



DSD Newsletter

April 2024

Spring time is the best time to be in Corpus Christi, Texas; there is sunshine without the heat and humidity. So get out, get some sun, and enjoy this beautiful weather!

A MESSAGE FROM THE DIRECTOR:

What's new in Development Services...? We are nearing the end of a three (3) year effort with the Master Planning and Impact Fee Study Project. Council adopted the Master Plans and their associated Capital Improvement Projects in January and Impact Fee recommendations from CIAC are scheduled to go before Council in July. Additionally, DSD has entered into an Interlocal Agreement (ILA) with the local Independent School Districts which allows for better communication between agencies and, of course, it saves taxpayers money. Our Code Compliance Team continues to engage community members and are developing more creative ways of achieving compliance. The UDC update is entering the second month and DSTAG is very engaged. Finally, May is Building Safety Month and DSD will be out in the community promoting the same. This is an excellent opportunity for Development Services to showcase the services we provide and explain why they are so important to our City.

>Welcome

DIANA "SAM" GLOVER

CODE COMPLIANCE OFFICER I



IDELFONSO "AL" NUNEZ

BUILDING INSPECTOR II



ALEXANDRA MANGAN

PLUMBING/MECHANICAL

INSPECTOR II



MICHAEL GARCIA

ELECTRICAL INSPECTOR II



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NEW STAFF CERTIFICATIONS!



**ALEX HARMON
CERTIFIED FLOODPLAIN
MANAGER**



**MIKE SHELTON
MASTER CODE ENFORCEMENT
PROFESSIONAL**



**MELANIE BARRERA
CERTIFIED FLOODPLAIN
MANAGER**

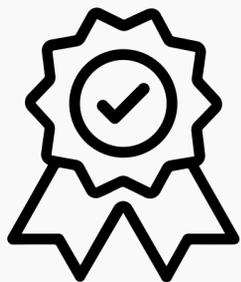


**BLASA RODRIGUEZ
RESIDENTIAL BUILDING
INSPECTOR**

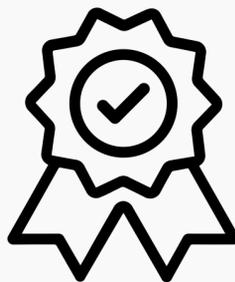
Development Services
Department continues to
level up with more staff
certifications this month!
Their dedication and
commitment to growth truly
shines through! Please join us
in congratulating our
amazing team!



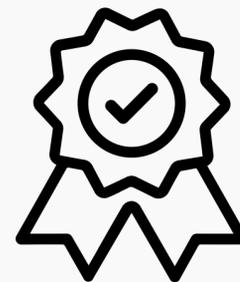
**LISA DAVIS
ZONING INSPECTOR**



**Berardo Cantu
Permit Technician**



**Bria Whitmire
Envision Sustainability
Professional**



**Patricia Garcia-Lopez
Residential Building
Inspector**

PROMOTION TIME!

We are thrilled to announce these promotions in our Development Services Department! These individuals have shown exceptional dedication and hard work in providing top-notch services. We are proud to recognize their achievements and look forward to their continued success. Please join in congratulating them on their well-deserved promotions!



Lauren Lerma
Permit Supervisor



Jacob Gonzalez
Sr. Permit Technician



Yvonne Scott
Permit Technician II



Veronica Vasquez
Permit Technician I

CODE COMPLIANCE

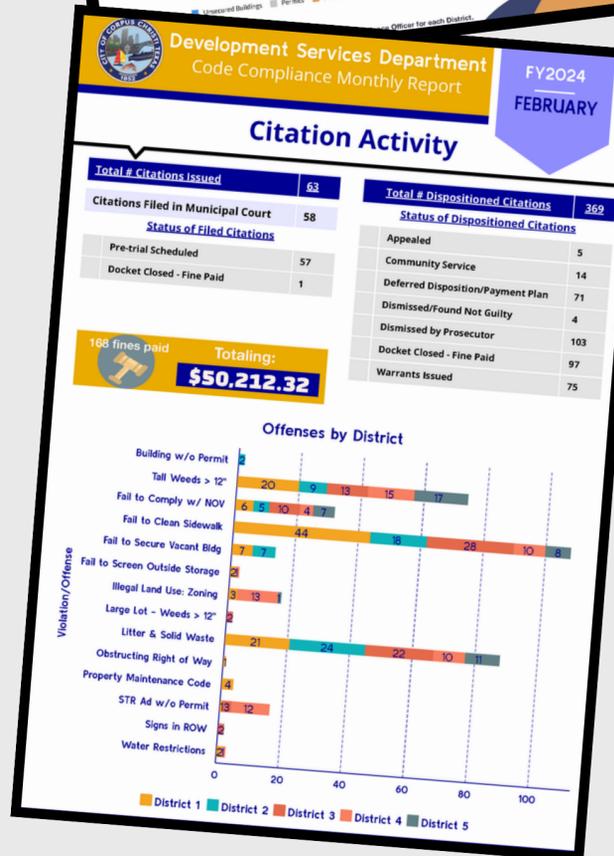
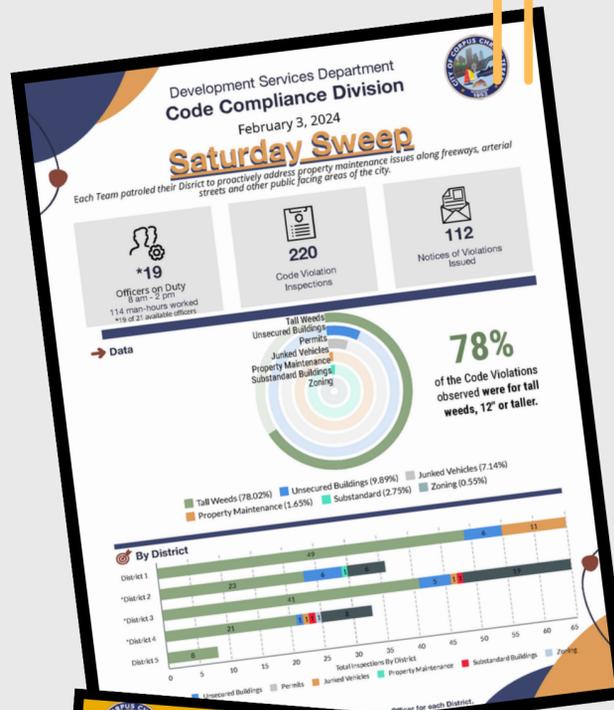
REPORTS:

Code Compliance recently shifted to a holistic compliance approach, focusing to improve the aesthetics, appearance, and perception of the City of Corpus Christi. They are continuing to work the 1st Saturday of each month (Saturday Sweep Report).

Monthly reports may be located here:

www.cctexas.com/detail/code-compliance-monthly-reports

KEEPING THE STANDARDS HIGH!



Development Services Department
Code Compliance Monthly Report
FY 24 FEBRUARY

District 1
Senior/Lead Compliance Officer - Mike Shelton Sr.
361.945.0275 | mikesh@cctexas.com
Compliance Officers - Alex Gonzales, Sam Gomez, Ruben Hernandez, Paulina Garcia

Compliance Cases Initiated	205	Next BSB Hearing - March 28, 2024	
Inspections Completed	645	Abatement Completed	52
Tall Grass / Weeds	413	Mowing & Debris Removal	50
Building Permits Required	5	Structures Secured (Board-ups)	3
Emergency Demolitions	2	Site Secured (Perimeter Fencing)	0
Emergency Measures	3	Illegal Signs Removed	0

Development Services Department
Code Compliance Monthly Report
FY 24 FEBRUARY

District 2
Senior/Lead Compliance Officer - Thomas Chapa III
361.5857186 | thomasc6@cctexas.com
Compliance Officers - Eddie Reyna, Martin Lopez, Sherman Dixon, Jamahl Bussey

Compliance Cases Initiated	266	Next BSB Hearing - March 28, 2024	
Inspections Completed	401	Abatement Completed	82
Tall Grass / Weeds	270	Mowing & Debris Removal	29
Building Permits Required	0	Structures Secured (Board-ups)	11

Development Services Department
Code Compliance Monthly Report
FY 24 FEBRUARY

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | gracee@cctexas.com
Compliance Officers - Steven Arredondo, Diana T. Garza, Roman Calderon, Tarsicus Romawac

Compliance Cases Initiated	187	Next BSB Hearing - March 28, 2024	
Inspections Completed	516	Abatement Completed	166
Tall Grass / Weeds	296	Mowing & Debris Removal	16
Building Permits Required	0	Structures Secured (Board-ups)	5
Emergency Demolitions	0	Site Secured (Perimeter Fencing)	0
Emergency Measures	7	Illegal Signs Removed	143
Illegal Dumping	0	Junked Vehicles Removed	0
Illegal Signs	112		

Development Services Department
Code Compliance Monthly Report
FY 24 FEBRUARY

District 4
Senior/Lead Compliance Officer - Estella Padron
361.945.0197 | estellas@cctexas.com
Compliance Officers - John Navarro, Jorge Ortiz, Natal Prado

Compliance Cases Initiated	289	Next BSB Hearing - March 28, 2024	
Inspections Completed	408	Abatement Completed	25
Tall Grass / Weeds	306	Mowing & Debris Removal	15
Building Permits Required	0	Structures Secured (Board-ups)	0
Emergency Demolitions	0	Site Secured (Perimeter Fencing)	0
Emergency Measures	0	Illegal Signs Removed	10
Illegal Signs	10	Junked Vehicles Removed	0
Junked Vehicles	26	Emergency Demolitions	0
Parking on Unimproved Surfaces	0	Emergency Measures - Bees	0
Property Maintenance Standards	14	Substandard Building Permits	0

Development Services Department
Code Compliance Monthly Report
FY 24 FEBRUARY

District 5
Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@cctexas.com
Compliance Officers - Jesse Gomez

Compliance Cases Initiated	147	Next BSB Hearing - March 28, 2024	
Inspections Completed	195	Abatement Completed	112
Tall Grass / Weeds	121	Mowing & Debris Removal	1
Building Permits Required	0	Structures Secured (Board-ups)	1
Emergency Demolitions	0	Site Secured (Perimeter Fencing)	0
Emergency Measures	0	Illegal Signs Removed	56
Illegal Dumping	0	Junked Vehicles Removed	0
Illegal Signs	56	Emergency Demolitions	0
Junked Vehicles	8	Substandard Building Demolitions	0
Parking on Unimproved Surfaces	0	Abatement Pending	1
Property Maintenance Standards	6	Mowing & Debris Removal	1
Short-term Rentals	0	Structures Secured (Board-ups)	0
Substandard Buildings	0	Site Secured (Perimeter Fencing)	0
Unsecured Vacant Buildings	4	Junked Vehicles Removed	0
Water Restrictions	0	Emergency Demolitions	0
Zoning	0	Substandard Building Demolitions	0
Notices of Violations Issued	33		
Citations Issued	0		

Status of High Profile Property
Compliance conducts weekly inspections of the Kingsley Properties (old Kings Crossing Golf Course) to monitor for any violations, to include with City Ordinance Section 23-70 Tall Weeds, requiring the properties to be mowed in their entirety. January 2, 2024, five properties that are inspected weekly have been found in compliance: 5926 Oslo Pkwy, 6002 Oslo Pkwy, 6201 Oslo Pkwy, 6302 Oslo Pkwy, and 6314 Oslo Pkwy. We will continue to monitor property to make sure it remains in compliance.
Citations issued to date: Citations have been issued to Kingsley Properties GP LLC, Kingsley Properties LP, and the corporation's president, since the beginning of January 2024 these properties are being prosecuted in court.

BEFORE:



AFTER:



Easter Egg Hunt 2024

The City of Corpus Christi's recent Easter Egg Hunt cracked the success code with a whopping 5k in attendees! This egg-stravaganza not only spread joy but also showcased the city's commitment to community services and compliance. Compliance Division Inspector - Belinda Mendoza, Compliance Officer- Matthew Barrera, and Compliance Officer- Andrew Garcia.



Women's History Month

A few of our DSD team joined in to celebrate Women's History Month at City Hall. We extend our gratitude to all who participated in this year's Women's History Month photo session at City Hall. Your dedication, both in your professional roles and for our city, is truly appreciated.





Calling all UDC Enthusiasts!

Would you like to be part of updating the City's Unified Development Code (UDC)?

The Development Services Technical Advisory Group (DSTAG) is always looking for folks to participate in reviewing UDC amendments.

Contact Andrew Dimas for more information at 361-826-1137 or AndrewD2@cctexas.com

BUILDING DIVISION

Sunsetting Inboxes will be effective June 1, 2024

BUILDING SAFETY MONTH!

Stay tuned for our weekly topics on Building Safety starting on May 1st!



Master Planning & Impact Fee Study



A project to help the City plan and pay for growth in a more intentional manner.



www.developing-our-future-cc.com



**DEVELOPING
OUR FUTURE
CORPUS CHRISTI**



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CORPUS CHRISTI**

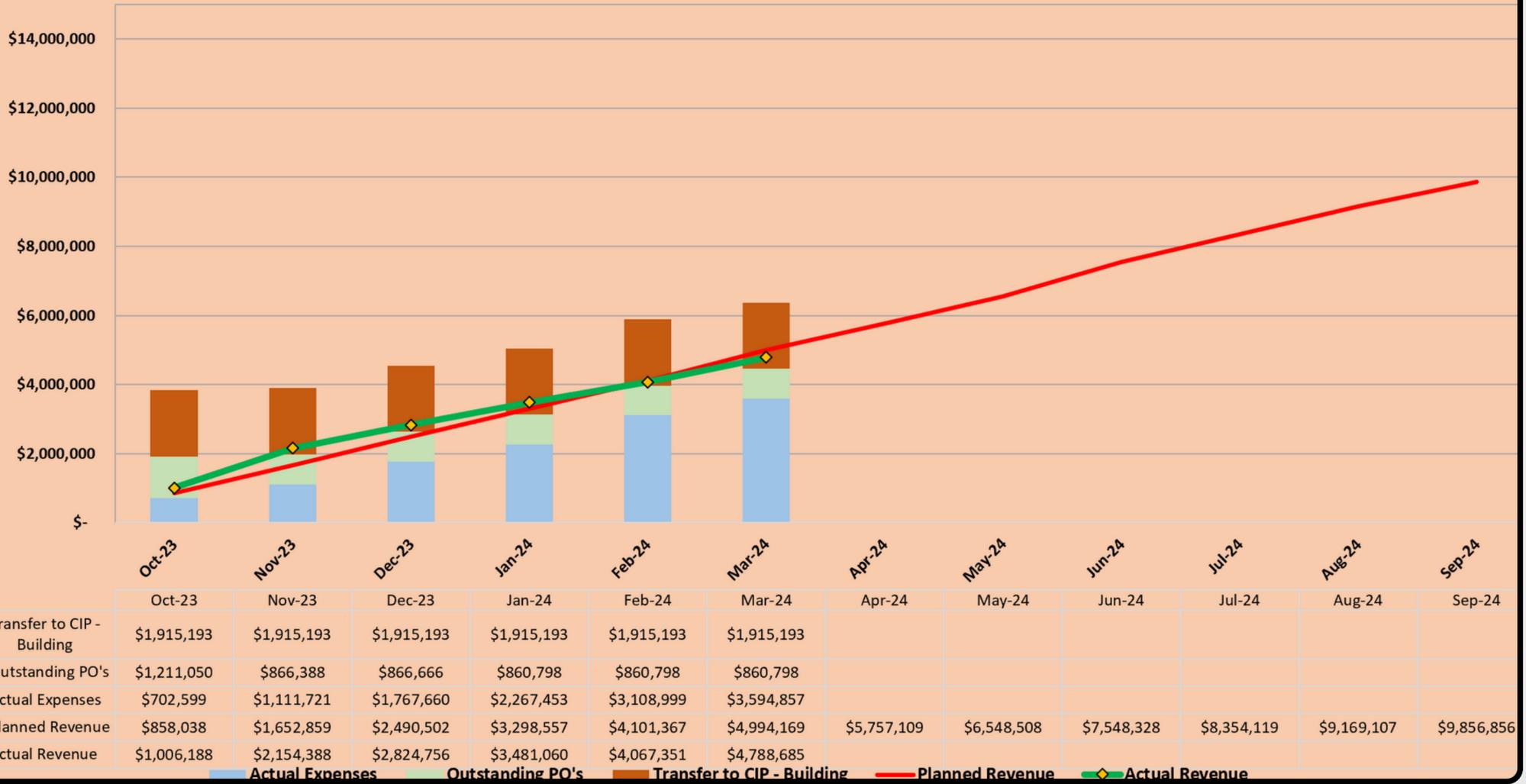
Master Planning & Impact Fee Study – Meeting Schedule

- **Mar 28, 2024** / CIAC Meeting - Impact Fee Discussion
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **Apr 18, 2024** / CIAC Meeting - Impact Fee Review & Recommendations for Council
City Hall (6th Floor Conference Room) - (11:30am - 3:30pm)
- **Apr 25, 2024** / D4 Community Meeting - Council District - Impact Fees Review
Ethel Eyerly Senior Center (654 Graham Rd) - (6pm - 7pm)
- **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
RTA Building (602 N. Staples St.)
- **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 09, 2024** / City Council Public Hearing - Impact Fees (6pm-8pm)
City Hall (Council Chambers)
- **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)

For more information, please visit:
www.developing-our-future-cc.com/

DSD Financials & Vacancy Rate

Development Services
Budget Vs. Actual Analysis
(As Of March 29, 2024)



Vacancy Report

Division

Quarter 1
Vacancy Rate

Quarter 2
Vacancy Rate

Land Development

7.14%

7.14%

Administration

27.27%

35.50%

Inspection Operations

25.86%

24.25%

Code Compliance

21.42%

16.75%

Totals:

20.42%

20.66%

9/11

February DSD Metrics

February 2024 Performance Metrics

- 983 Lobby Customers
- 3,925 Call Volume 5.70 Average Wait Time
 - Average Service Wait Time:
 - 3.30 Permits / Licenses
 - 7.09 Zoning/Historic
 - 7.92 Plan Review
 - 5.01 Platting / Public Impvmnts
 - 1.27 Code Compliance
- 1518 Permits Issued
 - 99% Next Day Inspections (*Goal = 85%*)
 - 2 Residential Average Review Time (*Goal = 3 Days*)
 - 5 Commercial Average Review Time (*Goal = 10 Days*)
- 4 Zoning Applications Submitted
 - 1 Applications taken to Planning Commission
 - 3 Applications taken to City Council
 - 77 Average days to City Council (*Goal = Less than 90 days*)
- 16 Platting Applications Submitted
 - 16 Plats taken to Technical Review Committee (TRC)
 - 8 Plats taken to Planning Commission
 - 70 Average days to Planning Commission (*Goal = Less than 45 days*)
- 7 Public Improvement Plans (PIP) Submitted
 - 7 Public Improvement Plans Reviewed
 - 15 Average Review Time (*Goal = 15 Days*)*

March DSD Metrics

March 2024 Performance Metrics

- 928 Lobby Customers
- 3,839 Call Volume 4.60 Average Wait Time
 - Average Service Wait Time
 - 2.27 Permits / Licenses
 - 7.61 Zoning/Historic
 - 7.50 Plan Review
 - 2.21 Platting / Public Impvmnts
 - 4.46 Code Compliance
- 1717 Permits Issued
 - 98% Next Day Inspections (*Goal = 85%*)
 - 2 Residential Average Review Time (*Goal = 3 Days*)
 - 4 Commercial Average Review Time (*Goal = 10 Days*)
- 5 Zoning Applications Submitted
 - 1 Applications taken to Planning Commission
 - 2 Applications taken to City Council
 - 80 Average days to City Council (*Goal = Less than 90 days*)
- 4 Platting Applications Submitted
 - 3 Plats taken to Technical Review Committee (TRC)
 - 2 Plats taken to Planning Commission
 - 54 Average days to Planning Commission (*Goal = Less than 45 days*)
- 7 Public Improvement Plans (PIP) Submitted
 - 7 Public Improvement Plans Reviewed
 - 8 Average Review Time (*Goal = 15 Days*)*