Removed	1
Emergency Measures	2	Junked Vehicles Removed	0
Illegal Dumping	0	Emergency Demolitions	1
Junked Vehicles	11	Emergency Measures	1
No Violation Found	37	Substandard Building	0
Parking on Unimproved Surfaces	0	Abatement Pending	0
Property Maintenance Standards	7	Moving & Debris Removal	0
Short-term Rentals	1	Structures Secured (Board-ups)	0
Substandard Buildings	1	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	2	Junked Vehicles Removed	0
Water Restrictions	1	Emergency Demolitions	0
Zoning	0	Substandard Building	0
Notices of Violations Issued	23		
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 03/24/25, all five lots are compliant.  
Code compliance will continue to work with property management and conduct monthly inspections to ensure compliance.

District 5



## Development Services Department Code Compliance Monthly Report

FY24-25  
MARCH

## Citation Activity

Total # Citations Issued 178

Citations Filed in Municipal Court 247

### Status of Filed Citations

Warrants Issued	24
Pre-trial Hearing Scheduled	108
Payment Plan	9
Pending Prosecutor Review	2
Dismissed by Prosecutor	14
Docket Closed - Fine Paid	7
Deferred Disposition	2
Bench Trial/Pending	7
Parament Status-Deferral	5

Total # Dispositioned Citations 289

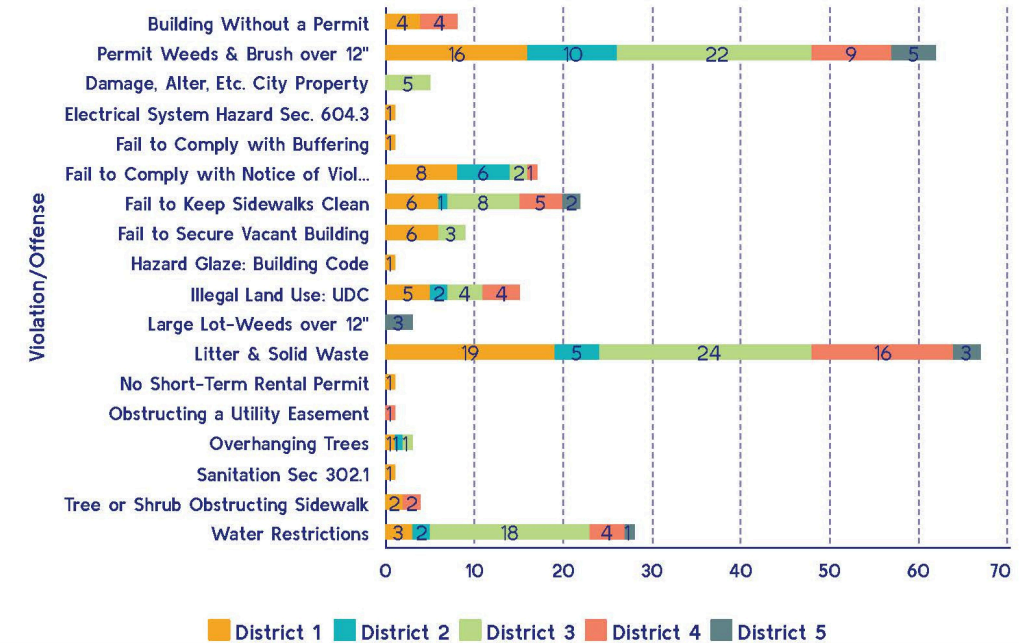
### Status of Dispositioned Citations

Deferred Disposition/Payment Plan	63
Dismissed by Prosecutor	89
Docket Closed - Fine Paid	34
Warrants Issued	82
Dismissed after Disposition/Not Guilty	19
Deferral	2



fines paid  
Totaling:  
**\$ 30,606.57**

## Offenses by District





# APRIL CODE COMPLIANCE REPORT



## Development Services Department Code Compliance Monthly Report

FY24-25  
April

In April, Code Compliance Officers initiated 1,297 new cases and completed 4,387 total inspections.  
574 cases were proactively picked up by officers.  
723 cases were reactive, or complaint driven.

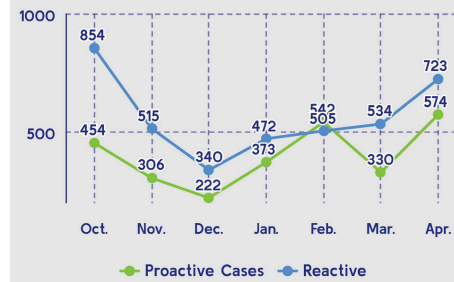
**44%**

Proactive - 574 new cases initiated by compliance officers

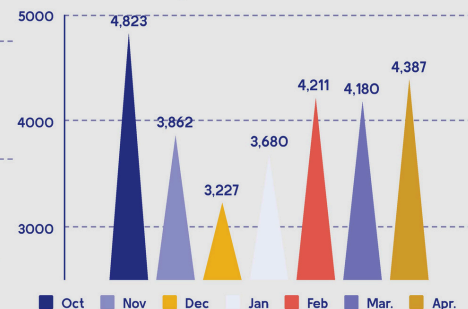
**56%**

Reactive - 723 complaint-driven cases (311, councilmembers, other sources)

### Case Initiation Comparison: Proactive vs Reactive



### Inspection Count



### Community Outreach Event:

Code Compliance participated in the "Earth Day-Bay Day" 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 (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 April
District 1		Senior/Lead Compliance Officer - Michael Gutierrez 361.945.0262   mgutierrez@cctexas.com Compliance Officers - Alex Gonzalez, Grant Zander, Paulina Garcia, Diana Gonzales, Jorge Ortiz, vacant, vacant
Compliance Cases Initiated	288	
Inspections Completed	1088	
Tall Grass / Weeds	734	
Building Permits Required	1	
Emergency Demolitions	7	
Emergency Measures	3	
Illegal Dumping	1	
Illegal Signs	0	
Junked Vehicles	63	
No Violation Found	90	
Parking on Unimproved Surfaces	1	
Property Maintenance Standards	47	
Short-term Rentals	0	
Substandard Buildings	18	
Unsecured Vacant Buildings	88	
Water Restrictions	3	
Zoning	24	
Notices of Violations Issued	247	
Citations Issued	36	
Abateements Completed	39	
Mowing & Debris Removal	32	
Structures Secured (Board-ups)	4	
Site Secured (Perimeter Fencing)	0	
Illegal Signs Removed	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	3	
Abateements Pending	21	
Mowing & Debris Removal	18	
Structures Secured (Board-ups)	1	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	1	
Emergency Measures	1	
Substandard Structure	0	
Status of High Profile Property		
Buc Days Parade Sweep. In preparation for the Buc Days Night Parade on April 26, 2025, Code Compliance conducted a comprehensive sweep of Leopard St. spanning from Nueces Bay to Upper/Lower Broadway and concluding at Schatzel St.		
before & after abatement		District 1

Development Services Department Code Compliance Monthly Report		FY24-25 April
District 2		Senior/Lead Compliance Officer - Josue Gomez 361.945.0256   jgomez2@cctexas.com Compliance Officers - Martin Lopez, Tiffany Ortiz, Shanna Perez, Sa'Rhonda Miller, John Garza, vacant, vacant
Compliance Cases Initiated	363	
Inspections Completed	1311	
Tall Grass / Weeds	828	
Building Permits Required	0	
Emergency Demolitions	8	
Emergency Measures	3	
Illegal Dumping	0	
Illegal Signs	0	
Junked Vehicles	95	
No Violation Found	156	
Parking on Unimproved Surfaces	4	
Property Maintenance Standards	78	
Short-term Rentals	0	
Substandard Buildings	10	
Unsecured Vacant Buildings	36	
Water Restrictions	4	
Zoning	29	
Notices of Violations Issued	270	
Citations Issued	89	
Abateements Completed	44	
Mowing & Debris Removal	36	
Structures Secured (Board-ups)	2	
Site Secured (Perimeter Fencing)	0	
Illegal Signs Removed	0	
Junked Vehicles Removed	2	
Emergency Demolitions	4	
Emergency Measures	0	
Substandard Structure	0	
Abateements Pending	31	
Mowing & Debris Removal	27	
Structures Secured (Board-ups)	1	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	2	
Emergency Measures	0	
Substandard Structure	0	
Status of High Profile Property		
4417 Dinn St.   Vacant Building. Emergency Demolition case was started following a structural fire of the accessory building at the rear of the property.		
Current Status - Structure was demolished on April 07, 2025.		
before & after demolition photos		District 2

Development Services Department Code Compliance Monthly Report		FY24-25 April
District 3		Senior/Lead Compliance Officer - Grace Elledge 361.945.0213   gracee@cctexas.com Compliance Officers - Diane T. Garza, Daniel Rohde, Melaine Flores, vacant, vacant, vacant
Compliance Cases Initiated	242	
Inspections Completed	757	
Tall Grass / Weeds	498	
Building Permits Required	8	
Emergency Demolitions	3	
Emergency Measures	1	
Illegal Dumping	0	
Illegal Signs	0	
Junked Vehicles	80	
No Violation Found	50	
Parking on Unimproved Surfaces	4	
Property Maintenance Standards	21	
Short-term Rentals	0	
Substandard Buildings	17	
Unsecured Vacant Buildings	34	
Water Restrictions	43	
Zoning	16	
Notices of Violations Issued	163	
Citations Issued	51	
Abateements Completed	109	
Mowing & Debris Removal	8	
Structures Secured (Board-ups)	1	
Site Secured (Perimeter Fencing)	0	
Illegal Signs Removed	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	1	
Abateements Pending	4	
Mowing & Debris Removal	4	
Structures Secured (Board-ups)	0	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	0	
Status of High Profile Property		
4926 Holly Road. Vacant Building. Active cases for tall weeds, litter and solid waste, and unsecured openings.		
Current Status - As of 04/14/25, the property is compliant. Code Compliance will continue to inspect monthly to ensure the property remains compliant.		
Before After		District 3



## Development Services Department Code Compliance Monthly Report

FY24-25  
APRIL

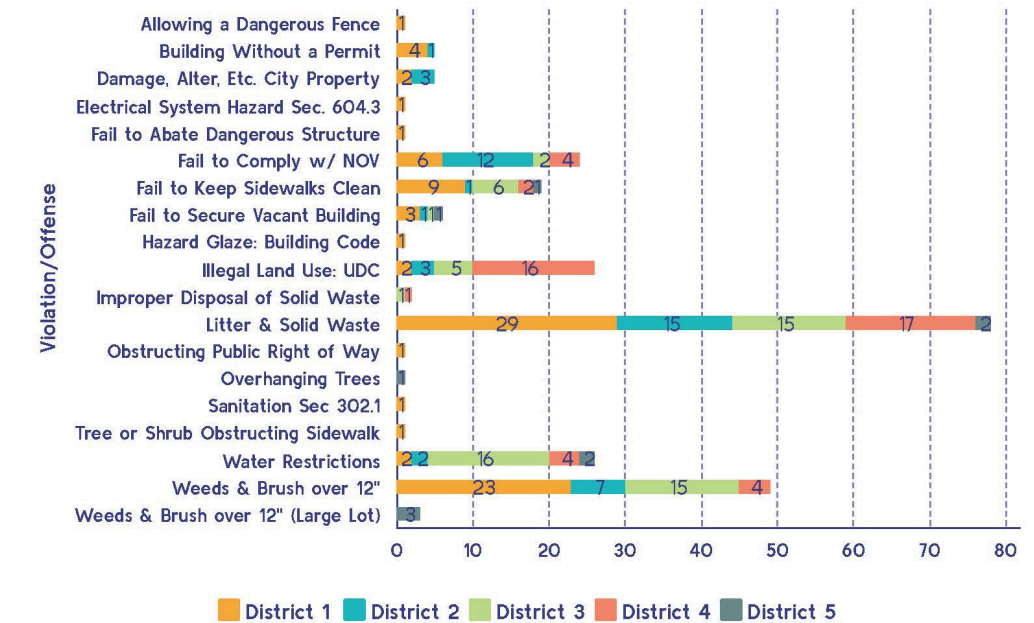
### Citation Activity

Total # Citations Issued	215
Citations Filed in Municipal Court	229
Status of Filed Citations	
Warrants Issued	25
Pre-trial Hearing Scheduled	172
Payment Plan	2
Pending Bench Warrant	8
Dismissed by Prosecutor	1
Docket Closed - Fine Paid	13
Deferred Disposition	2
Bench Trial/Pending	1
Payment Status-Deferral	5

Total # Dispositioned Citations	251
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan	63
Balance Due	4
Docket Closed - Fine Paid	38
Warrants Issued	95
Not Guilty	51

finest paid  
Totaling:  
**\$ 23,133.56**

### Offenses by District



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



# ***LAND DEVELOPMENT UPDATES***



**Congratulations,  
Andrew Dimas!**

**Assistant Director  
of Development Services**

# S.T.A.R PROGRAM

## SAFETY, TRAINING, ACCOUNTABILITY, REGISTRATION

**STAR CONTRACTOR LIST IS NOW  
ON THE WEBSITE!**



[STAR Application Form](#)

[Contractor Registration](#)

[STAR Contractor List](#)

Next Training class May 21st 8am-10am

To attend a training, please contact Bill Wittliff, [williamw@cctexas.com](mailto:williamw@cctexas.com)

### Star Training Schedule

Day and Time	Topic	Location
February 19, 2025 8 a.m. - 10 a.m.	Welcome to the STAR program!	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 <sup>rd</sup> Fire Dept. Training Room)
March 19, 2025 8 a.m. - 10 a.m.	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 8 a.m. - 10 a.m.	Getting up to speed with A2L refrigerants	Associated General Contractors (AGC) 518 S Enterprize Pkwy Corpus Christi, TX 78405
May 7, 2025 1:30 p.m. - 3:30 p.m.	Building Safety Month and the first official Star Registration Launch	La Retama Library 805 Comanche St. Corpus Christi, Texas 78401
May 16, 2025 9 a.m. - 11 a.m.	Development Taskforce Meeting	City Council Chambers (1st Floor) 1201 Leopard St. Corpus Christi, Texas 78401
May 21, 2025 8 a.m. - 10 a.m.	Get to Know Development Services: A Friendly Q&A	La Retama Library 805 Comanche St. Corpus Christi, Texas 78401
June 18, 2025 8 a.m. - 10 a.m.	Building Planning IRC Ch. 3 and IBC Ch. 4	La Retama Library 805 Comanche St. Corpus Christi, Texas 78401
July 16, 2025 8 a.m. - 10 a.m.	Multipurpose Residential Fire Sprinkler systems: Dispelling the myths	TBD
July 18, 2025 9 a.m. - 11 a.m.	Development Taskforce Meeting	City Council Chambers (1st Floor) 1201 Leopard St. Corpus Christi, Texas 78401
August 20, 2025 8 a.m. - 10 a.m.	Historic Preservation Officer presented by Robert Kurtz	TBD
Sept. 17, 2025 8 a.m. - 10 a.m.	Planning and Development	TBD

**STAR TRAINING  
SCHEDULE**





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

**\*Next Development Taskforce Meeting\***  
**Friday, July 18, 2025**