

DEVELOPMENT TASKFORCE

August 20, 2025



CITY DEPARTMENTS:

**Development
Services**

**Engineering
Services**

Fire

CCW

**Parks &
Recreation**

Gas

Public Works


**Planning & Community
Development**

IGR

Solid Waste

**Economic
Development**

Budget

The background of the slide features a large, faded circular seal of the City of Corpus Christi. The seal's outer ring contains the text "CITY OF CORPUS CHRISTI" at the top and "INCORPORATED 1852" at the bottom, separated by two yellow stars. The central part of the seal depicts a coastal scene with a bridge, a lighthouse, palm trees, and a ship.

Presenter:
Wes Nebgen



Amendments to Corpus Christi Code, Section 55-70 and Section 55-71 Revision to Water and Wastewater Utility Tap Fees as follows:



Fees in which the developer has installed the service lines when the subdivision was constructed and requiring only a meter to be set by Corpus Christi Water department

Size	Fee
5/8 inch x 3/4 inch	\$185.90
3/4 inch	From \$201.30 to \$369.34
1 inch	From \$250.80 to \$439.74
1 1/2 inch	\$687.74
2 inches	\$858.74
>2 inches	Determined based upon time and cost of work and material

Amendments to Corpus Christi Code, Section 55-70 and Section 55-71 Revision to Water and Wastewater Utility Tap Fees as follows:



Additional information

- To require payment in full upon application
- To provide that commercial taps will be installed by contractor
- To provide that right-of-way fees and street cut costs are not included and are separately charged from the tap fee
- To establish meter set fees when the developer has installed the service line
- To provide that water and wastewater utility tap fees will be determined based upon time and cost of work and materials, effective January 1, 2026

Amending Corpus Christi Code, Section 55-56

Revision of Temporary Construction Water Service Charges

- Temporary water service customers shall post a \$1,500.00 deposit to cover costs the City will incur for a replacement meter
 - Currently \$600.00
- If the meter is returned to the City, customer will receive \$1,475.00 refund on the deposit and be charged a \$25.00 set fee
 - Currently a \$590.00 refund and a \$10.00 set fee
- Effective January 1, 2026



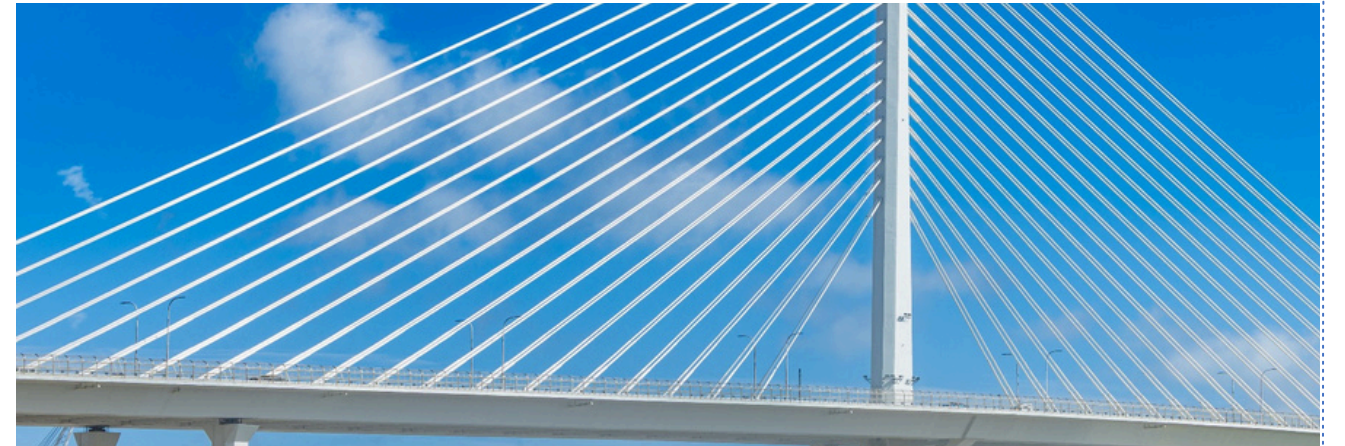
CITY OF
**CORPUS
CHRISTI**

FISCAL YEAR 2025-2026

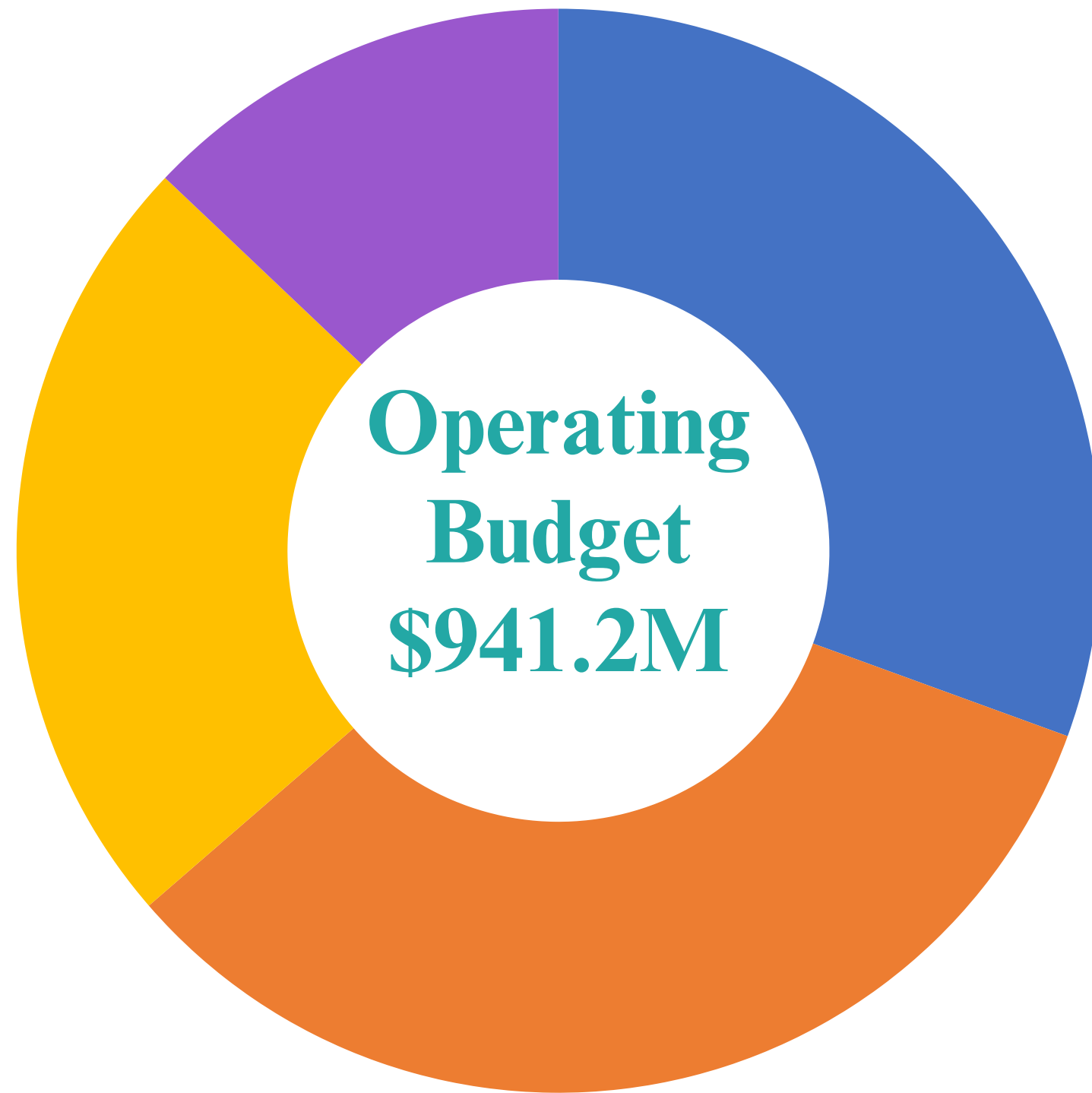
PROPOSED OPERATING BUDGET



FY 2026 Proposed Operating Budget Overview



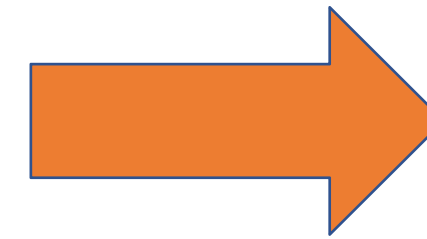
FY 2026 Proposed City Budget



**Total Operating and Capital
\$1.6 Billion**



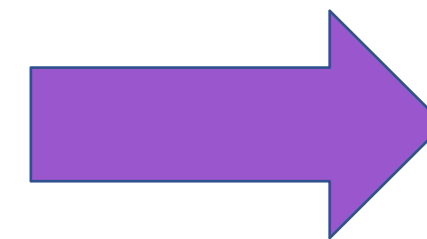
**General Fund
\$305.9 Million**



**Enterprise Funds
\$325.0 Million**



**Special Revenue Funds
\$163.5 Million**



**Debt Funds
\$146.7 Million**



**Capital Budget
\$693.2 Million**

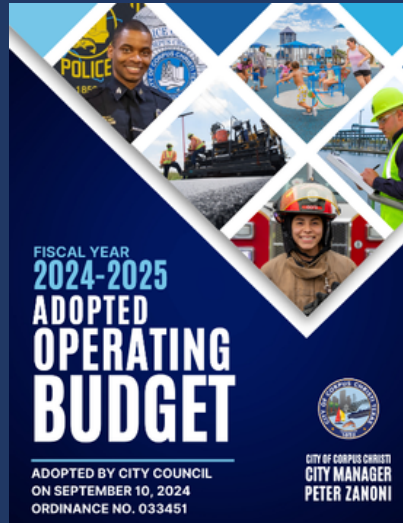
(Funds to be encumbered or spent in FY 2026)

Excludes transfers between funds and excludes internal service funds as budgets are included in listed funds.

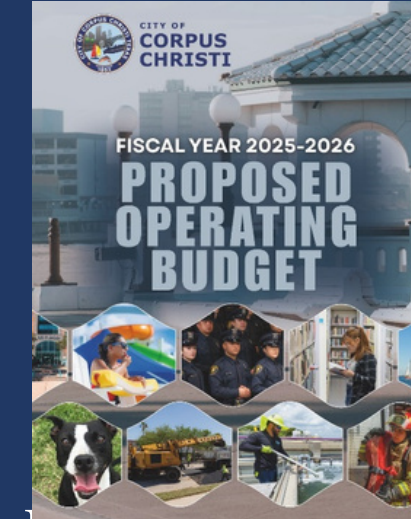
FY 2026 Proposed Budget

FY 2025 Adopted Operating Budget \$990.7 Million

FY 2026 Proposed Operating Budget \$941.2 Million

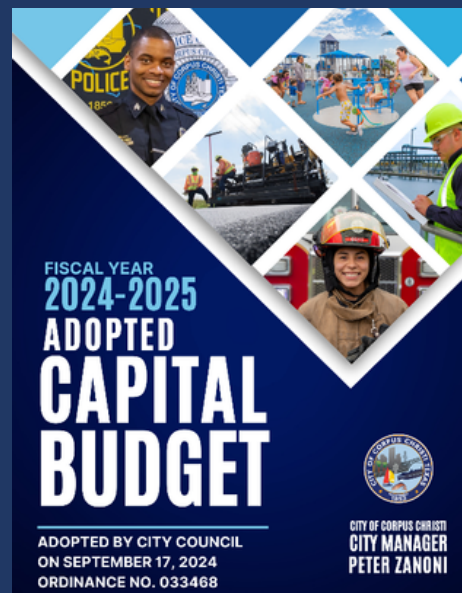


5%
Decrease

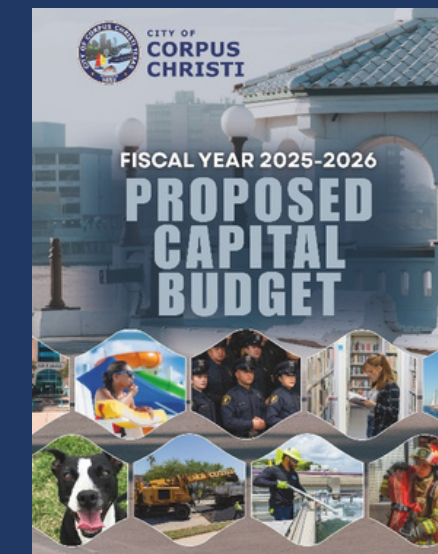


FY 2025 Adopted Capital Budget \$867.6 Million

FY 2026 Proposed Capital Budget \$693.2 Million

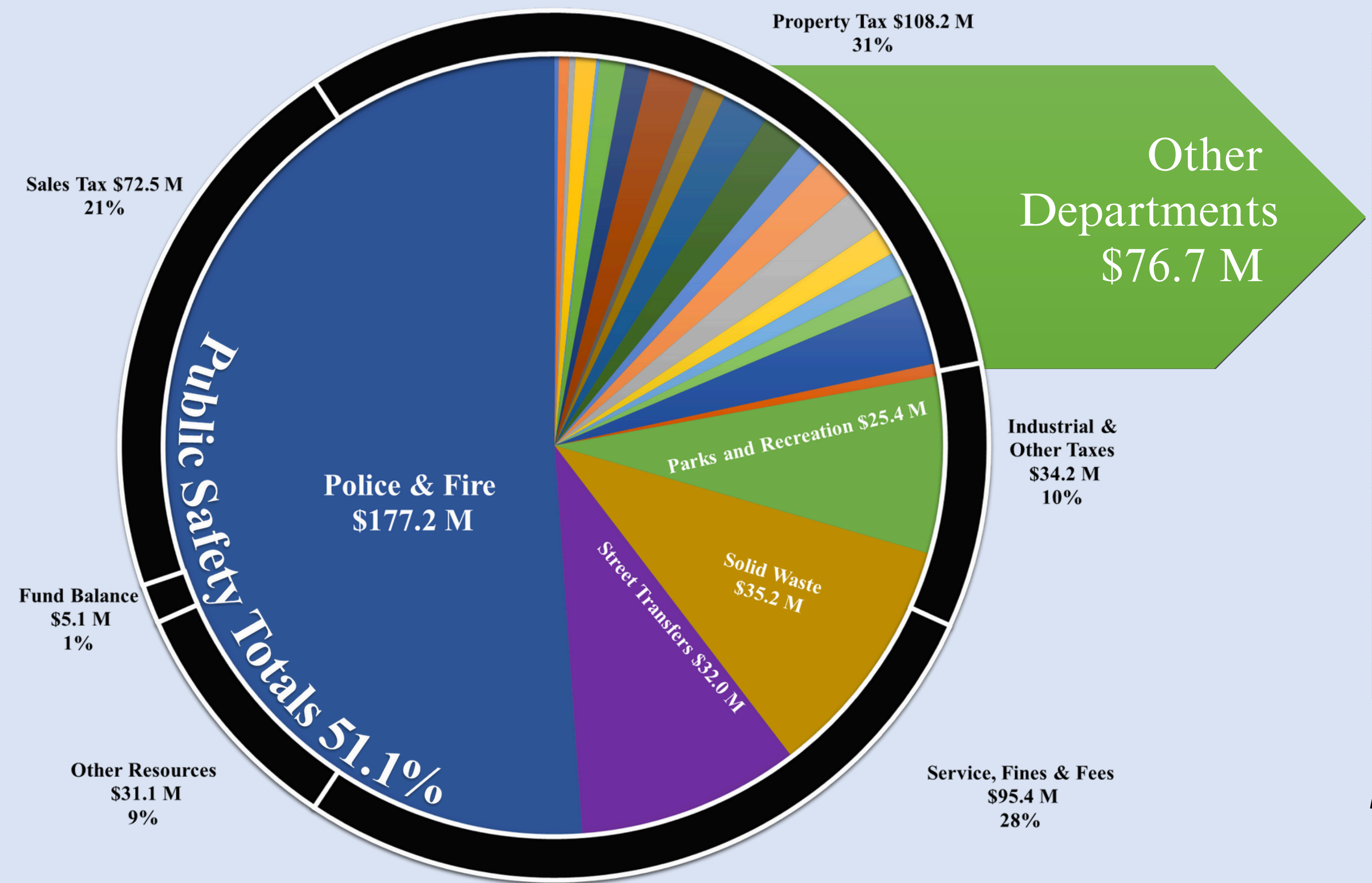


20%
Decrease



*Excludes transfers between funds and excludes internal service funds
as budgets are included in listed funds.*

FY 2026 General Fund Budget: \$346.5 Million



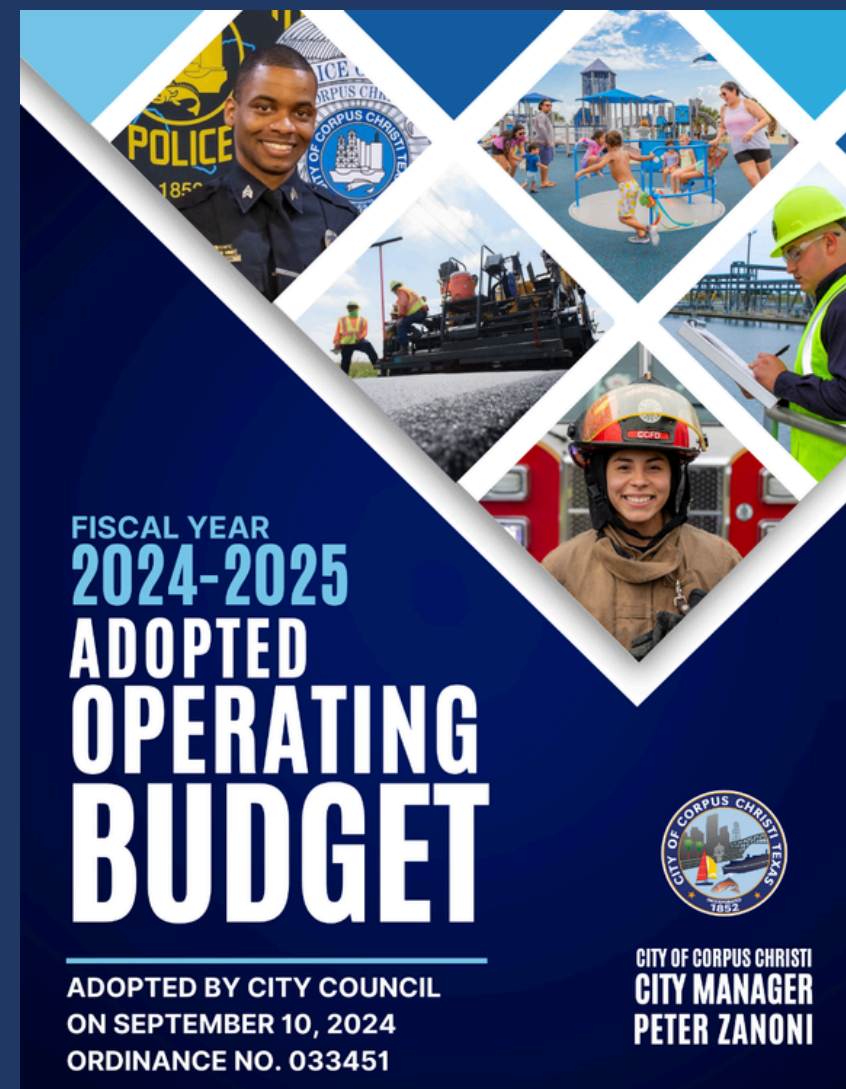
Mayor & City Council
City Secretary
City Auditor
City Manager's Office
Intergovernmental Relations
Communications/ 311 Customer Call Center
Legal
Finance
Office of Management & Budget
Human Resources
Municipal Court
Planning & Economic Development
Animal Care
Code Enforcement
Health
Library
Street Lighting
Outside Agencies
Transfers

Includes transfers out from the general fund

General Fund FY 2026 Proposed Budget

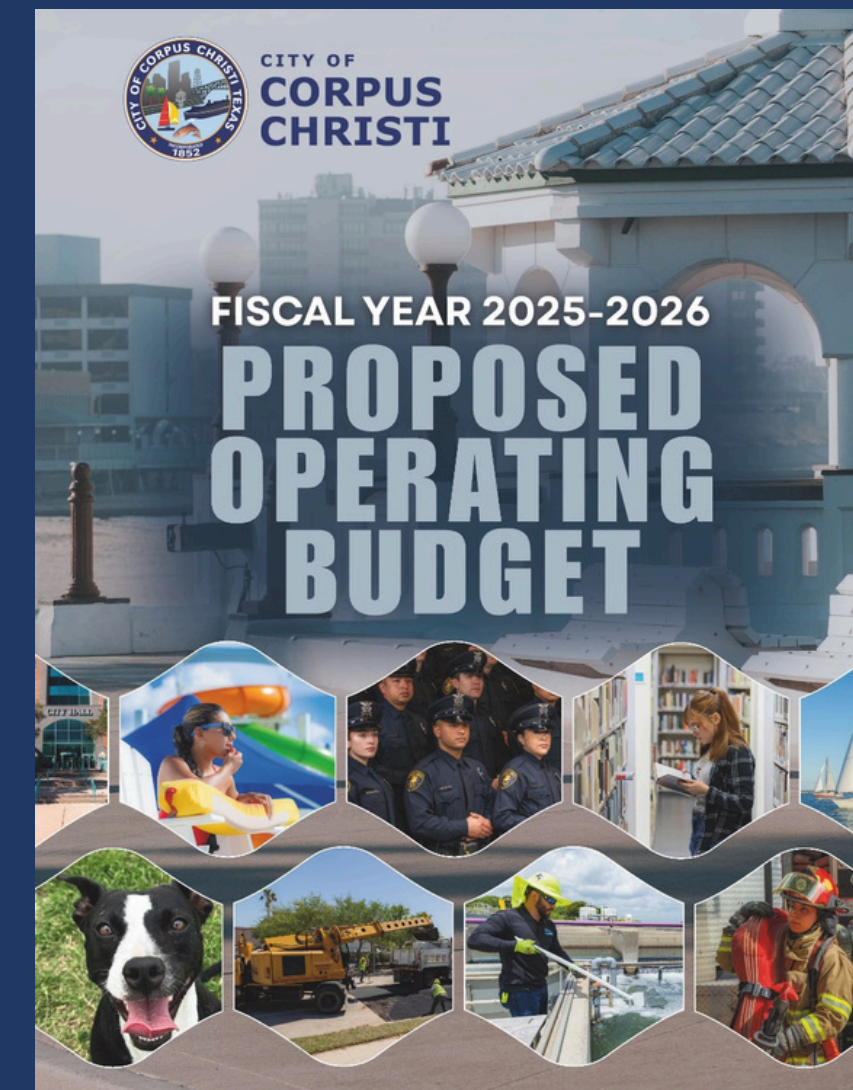
FY 2025 Adopted Budget
\$343.8 Million*

FY 2026 Proposed Budget
\$ 346.5 Million*



0.8%
Increase

* Includes transfers out from the
general fund

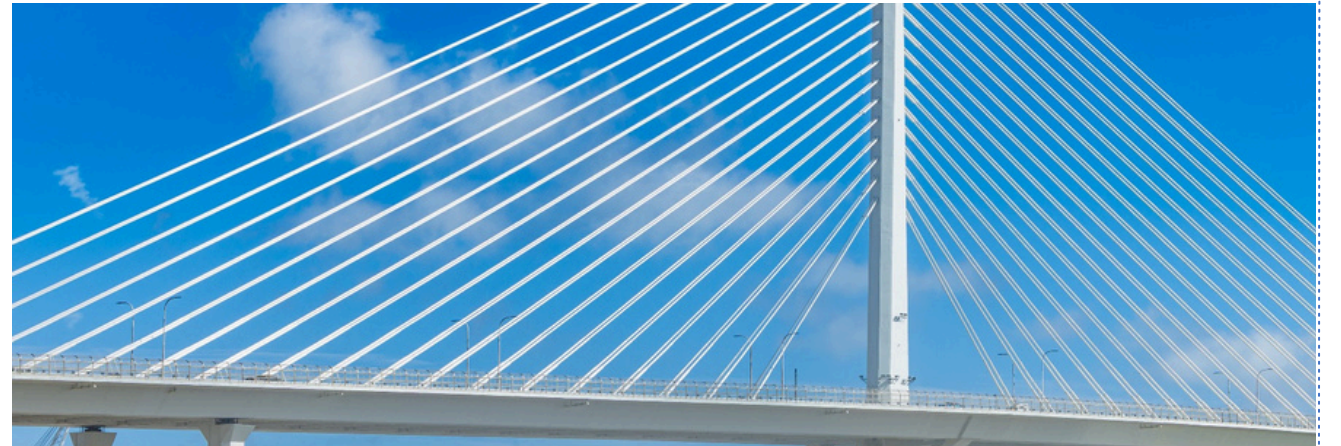


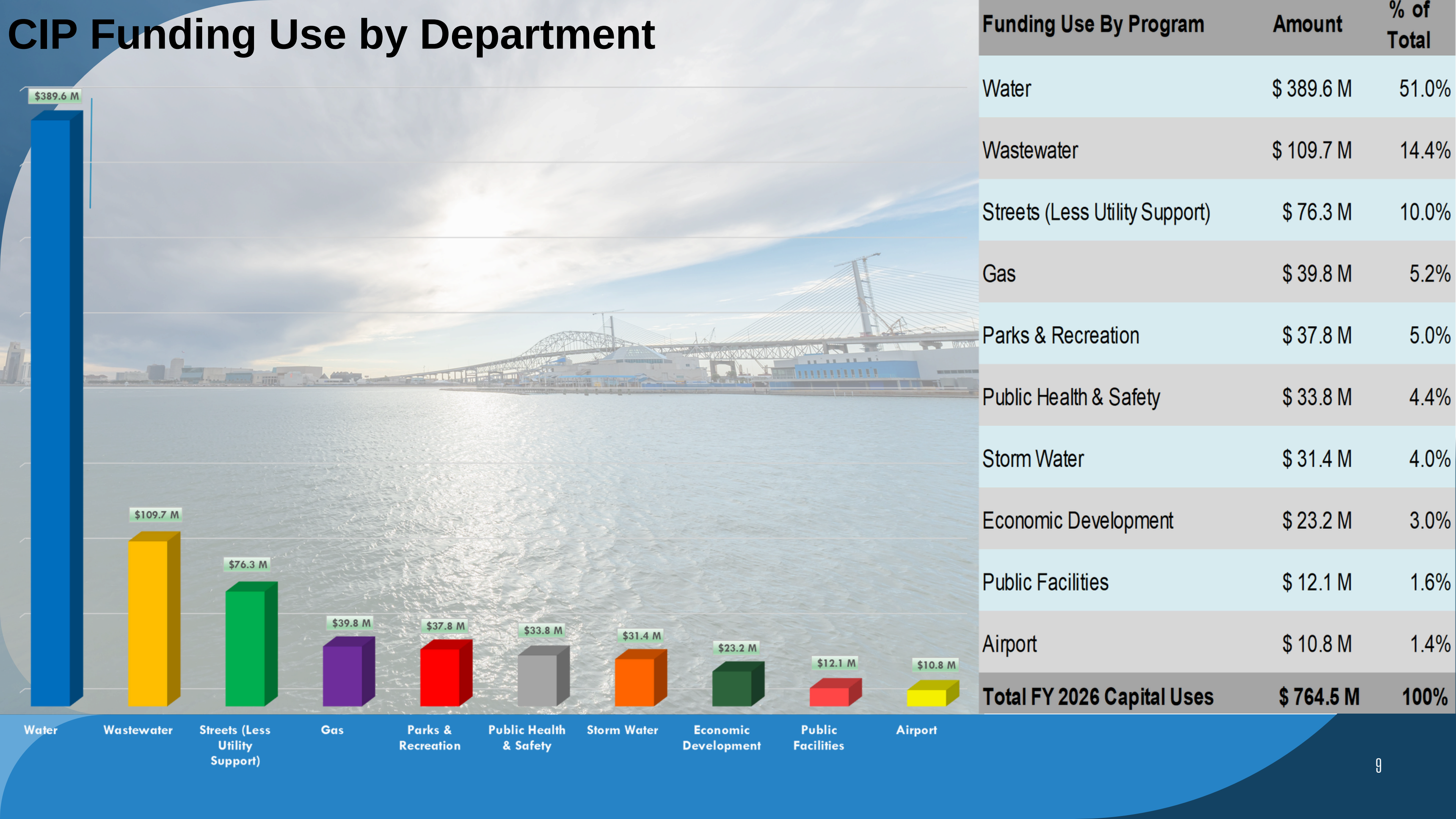
FY 2026 GENERAL FUND OVERVIEW

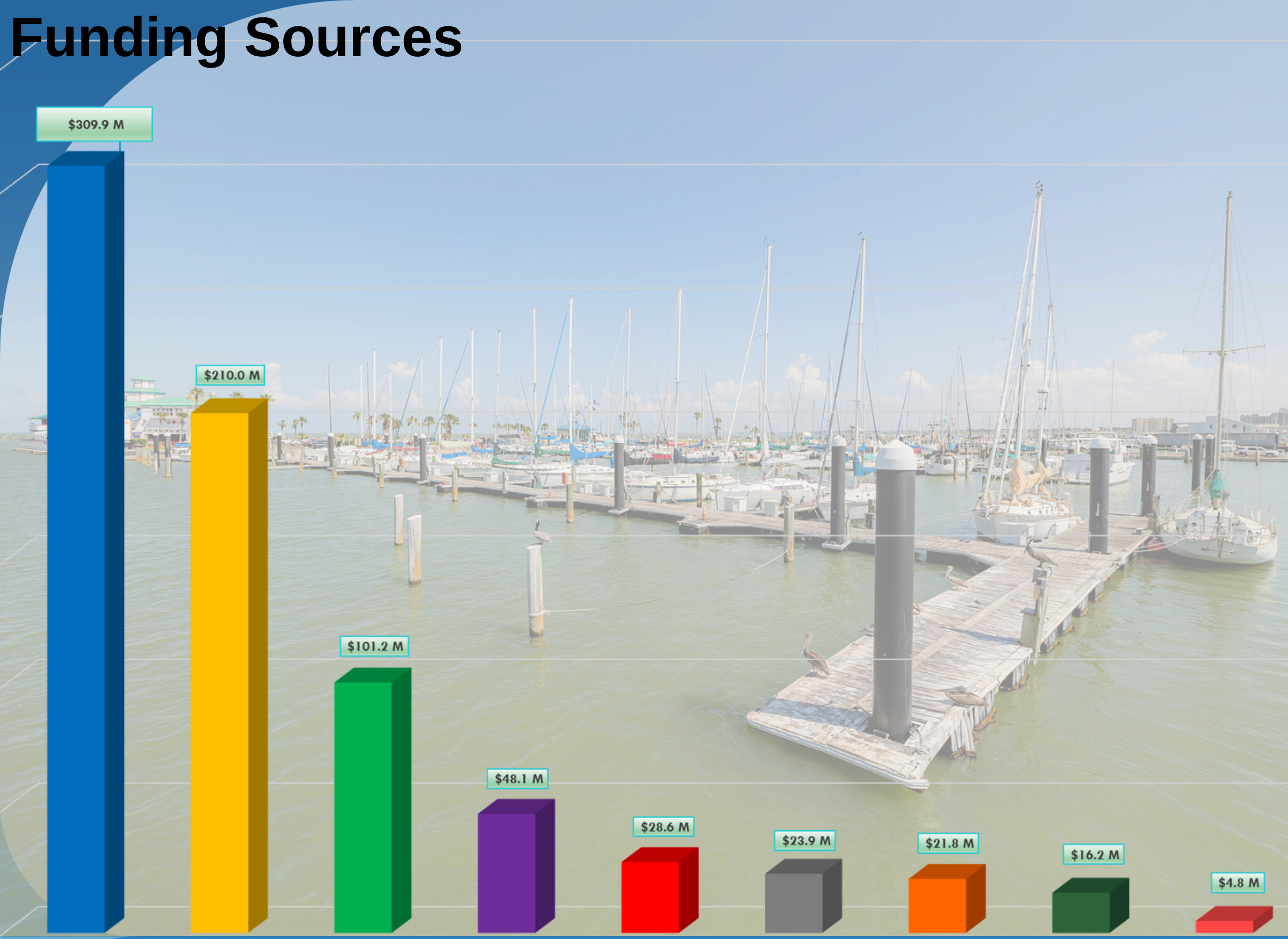
	POLICE	FIRE	PARKS & REC	ANIMAL CARE	MAYOR & COUNCIL CITY SECRETARY	CITY MANAGER	CITY AUDITOR	CITY ATTORNEY	SOLID WASTE	CODE COMPLIANCE	PLANNING & ECONOMIC DEVELOPMENT	HUMAN RESOURCES	COMMUNICATIONS	INTERGOVERNMENTAL RELATIONS	FINANCE	MUNICIPAL COURT	HEALTH	LIBRARY
MANDATED INCREASES	✓	✓	✓						✓									
ENHANCEMENTS	✓	✓	✓	✓			✓				✓	✓			✓			
REDUCTIONS	✓	✓	✓		✓	✓		✓		✓	✓	✓	✓			✓	✓	✓
REVENUE CHANGES	✓	✓	✓	✓						✓								

FY 2026 Proposed Capital Budget

Overview







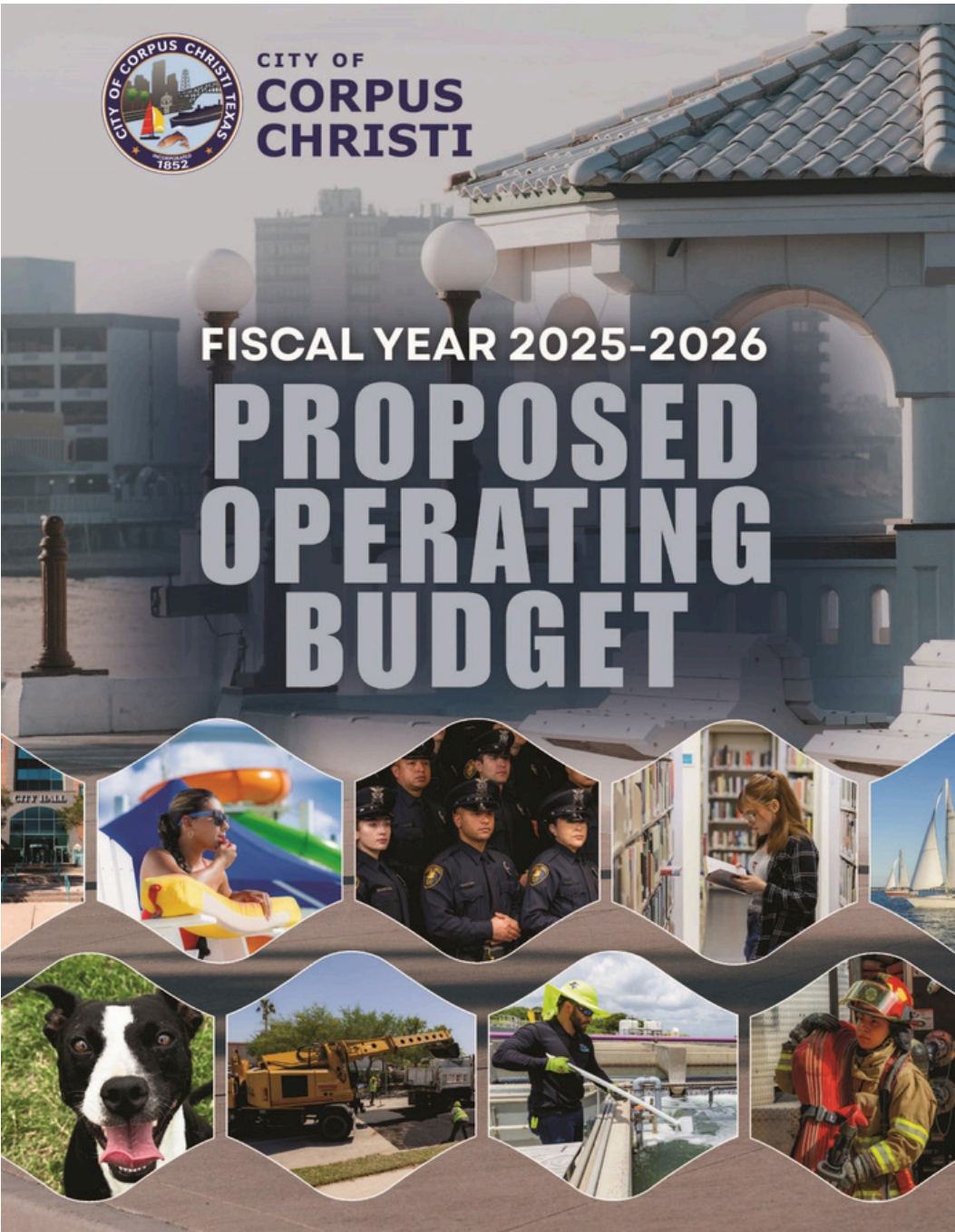
Funding Sources by Program	Amount	% of Total
Revenue Bonds	\$ 309.9 M	40.5%
State Water Implementation Fund Texas (SWIFT) Loan	\$ 210.0 M	27.5%
General Obligation Bonds	\$ 101.2 M	13.3%
Grants & Other Agencies	\$ 48.1 M	6.3%
Operating Funds	\$ 28.6 M	3.7%
Certificates of Obligation	\$ 23.9 M	3.1%
Type A/B Sales Tax	\$ 21.8 M	2.9%
Residential Street (Property Tax)	\$ 16.2 M	2.1%
Tax Increment Financing Districts	\$ 4.8 M	0.6%
Total FY 2026 Capital Sources	\$ 764.5 M	100%

Revenue Bonds State Water Implementation Fund Texas Loan General Obligation Bonds Grants & Other Agencies Operating Funds Certificates of Obligation Type A/B Sales Tax Residential Street (Property Tax) Tax Increment Financing Districts

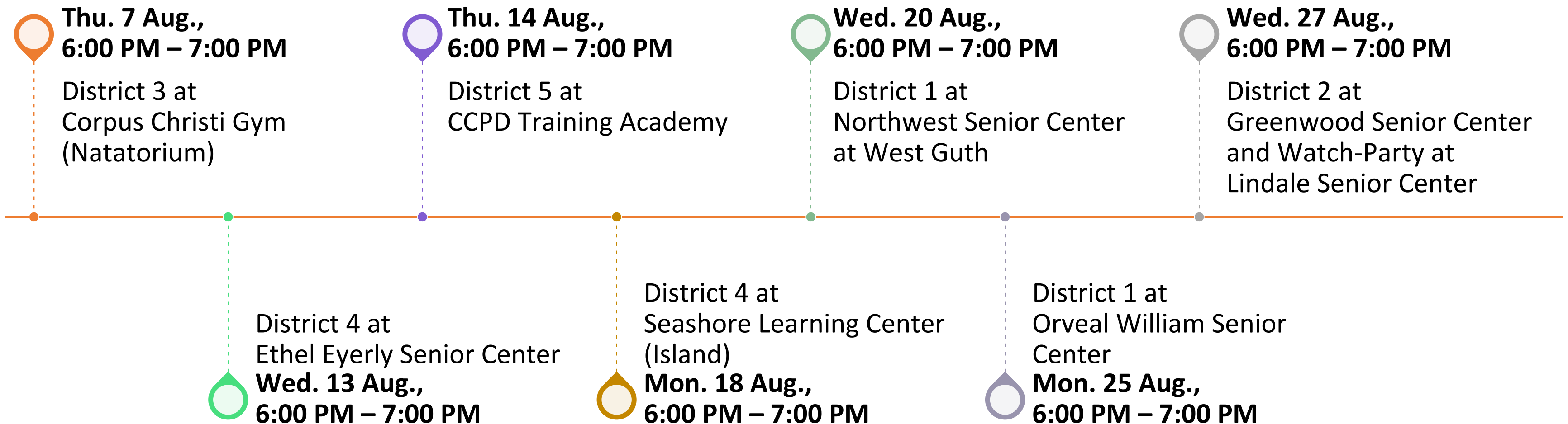
FY 2026 Budget Workshops



Date	Time	Topics
Thursday, August 7, 2025 Council Chambers	9am - 1pm	FY 2026 All Funds Budget Overview and FY 2026 General Fund Proposed Budget
Wednesday, August 13, 2025 Council Chambers	9am - 1pm	CCW FY 2026 Operating Budget, CIP, and Proposed Rates
Thursday, August 21, 2025 Council Chambers	9am - 1pm	Public Works: Streets and Storm Water
Thursday, August 28, 2025 Council Chambers	9am - 1pm	Remaining CIP Program, Budget Wrap-Up



Community Input Sessions





CITY OF
**CORPUS
CHRISTI**

FISCAL YEAR 2025-2026

PROPOSED OPERATING BUDGET



Development Services



DEVELOPMENT SERVICES

MICHAEL DICE

DIRECTOR OF DEVELOPMENT SERVICES

- **Budget**

- CIAC recommendation moving UDC
Amendment forward Update

- **Electrical Code Updates**

PERMITS ISSUED



PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
8/1/23-08/1/24	1,035	969
8/1/24-08/1/25	1,329	1,207



BUDGET

- Re-roof inspection will have an option to opt out of City inspection. Opting out will reduce the permit cost by \$100.00
- Remove backflow fees from DSD fee schedule. Incorporate in CCW's fee schedule.
- Change the existing processing fee 0.5% (half of one percent) of amount requested for Deferment, Reimbursement and a Participation to a flat fee of \$2,500.00.



ELECTRICAL CODE UPDATES

- The **2020 National Electrical Code (NEC)** is adopted with **local amendments**.
- **Definitions**
- **Electrical Inspector:** Now defined as an individual designated by the **building official**.
- **Ground-Fault Circuit Interrupter (GFCI) Protection – Section 210.8(A)**
- Expanded GFCI requirements for **125–250V receptacles** in dwelling units.
- **New exceptions** added for:
 - Outdoor receptacles used for snow-melting or deicing systems.
 - Fire/burglar alarm systems in basements.
- **Clarified locations** include:
 - Bathrooms, garages, kitchens, crawl spaces, boathouses, laundry areas, and indoor damp/wet locations.
- **Bathroom Branch Circuits – Section 210.11(C)(3)**
- Allows **up to three** 120V, 20A circuits for bathroom receptacles and work surfaces.
- **Section 210.52(C)(3)** (kitchen counter spacing) is deleted.



ELECTRICAL CODE UPDATES

- **Commercial Receptacles – Section 210.53**
- Requires **1 receptacle every 20 feet** along interior walls in commercial buildings (excluding storage rooms).
- **Service Disconnects – Section 230.70**
- Must be:
 - **Readily accessible** (outside or near service entrance).
 - **Not located in bathrooms.**
 - **Marked and suitable for conditions.**
- **New requirement:** Minimum **22,000-amp fault current protection** for service entrance equipment (except temporary loops).
- **Surge Protection – Section 242.14(C)**
- **Type 2 Surge Protective Devices (SPDs)** not required for **single-family homes.**
- **Panel Requirements – Sections 408.24 & 408.25**
- **Spare raceway** (1-inch) required from each panel to an accessible location.
 - **Exceptions** for inaccessible areas or unfinished walls/ceilings.
- **New panels** must include **at least one spare space** for future expansion.



CIAC recommended moving the UDC amendment forward with the following updates:

- **Developer Reimbursement Agreements:**
- Developers must complete City-approved water improvements within 12 months of agreement approval. If not completed:
 - The Director of Development Services may extend the agreement once (12 months), terminate it, withhold plat recording or occupancy certificates, or pursue other legal remedies.
 - **Extension authority** depends on project completion:
 - **>50% complete:** Director of DSD may approve.
 - **<50% complete:** Assistant City Manager (ACM) of DSD may approve.
 - If denied, the developer may request **City Council reconsideration**.
- **Fee Adjustments:**
- The automatic annual increase of fees based on the August Construction Cost Index (CCI) **may** occur each October 1, rather than being mandatory, allowing for greater flexibility in budget planning.

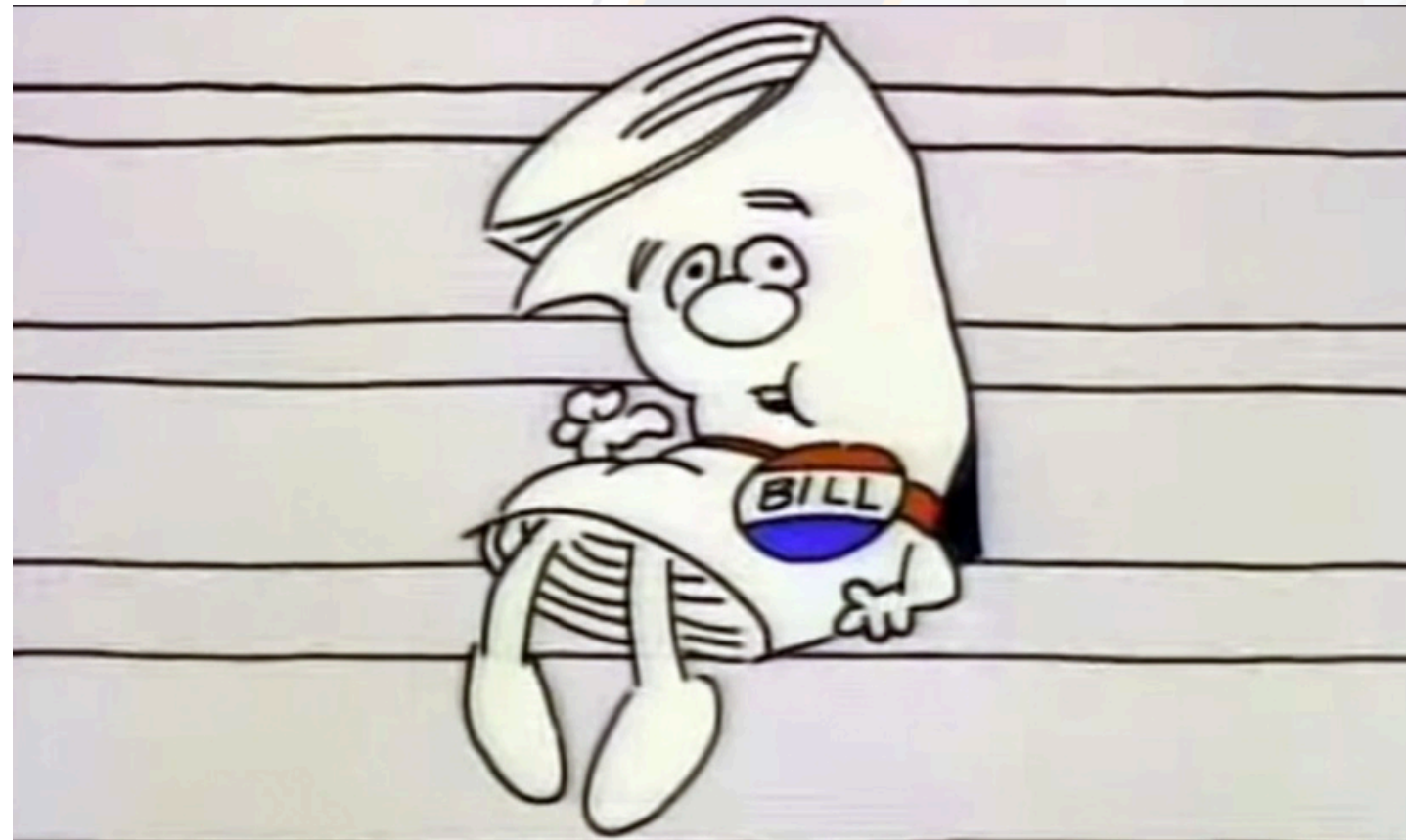
CIAC also recommended no fee adjustments at this time and requested that fees be reconsidered in FY27 to allow the UDC changes to balance the Trust Funds.

The seal of the City of Corpus Christi, Texas, is a circular emblem. It features a central illustration of a harbor scene with a large ship, a bridge, a lighthouse, and palm trees. The text "CITY OF CORPUS CHRISTI TEXAS" is written around the top half of the circle, and "INCORPORATED 1852" is at the bottom. Two stars are positioned on the left and right sides of the bottom half.

Land Development

**Presenter:
Andrew Dimas**

Texas State Legislature



- Meets every two years (89th Legis.)
- 140-day session (regular)
- 8,898 bills filed
- 14% passed (1,250 bills)
- Wide range of committees
- Many bills focus on municipal issues

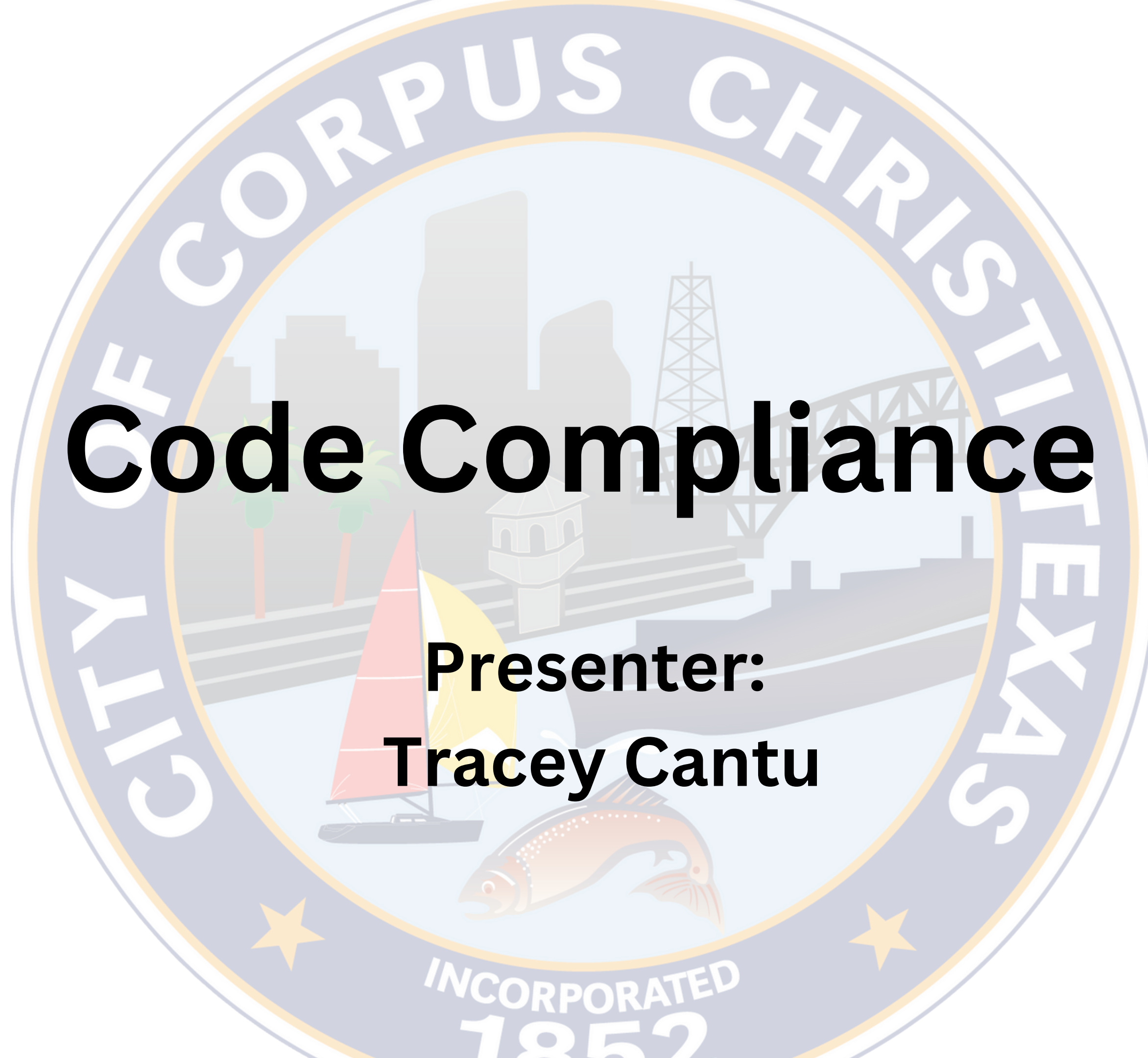
UDC Text Amendments

- Definition Adjustments:
 - Family (SB1567), Home Occupations (SB541), Manufactured Homes (SB1341)
- SB 15
 - To be eligible, the property must be 5 acres in size and unplatted and zoned for single-family residences.
 - Lots are 3,000 square feet, wider than 30 feet, and deeper than 75 feet.
 - Setbacks: 15' front, 10' rear, 5' sides.
 - Development cannot be located within the AICUZ/Military Overlay.
- SB 840 and SB 2477 (Mixed Use Uses and Office Building Conversions)
 - Developments in a zoning district that allow office, commercial, retail, warehouse, or mixed-use use or development as an allowed use.
 - Cannot be in "IH" District and/or AICUZ/MCAOD.
- Public Notices (HB 24)
 - 200' Radius and 20%, Housing Increase 60% Opposed, Signs: 8 sq. ft.

UDC Amendments Briefing

UDC Amendments Briefing (Legislative Actions) to Planning Commission 8/20/2025

- **Background**
 - 89th Texas Legislature
 - 8,898 bills filed
 - 14% passed (1,250 bills)
- **HB 2464 (Effective Immediately) Amends UDC Section 5.3.2.F**
 - Adds a definition for “No impact home-based business”
 - Allows more home occupations with limitations (occupancy, parking, etc.).
- **HB 24 (Effective September 1st) Amends UDC Section 3.1.7**
 - Keeps a 200-foot notification area and 20% threshold for most rezonings
 - Increases opposition threshold to 60% if the rezoning increases housing.
 - Enlarges public notice signs to eight square feet.
- **SB 599 (Effective Immediately) Amends UDC Section 5.2.4**
 - Adds a definition for “Group Day-Care Homes”
 - States that a municipality cannot add standards greater than those set by the State of Texas.
- **HB 3866 (September 1st) Amends UDC Section 5.2**
 - Adds a definition for “Intermediate Bulk Container Recycling Center”
 - The facility cannot be located within 2,000 feet of a residence.
- **SB 15 (September 1st) Amends UDC Section 4.3**
 - To be eligible, the property must be 5 acres in size and unplatted and zoned for single-family residences.
 - Lots are 3,000 square feet, wider than 30 feet, and deeper than 75 feet.
 - Setbacks: 15’ front, 10’ rear, 5’ sides.
 - Development cannot be located within the AICUZ/Military Overlay.
- **SB 840 (September 1st) Amends UDC Section 4.3**
 - Concerning the allowance of Mixed-Use and Multifamily Uses
 - Developments in a zoning district that allow office, commercial, retail, warehouse, or mixed-use use or development as an allowed use.
- **SB 1341 (September 1st) Amends UDC Section 1.11**
 - Amends the definition of a “Manufactured Home” and a “HUD Code Manufactured Home”
 - Definition set by 42 U.S.C. Section 5402(6), which states what a manufactured home is (i.e., size, shape, chassis, foundation, wind loads, etc.).
- **SB 1567 (September 1st) Amends UDC Section 1.11**
 - Amends the definition of “Family”
 - Defaults occupancy standards to the International Residential Code (IRC)
- **SB 2477 (September 1st) Amends UDC Section 5.2**
 - Adds specifications for the conversion of an office building to mixed-use.
 - Cannot be in “IH” District and/or AICUZ/MCAOD.
- **SB 541 (September 1st) Amends UDC Section 5.3.2.F**
 - Amends the definition of “Cottage Food Industry”
 - Now includes non-profit organizations as a home business.



Code Compliance

**Presenter:
Tracey Cantu**

JULY CODE COMPLIANCE REPORT



Development Services Department Code Compliance Monthly Report

FY24-25
July

In July, Code Compliance Officers initiated 1,548 new cases and completed 5,478 total inspections.

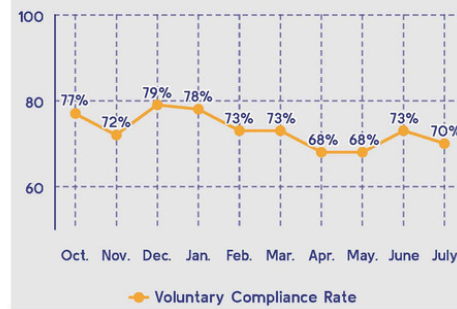
35%

Proactive - 537 new cases initiated by compliance officers patrolling their assigned areas.

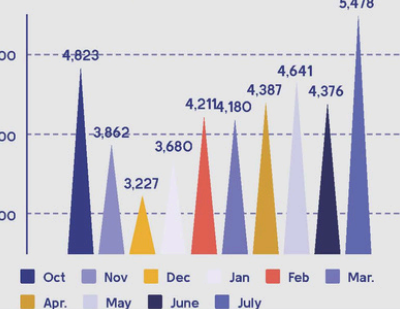
65%

Reactive- 1,011 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



Commitment to Continued Learning

The Texas Department of Licensing and Regulation (TDLR) provided training to Code Compliance Officers on July 29, 2025, regarding illicit massage businesses (IMBs) and identifiers of human trafficking.

Post-training, Compliance Officers were assigned to three-member teams with TDLR inspectors for surprise inspections of twelve potential IMBs in the city.

The inspections were successful for TDLR, and also resulted in six new cases code violations at the locations.

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 Supervisors, Rosie Dominguez (rosied@cctexas.com | 361.526.3015) and Roland Maldonado (rolandm@cctexas.com | 361.826.3091) are also available to answer questions or concerns.



Development Services Department Code Compliance Monthly Report		FY24-25 July
District 1		Senior/Lead Compliance Officer - Michael Gutierrez 361.945.0262 mgutierrez@cctexas.com Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia, Martin Lopez, Jorge Ortiz
Compliance Cases Initiated	346	
Inspections Completed	1128	
Community Development Block Grant - Community Assistance Program	74	
Tall Grass / Weeds	837	
Building Permits Required	1	
Emergency Demolitions	0	
Emergency Measures	4	
Illegal Dumping	0	
Illegal Signs	0	
Junked Vehicles	36	
No Violation Found	95	
Parking on Unimproved Surfaces	2	
Property Maintenance Standards	43	
Short-term Rentals	0	
Substandard Buildings	15	
Unsecured Vacant Buildings	81	
Water Restrictions	8	
Zoning	29	
Notices of Violations Issued	136	
Citations Issued	65	
Abatements Completed	31	
Mowing & Debris Removal	11	
Structures Secured (Board-ups)	2	
CBOS CAP	14	
Illegal Signs Removed	3	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	1	
Substandard Structure	0	
Abatements Pending	158	
Mowing & Debris Removal	79	
Structures Secured (Board-ups)	8	
CBOS CAP	31	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	0	
Status of High Profile Property		
4210 SURFSIDE BLVD., - Occupied Property Code Compliance initiated a case for litter and solid waste accumulation of stagnant water. As of July 31, 2025, the property is in compliance. Monthly monitoring will continue to ensure ongoing compliance.		 District 1

Development Services Department Code Compliance Monthly Report		FY24-25 July
District 2		Senior/Lead Compliance Officer - Josue Gomez 361.945.0256 jgomez@cctexas.com Compliance Officers - Aaron Carbu, Alicia Torres, Tiffany Ortiz, Belanna Perez, SaThonda Miller, John Garza
Compliance Cases Initiated	395	
Inspections Completed	1450	
Community Development Block Grant - Community Assistance Program	51	
Tall Grass / Weeds	873	
Building Permits Required	0	
Emergency Demolitions	3	
Emergency Measures	0	
Short-Term Rental (STR)	2	
Illegal Dumping	1	
Junked Vehicles	111	
No Violation Found	164	
Parking on Unimproved Surfaces	6	
Property Maintenance Standards	102	
Set Out Violation	0	
Substandard Buildings	3	
Unsecured Vacant Buildings	77	
Water Restrictions	34	
Zoning	34	
Notices of Violations Issued	160	
Citations Issued	158	
Abatements Completed	21	
Mowing & Debris Removal	3	
Structures Secured (Board-ups)	0	
CBOS CAP	20	
Illegal Signs Removed	4	
Junked Vehicles Removed	2	
Emergency Demolitions	2	
Emergency Measures	0	
Substandard Structure	0	
Abatements Pending	120	
Mowing & Debris Removal	79	
Structures Secured (Board-ups)	8	
CBOS CAP	41	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	1	
Status of High Profile Property		
Sunrise Mall - Abandoned Vacant Building Demolition is in progress. Code Compliance has cases for tall weeds, litter and solid waste and property maintenance violations. As of 07/31/2025, the property remains in violation. A total of 134 citations have been issued for continued daily violations. Code Compliance continues to conduct daily inspections to monitor demolition progress and property maintenance efforts.		 District 2

Development Services Department Code Compliance Monthly Report		FY24-25 July
District 3		Senior/Lead Compliance Officer - Grace Elledge 361.945.0213 gedge@cctexas.com Compliance Officers - Diana T. Garza, Daniel Rohde, Melanie Flores, Anthony Fonseca, Jose Ojeda, Cristina Morales
Compliance Cases Initiated	341	
Inspections Completed	1204	
Community Development Block Grant - Community Assistance Program	1	
Emergency Demolitions	1	
Emergency Measures	0	
Illegal Dumping	1	
Illegal Signs	0	
Junked Vehicles	149	
No Violation Found	80	
Parking on Unimproved Surfaces	3	
Property Maintenance Standards	36	
Short-term Rentals	0	
Substandard Buildings	13	
Unsecured Vacant Buildings	27	
Water Restrictions	5	
Zoning	30	
Notices of Violations Issued	204	
Citations Issued	31	
Abatements Completed	34	
Mowing & Debris Removal	0	
Structures Secured (Board-ups)	0	
Site Secured (Perimeter Fencing)	0	
Illegal Signs Removed	32	
Junked Vehicles Removed	1	
Emergency Demolitions	1	
Emergency Measures	0	
Substandard Structure	0	
Abatements Pending	88	
Mowing & Debris Removal	75	
Structures Secured (Board-ups)	4	
CBOS CAP	1	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Structure	0	
Status of High Profile Property		
4126 Angela Drive - Emergency Demolition After the discovery of a deceased person inside the vacant house, Code Compliance & CPD conducted a joint inspection of the premises. An emergency demolition was declared due to structural instability and risk to public safety. The owner granted consent, and the emergency demolition was executed on July 10, 2025.		 District 3



Development Services Department Code Compliance Monthly Report

FY24-25
July

Citations Filed & Disposed

Citations Filed in Municipal Court	375
Status of Filed Citations	
Warrants Issued	49
Pre-trial Hearing	299
Dismissed by Prosecutor	5
Docket Closed - Fine Paid	6
Deferred Disposition/Payment Plan	3
Pending Prosecutor Review	6
Payment Status-Deferral	7

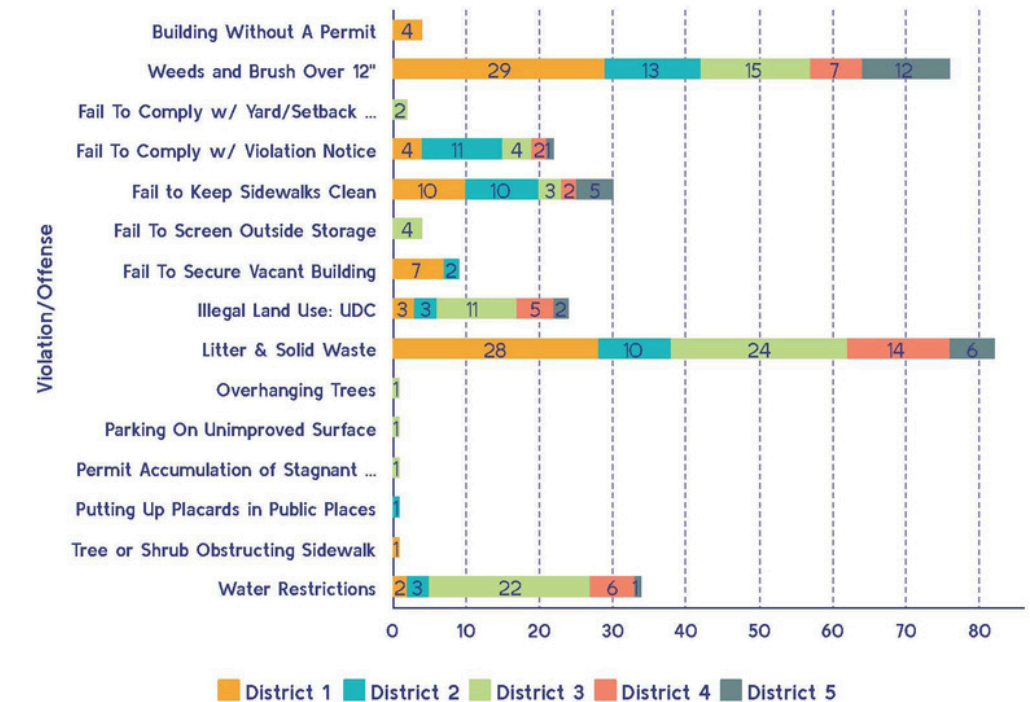
Total # Dispositioned Citations	299
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan	53
Docket Closed - Fine Paid	32
Warrants Issued	170
Not Guilty	1
Dismissed by Prosecutor	36
Community Service	7

finest paid
Totaling:
\$ 20,815.40

Development Services Department Code Compliance Monthly Report		FY24-25 July
District 4		Senior/Lead Compliance Officer - Estella Padron 361.945.0197 estellap@cctexas.com Compliance Officers - Gilbert Salazar, Haoul Prado, George Chatham, Dina Rodriguez, Joshua Novak
Compliance Cases Initiated	316	
Inspections Completed	1211	
CBOS CAP	41	
Tall Grass / Weeds	859	
Building Permits Required	1	
Emergency Demolitions	3	
Emergency Measures	0	
Illegal Dumping	1	
Junked Vehicles	67	
No Violation Found	135	
Parking on Unimproved Surfaces	35	
Property Maintenance Standards	0	
Short-term Rentals	0	
Substandard Buildings	2	
Unsecured Vacant Buildings	21	
Water Restrictions	4	
Zoning	42	
Notices of Violations Issued	16	
Citations Issued	22	
Abatements Completed	20	
Mowing & Debris Removal	3	
Structures Secured (Board-ups)	0	
CBOS CAP	6	
Illegal Signs Removed	11	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Building Demolitions	0	
Abatements Pending	49	
Mowing & Debris Removal	2	
Structures Secured (Board-ups)	23	
CBOS CAP	1	
Site Secured (Perimeter Fencing)	0	
Junked Vehicles Removed	0	
Emergency Measures	0	
Substandard Building Demolitions	0	
Status of High Profile Property		
526 Webb Street Vacant Building As part of a grant funded Community Assistance Program, this property was part of the CBOS CAP Program which offered free cleanup services to eligible property owners, bringing this property into compliance on July 28, 2025.		 District 4

Development Services Department Code Compliance Monthly Report		FY24-25 July
District 5		Senior/Lead Compliance Officer - Samuel Gomez 361.945.0239 samuelg@cctexas.com Compliance Officers - Benjamin Falcon, Jacqueline C. Martinez
Compliance Cases Initiated	150	
Inspections Completed	410	
Tall Grass / Weeds	294	
Building Permits Required	0	
Emergency Demolitions	0	
Emergency Measures	0	
Illegal Dumping	6	
Illegal Signs	0	
Junked Vehicles	16	
No Violation Found	69	
Parking on Unimproved Surfaces	2	
Property Maintenance Standards	8	
Short-term Rentals	1	
Substandard Buildings	1	
Unsecured Vacant Buildings	1	
Water Restrictions	8	
Zoning	0	
Notices of Violations Issued	31	
Citations Issued	12	
Abatements Completed	8	
Mowing & Debris Removal	1	
Structures Secured (Board-ups)	0	
Site Secured (Perimeter Fencing)	0	
Illegal Signs Removed	7	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
Substandard Building Demolitions	0	
Abatements Pending	2	
Mowing & Debris Removal	2	
Structures Secured (Board-ups)	0	
CBOS CAP	0	
Junked Vehicles Removed	0	
Emergency Demolitions	0	
Emergency Measures	0	
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 07/17/25, all five lots are compliant. Code compliance will continue to work with property management and conduct regular inspections every six weeks to ensure ongoing compliance.		 District 5

Offenses by District



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

Vacant Building Registration Program Overview



Executive Summary



- Vacant buildings make up nearly 20% of code violation cases, posing risks like crime and fire hazards.
- These properties strain city resources, requiring frequent police, fire, and code compliance responses.
- The abatement budget was cut in half for FY 2025—from \$600K to \$300K, limiting the city's ability to manage these issues.
- A proposed vacant building registration program aims to:
 - Generate revenue to offset maintenance and demolition costs
 - Promote public safety
 - Combat blight and deterioration
 - Preserve property values and neighborhood stability
- Similar programs have shown success in San Antonio and El Paso.

The Opportunity

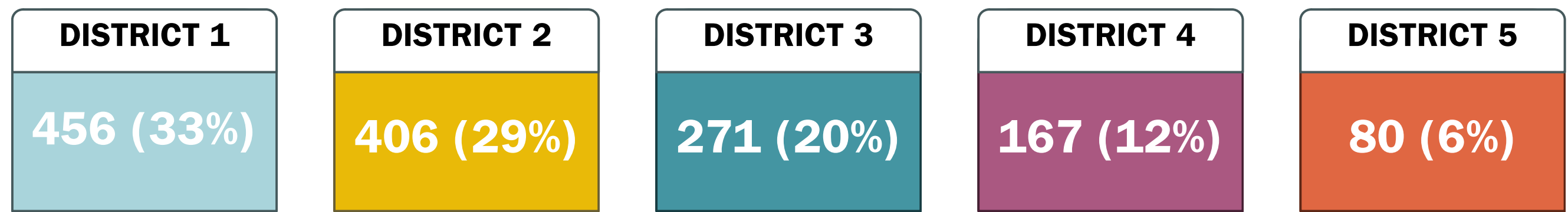
- **Current Challenge:** Code Compliance struggles to identify responsible contacts for vacant properties.
- **Proposed Solution:** A registration program would:
 - Require owners to register buildings vacant for 30+ days
 - Mandate a point of contact, plus a plan and timeline to bring the property up to code and reoccupy it
- **Benefits:**
 - Establishes clear communication channels
 - Encourages responsible maintenance
 - Speeds up resolution of unsafe conditions
 - Enables cost recovery for inspections, abatements, board-ups, and demolitions

This initiative shifts accountability to property owners and strengthens the city's ability to manage vacant structures efficiently.

Financial Impact

- **No implementation cost:**
 - The program will be managed by existing Code Compliance staff, requiring no new funding.
- **Fees:**
 - \$250 registration fee (residential & commercial)
 - \$50 annual inspection fee
 - First-time registrations are pro-rated
 - Annual renewals due by January 31st
- **Revenue Potential:**
 - With 1,380 known vacant buildings, projected annual revenue is \$414,000
- **Use of Funds:**
 - Revenue will support Code Compliance operations, including:
 - Property abatements
 - Mowing and clearing
 - Securing vacant buildings
 - Demolishing substandard structures

This model offers a self-sustaining way to reduce blight and improve neighborhood safety without burdening the city's general budget.



Ordinance Revisions

- **Current Code:** Section 13-3006 outlines an optional plan for vacant buildings.
- **Proposed Change:** Make registration mandatory for buildings vacant 30+ days.
- **Registry Impact:**
 - Once registered, citations/complaints are suspended under Sec. 13-3006.b.1.
- **New Requirements for Owners:**
 - Provide accurate contact info
 - Submit a rehabilitation plan and timeline
 - Maintain the building and property regularly
 - Comply with enforcement measures
- **Penalties:**
 - Failure to register within 30 days of notice may result in a citation
 - Maximum fine: \$500

These revisions strengthen accountability and streamline enforcement while giving owners a clear path to compliance.

Operations Plan

- **Routine Inspections:**
 - Code Compliance staff will continue inspecting vacant properties to ensure they're secure and properly maintained.
- **Program Implementation:**
 - Staff will identify qualifying structures, engage owners, and manage notification and registration.
- **System Updates:**
 - A new case type for Vacant Building Registration (VBR) will be added in GovQA to support workflow tracking.
 - A new permit type will be created in INFOR, allowing owners to register and pay fees through Development Services.

This plan leverages existing staff and systems to efficiently launch and manage the program without requiring additional resources.

Initial
Inspection

Mail
Correction
Notice

30 Day
Follow-Up
Inspection

Annual
Inspection

Maintenance
Inspections

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

***Next Development Taskforce Meeting*
Friday, October 17, 2025**