

DSD NOVEMBER NEWSLETTER

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20 23



Introduction:

Seasons come and seasons go, and now we find ourselves in the Fall Season of 2023 and when fall arrives we realize the calendar year is winding to a close. In FY 22/23, the Development Services Department (DSD) experienced some great highs for example, we launched the STAR Program, (a voluntary contractor registration program) and yes, it's true, no one has registered to date BUT momentum is building, and we are encouraged. This summer we launched the New INFOR, Rhythm and DigEPlan, this new software ushers our operations into the 21st century; this summer City Council adopted the 2021 International Codes; Council approved DSD raising our Fees for Service by 10% and this went into effect on October 1st, 2023; and Code Enforcement transitioned to DSD. However, our department had some very challenging lows, such as having to pause the UDC Update Project (for various reasons), our goal is to revise our approach and restart this project in the 1st quarter of 2024. We have our hands in a lot of things in our continuous attempt to move Corpus Christi forward in 2024. As always, thank you for your continued support and have a safe holiday season ... 😊

What's New

On June 1st, 2023, the City of Corpus Christi has taken the opportunity to create a more efficient, effective, and functional Code Enforcement Operation by realigning this group with the Development Services Department (DSD). Code Enforcement and Development Services are basically two sides of the same coin; one side deals with the existing "built environment" and the other side deals with the current "environment being built." DSD reorganized the division to create upward mobility opportunities; staff was realigned and elevated financially; the Code Officers were divided into to five (5) teams, one for each council district; and each district team is led by a Sr. Code Officer. The Code Enforcement Division produces a Monthly Report that outlines all the activities undertaken by the team and this report is forwarded to City Council and posted on our website. There is so much more to do and much to improve but I am very pleased with the progress made to date. Looking forward to exciting process improvements in 2024.

Employees of the Quarter

Eddie Reyna - Otero - Code Compliance Officer

Casandra Perez - Administrative Support II

Grace Santana - Administrative Support III

- Left - **Eddie** received his Code Officer I Certification in May 2023 and soon after, obtained his Code Officer II Certification. Eddie has a positive attitude, is team oriented, regularly offering assistance with additional assignments, which displays his willingness to help the team whenever the need is required. He demonstrates excellent job performance and responsibility while performing his job duties.
- Center - **Casandra** started with the City of Corpus Christi in 2019 and has been an excellent addition to the Code Compliance Team since 2021. Casandra is always responsive, seeks methods to improve processes, takes initiative on projects and facilitates, when necessary, always willing to go above and beyond to get the job done.
- Right - **Grace** provides exceptional administrative support to management, stakeholders, but most importantly to all staff, ensuring everything in her realm runs efficiently and without interruption. Grace is goal oriented, task driven, meets assigned deadlines, and is always seeking opportunities to expand her knowledge. Grace displays professionalism everyday as she always has a positive attitude no matter the circumstance or obstacle.



PROMOTIONS & CAREER OPPORTUNITIES

Senior Code Compliance Officers

Mike Shelton

- District 1

Thomas Chapa

- District 2

Grace Elledge

- District 3

Estella Padron

- District 4



New Staff Certifications

Bill Wittliff

Certified Building Official

Tim Stewart

Residential Building Inspector

Martin Garcia

Residential Electrical Inspector



Yvette Dodd-Wallace

Property Maintenance & Housing Inspector
Code Specialist

Javier Hernandez

Code I Certification

Ultra Pena

Building Plans Examiner

Jacob Gonzalez

Zoning Inspector

Recognition

Matthew Barrera

AACE/ICC Certified – Certified Code Enforcement Officer

Berardo Cantu

AACE/ICC Certified – Certified Code Enforcement Officer

AJ Garcia

AACE/ICC Certified – Certified Code Enforcement Officer

Patricia Lopez-Garcia

AACE/ICC Certified – Certified Code Enforcement Officer

Mike Shelton

AACE/ICC Certified – Certified Code Enforcement Officer

Yvette Dodd-Wallace

AACE/ICC Certified – Certified Code Enforcement Officer

**57% of DSD Staff
Possess a
License, ICC
Certification and/or
State Registrations**

Welcome to the Team!



Andrew Dimas
Planning Manager

WELCOME BACK!!!

Alex Harmon
Engineer IV

Jamalh Bussey
Code Compliance Officer I

Roman Calderon
Code Compliance Officer I

Martin Lopez
Code Compliance Officer I

Paulina Garcia
Code Compliance Officer I

John Navarro
Code Compliance Officer I

This Accreditation is our Next Goal...



A Verisk Analytics Business

Awaiting their Determination on the Department's rating score....???



Helping Building Departments Achieve Excellence:

Improving Services- Achieving Goals- Building Confidence

Building Department Accreditation

Service Goals

Emergency Response Plans

Quality Management System

Management Reviews

Document Records

Complaints & Appeals

Personnel: Permitting, Budget, Plan Review , & Inspections

DSD Training Schedule

• November 15th -

Building - INFOR Permit SOP / DigEPlan

Land Development - State Statue Update / Addressing Policy for Plats

Code Compliance - Warrants

• December 6th -

Building - Accessory Structure / Time Management

Land Development - Stormwater Review

Code Compliance - Accessory Structure / Time Management

Sessions start @ 8am

Location: Development Services Building 2406 Leopard St. Corpus Christi, TX 78408



Master Planning & Impact Fee Study



DEVELOPING OUR FUTURE CORPUS CHRISTI

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

Master Planning & Impact Fee Study – Meeting Schedule

- **Nov. 08, 2023** / Community Meeting – Master Plan Review (District 5)
Dr. Clotilde P Garcia Library 5930 Brockhampton St. (6pm-7pm)
- **Nov. 09, 2023** / CIAC Meeting - Roadway Impact Fee Review
City Hall (6th Floor Conference Room) – (11:30am – 3:30pm)
- **Nov. 13, 2023** / Community Meeting – Master Plan Review (District 3)
Corpus Christi Water Building (Choke Canyon Room) 2726 Holly Rd – (6pm-7pm)
- **Nov. 15, 2023** / Community Meeting – Master Plan Review (District 2)
Lindale Senior Center 3135 Swantner St. – (6pm-7pm)
- **Nov. 16, 2023** / Workshop Briefing – City Council & Planning Commission – Master Plan Review
(12pm – 4pm) / American Bank Center –
- **Dec 5th, 2023** / City Council Action for Notice to Set Public Hearing
Land Use, Master Plans, & CIP' S RTA Building (602 N. Staples St.)
- **Dec 6th, 2023** / Workshop Briefing – City Council & Planning Commission – Master Plan Review
(12pm – 4pm) / American Bank Center –
- **Dec 06, 2023** / Community Meeting – Master Plan Review (District 1)
Owen R. Hopkins Library 3202 McKinzie Rd – (6pm-7pm)
- **Dec 11, 2023** / Community Meeting – Master Plan Review (District 4)
Ethel Eyerly Senior Center 654 Graham Rd. (6pm-7pm)
- **Dec 13, 2023** / Planning Commission Public Hearing
City Hall (6th Floor Conference Room)
- **Jan 18, 2024** / CIAC Meeting - Wastewater Impact Fee Review
City Hall (6th Floor Conference Room) – (11:30am – 3:30pm)
- **Jan 18, 2024** / City Council Public Hearing – Land Use, Master Plans & CIP' s (6pm-8pm)
RTA Building (602 N. Staples St.)



DEVELOPING OUR FUTURE CORPUS CHRISTI

- **Jan 23, 2024** / City Council Public Hearing – Land Use, Master Plans & CIP' s (1st Rdg)
RTA Building (602 N. Staples St.)
- **Jan 30, 2024** / City Council Public Hearing – Land Use, Master Plans & CIP' s (2nd Rdg)
RTA Building (602 N. Staples St.)
- **Feb 15, 2024** / CIAC Meeting - Water Impact Fee Review
City Hall (6th Floor Conference Room) – (11:30am – 3:30pm)
- **Mar 21, 2024** / CIAC Meeting - Impact Fee Review & Recommendations for Council
City Hall (6th Floor Conference Room) – (11:30am – 3:30pm)
- **TENTATIVE** / Community Meetings in each Council District - Impact Fees Review (6pm-7pm)
April – May 2024
- **Apr 11, 2024** / Workshop Briefing - City Council & Planning Commission – Impact Fees Review
Tentative (12pm – 4pm) / Location – TBD
- **May 09, 2024** / Workshop Briefing - City Council & Planning Commission – Impact Fees Review
Tentative (12pm – 4pm) / Location – TBD
- **Apr 23, 2024** / City Council Action for Notice to Set Public Hearing – Impact Fees
RTA Building (602 N. Staples St.)
- **May 15, 2024** / Planning Commission Public Hearing
City Hall (6th Floor Conference Room)
- **May 05, 2024** / City Council Public Hearing – Impact Fees (6pm-8pm)
RTA Building (602 N. Staples St.)
- **11. 2024** /City Council Public Hearing – Impact Fees (1st Rdg)
RTA Building (602 N. Staples St.)
- **8. 2024** /City Council Public Hearing – Impact Fees (2nd Rdg)
RTA Building (602 N. Staples St.)

Code Compliance Division

Code Compliance Monthly Report - October 2023

Monthly Code Compliance Report Issued - Code Compliance has shifted to a holistic compliance approach, focusing efforts from the outside (strategic, big picture) toward the inside, to improve the aesthetics, appearance, and perception of the City of Corpus Christi. In doing so, Code Compliance Officers are prioritizing highly visible and most traveled areas, within our city, starting with freeways, highways, and major arterials; then moving to our major collector streets throughout the city; and finally focusing on our local residential streets within our neighborhoods.



Development Services Department
Code Compliance Monthly Report

FY 2023
OCTOBER

The Code Compliance Division of Development Services has shifted to a holistic compliance approach, focusing efforts from the outside (strategic, big picture) toward the inside, to improve the aesthetics, appearance, and perception of the City of Corpus Christi.

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 October, Code Compliance initiated 1458 new cases and completed 2408 total inspections.

- 526 cases were proactively picked up by officers.
- 832 cases were complaint-driven, via the 311-call center.



welcome TO THE TEAM

Code Compliance Officer II Eddie Reyna (training) in the classroom with new trainees.



Code Compliance Officer I

- Jamalh Bussey
- John Navarro
- Martin Lopez
- Roman Calderon
- Paulina Garcia





Community Outreach Events:
10/03/2023 Code Compliance participated in the "National Night Out" event.
10/26/2023 Code Compliance participated in the "Red Ribbon Week" 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.

Assistant Director, Tracey Cantu at TraceyC@ctctexas.com / 361.826.3021 and Director, Al Raymond at AlRaymond@ctctexas.com / 361.826.3575 are also available to answer questions or concerns.



Development Services Department
Code Compliance Monthly Report

FY 2023
OCTOBER

District 5
Senior/Lead Compliance Officer - Michael Gutierrez
361.945.0262 | mgutierrez@ctctexas.com
Compliance Officer - Josue Gomez

Compliance Cases Initiated	229	Next BSB Hearing - JANUARY 2024	
Inspections Completed	260	Abatements Completed	4
Tall Grass / Weeds	240	Mowing & Debris Removal	1
Building Permits Required	2	Structures Secured (Board-ups)	3
Emergency Demolitions	2	Site Secured (Perimeter Fencing)	0
Emergency Measures	2	Illegal Signs Removed	0
Illegal Signs	0		



Development Services Department
Code Compliance Monthly Report

FY 2023
OCTOBER

District 4
Senior/Lead Compliance Officer - Estella Padron
361.945.0197 | estellas@ctctexas.com
Compliance Officers - Jorge Ortiz, Hazel Prado

Compliance Cases Initiated	244	Next BSB Hearing - JANUARY 2024	
Inspections Completed	416	Abatements Completed	0
Tall Grass / Weeds	307	Mowing & Debris Removal	0
Building Permits Required	2	Structures Secured (Board-ups)	0
Emergency Demolitions	2	Site Secured (Perimeter Fencing)	0
Emergency Measures	2	Illegal Signs Removed	0
Illegal Signs	0		



Development Services Department
Code Compliance Monthly Report

FY 2023
OCTOBER

District 3
Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | gracee@ctctexas.com
Compliance Officers - Steven Arredondo, Diana T. Garza

Compliance Cases Initiated	267	Next BSB Hearing - JANUARY 2024	
Inspections Completed	421	Abatements Completed	96
Tall Grass / Weeds	287	Mowing & Debris Removal	10
Building Permits Required	0	Structures Secured (Board-ups)	2
Emergency Demolitions	0	Site Secured (Perimeter Fencing)	0
Emergency Measures	0	Illegal Signs Removed	84
Illegal Signs	0		



Development Services Department
Code Compliance Monthly Report

FY 2023
OCTOBER

District 2
Senior/Lead Compliance Officer - Thomas Chapa III
361.5857186 | thomasc6@ctctexas.com
Compliance Officers - Eddie Reyna, Sherman Dixon

Compliance Cases Initiated	325	Next BSB Hearing - JANUARY 2024	
Inspections Completed	247	Abatements Completed	0
Tall Grass / Weeds	247	Mowing & Debris Removal	0
Building Permits Required	0	Structures Secured (Board-ups)	0
Emergency Demolitions	0	Site Secured (Perimeter Fencing)	0
Emergency Measures	0	Illegal Signs Removed	0
Illegal Signs	0	Junked Vehicles Removed	0
		Emergency Demolitions	0
		Emergency Measures - Bees	0
		Substandard Building Demolitions	0
		Abatements Pending	121
		Mowing & Debris Removal	108
		Structures Secured (Board-ups)	13
		Site Secured (Perimeter Fencing)	0
		Junked Vehicles Removed	0
		Emergency Demolitions	0
		Substandard Building Demolitions	0



Development Services Department
Code Compliance Monthly Report

FY 2023
OCTOBER

District 1
Senior/Lead Compliance Officer - Mike Shelton
361.945.0275 | mikesh@ctctexas.com
Compliance Officers - Alex Gonzales, Sam Gomez, Ruben Hernandez, Tarcisus Romawac

Compliance Cases Initiated	393	Next BSB Hearing - JANUARY 2024	
Inspections Completed	1064	Abatements Completed	53
Tall Grass / Weeds	806	Mowing & Debris Removal	46
Building Permits Required	5	Structures Secured (Board-ups)	3
Emergency Demolitions	1	Site Secured (Perimeter Fencing)	0
Emergency Measures	1	Illegal Signs Removed	4
Illegal Dumping	1	Junked Vehicles Removed	0
Illegal Signs	4	Emergency Demolitions	0
Junked Vehicles	52	Emergency Measures - Bees	0
Parking on Unimproved Surfaces	3	Substandard Building Demolitions	0
Property Maintenance Standards	79	Abatements Pending	121
Short-term Rentals	2	Mowing & Debris Removal	108
Substandard Buildings	15	Structures Secured (Board-ups)	13
Unsecured Vacant Buildings	44	Site Secured (Perimeter Fencing)	0
Water Restrictions	1	Junked Vehicles Removed	0
Zoning	49	Emergency Demolitions	0
Notices of Violations Issued	288	Substandard Building Demolitions	0
Citations Issued	82		

Status of High Profile Properties

3170 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspected on 10/23/23 - new vehicles have been brought to the property. Current Status - in violation; Citation issued. Anticipated reinspection week of 11/10/23.

3174 Buddy Lawrence Drive - Occupied Property | Zoning violation - Vehicle repair business on a residential property. Reinspection on 10/23/23 - new vehicles have been brought to the property. Current Status - in violation; Citation issued. Anticipated reinspection week of 11/10/23.

737 W. Cornelia Drive - Occupied Property | Zoning violation - Heavy machinery stored on residential property. Reinspection on 10/23/23 - progress being made extension granted. Current Status - in (partial) compliance; Anticipated reinspection scheduled for week of 11/10/23.

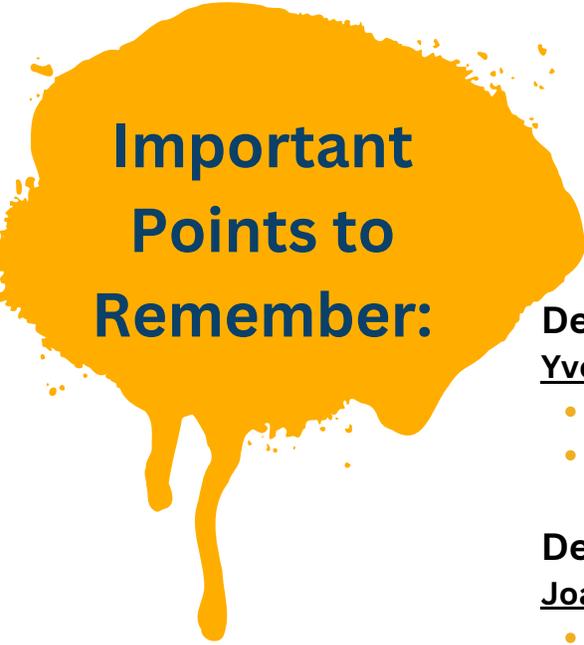
DSD WINTER BREAK 2023

DECEMBER 2023						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JANUARY 2024						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Printable Calendars by CompanyPioneers.Com

December 25, 2023 - January 1, 2024
Returning January 2nd, 2024!



DSD OPERATIONAL IMPROVEMENTS...!!!

Designated Department Ombudswoman:
Yvette Dodd-Wallace

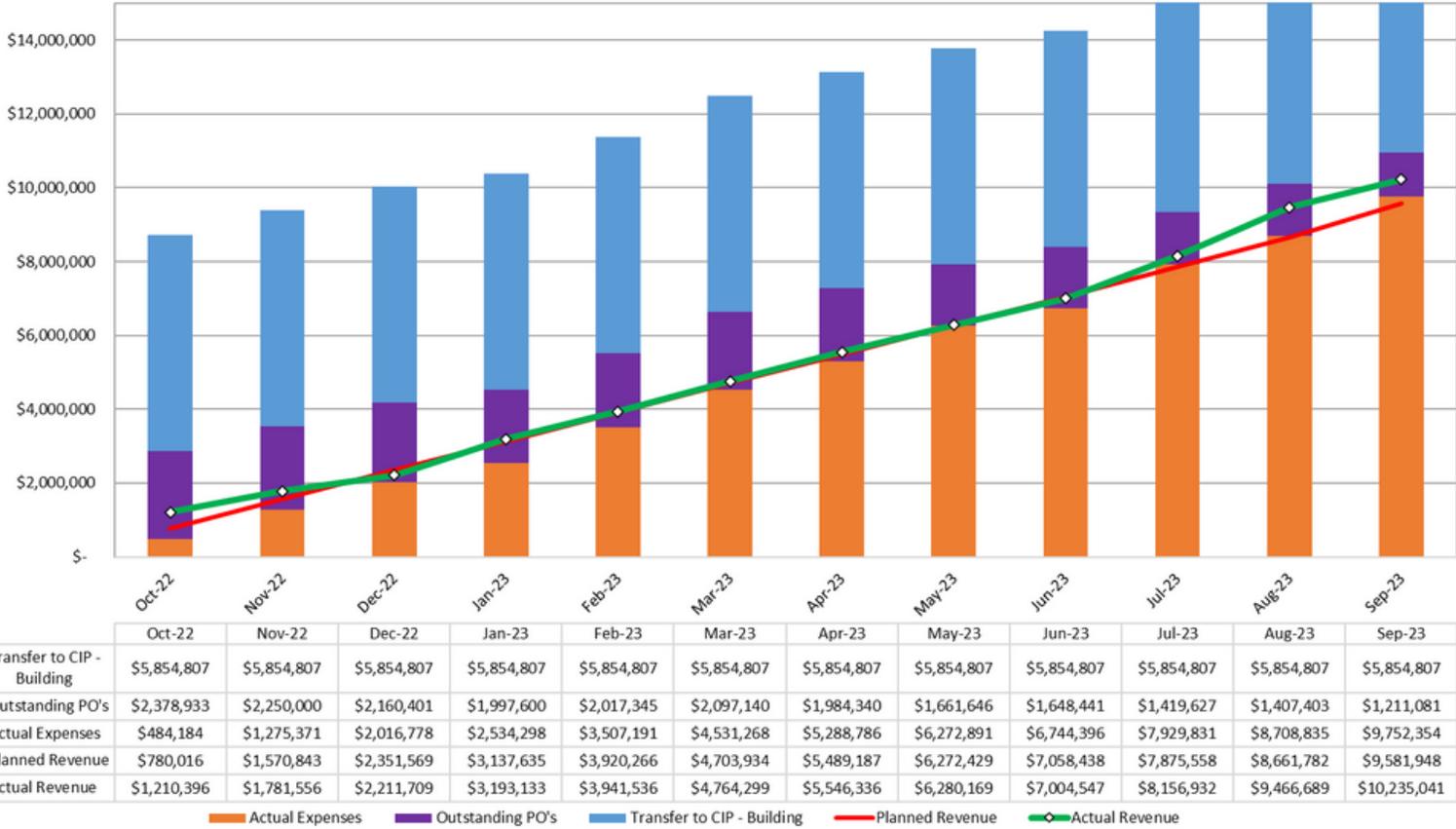
- Responsible for assisting customers with their challenges.
- Yvette can be reached at YvetteDo@cctexas.com (361)826-3840

Department Community Relations Coordinator:
Joann Salinas

- Manages the Department messaging & engagement activities.
- Joann can be reached at JoannS@cctexas.com (361)826-3231

DSD Financials & Metrics

Development Services
Budget Vs. Actual Analysis
(FY 2022/2023)



Vacancy Report

Division	Quarter 1 Vacancy Rate	Quarter 2 Vacancy Rate	Quarter 3 Vacancy Rate	Quarter 4 Vacancy Rate
Land Development	26.67%	26.67%	26.67%	20.00%
Administration	12.50%	36.36%	27.27%	27.27%
Inspection Operations	6.67%	25.45%	25.86%	27.59%
Code Enforcement	NA	NA	NA	32.56%
Totals:	11.76%	28.40%	26.19%	26.19%

* Functional Vacancy Rate exclusive of Code Compliance is 12.68%

* Functional vacancy Rate for Code Compliance is 25.64%

