



# Mission Statement

- To provide sound professional advice and technical expertise to assist and guide elected and appointed officials, city management, the development community, and citizens in planning, preserving, and developing a great city.
- To apply codes fairly and consistently in the provision of development review, permitting, inspection, and code enforcement services.
- We have a duty to enforce city codes to ensure a safe and healthy environment, but we will balance that duty with a commonsense approach and a facilitative attitude.

## CORE VALUES

**Customer Focus**

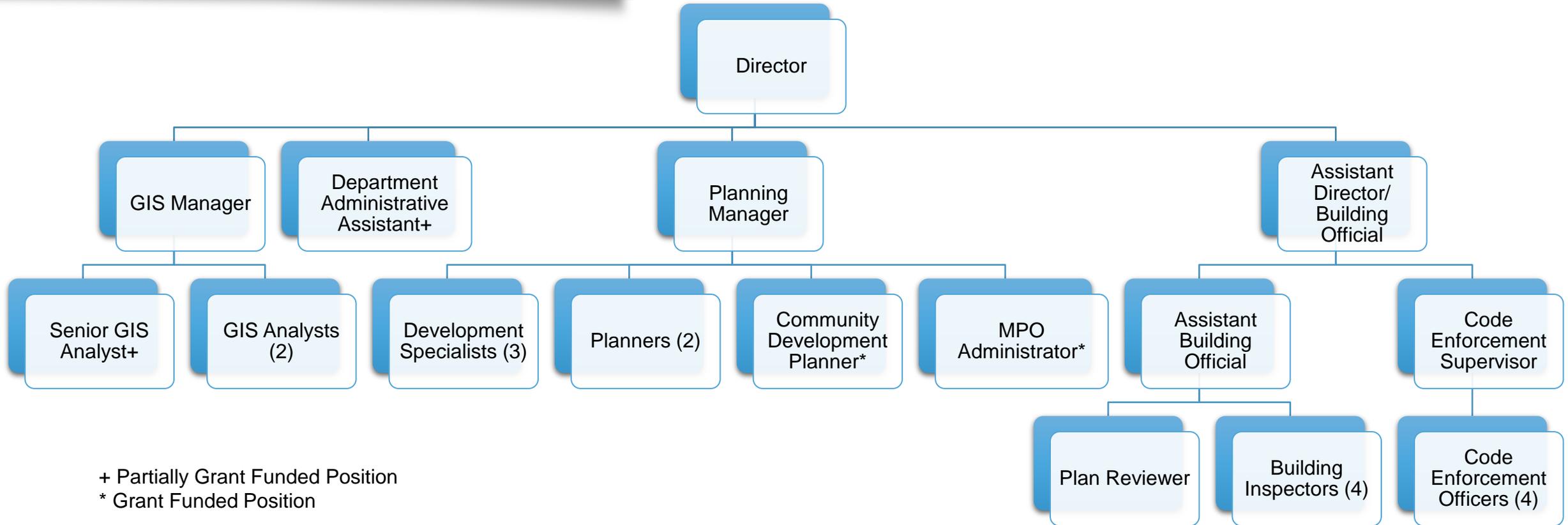
**Teamwork**

**Openness**

**Excellence**

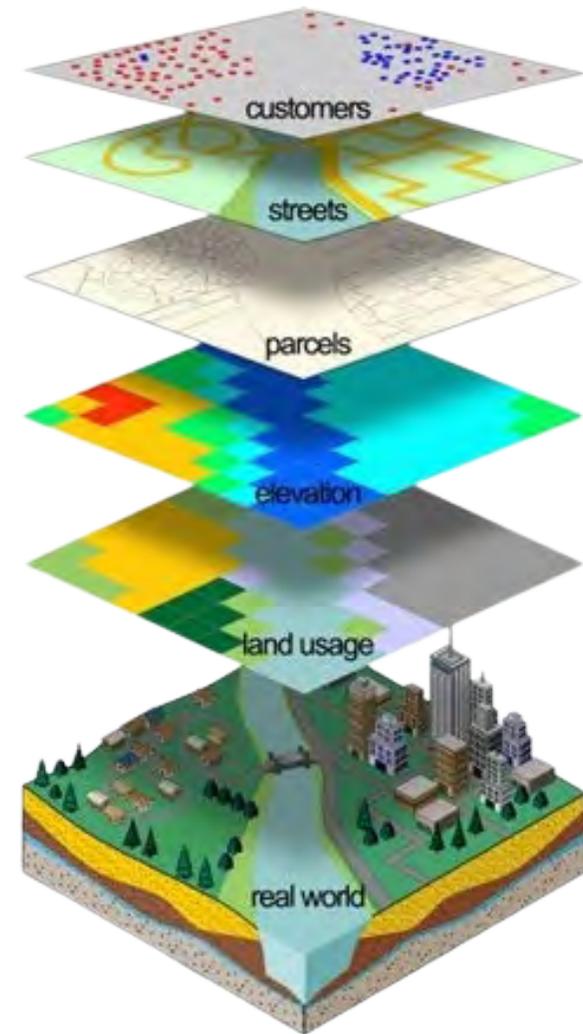
**Professionalism**

# Development Services Organizational Structure



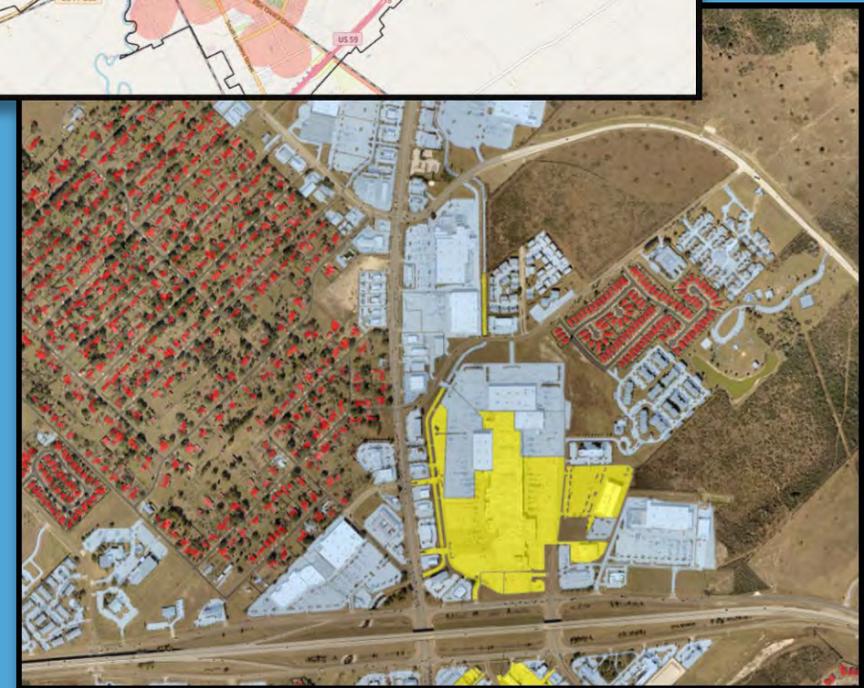
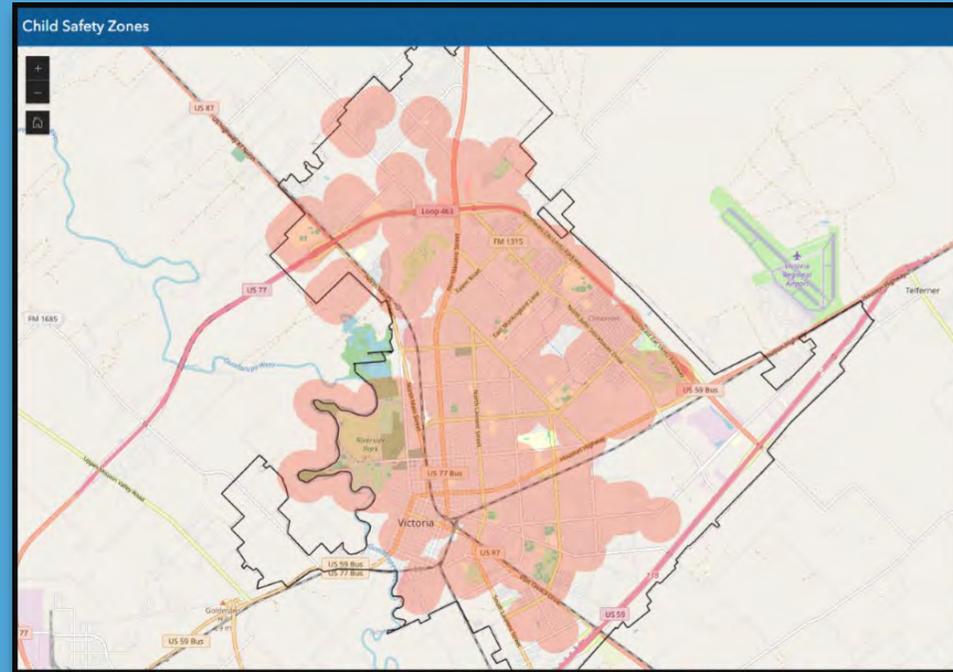
# Geographic Information Systems (GIS)

GIS is a computer system that combines digital maps with data that describes features on the maps.



# GIS

- Assisted Public Works in development of impervious cover layer
- Upgrade Microsoft SQL Server 2014 to Microsoft SQL Server 2019
- Collaborated with City of Victoria Police Department in developing Child Safety Zones for new City Ordinance along with an interactive map for city web page



# Planning Services

- Unified Development Ordinance (UDO)
- Planning Commission
  - FY 24 – 12 meetings
  - FY 25 – 3 meetings (YTD)
- Development Review Team
  - FY24 – 68 Pre-Development Meetings
  - FY25 – 20 Pre-Development Meetings (YTD)

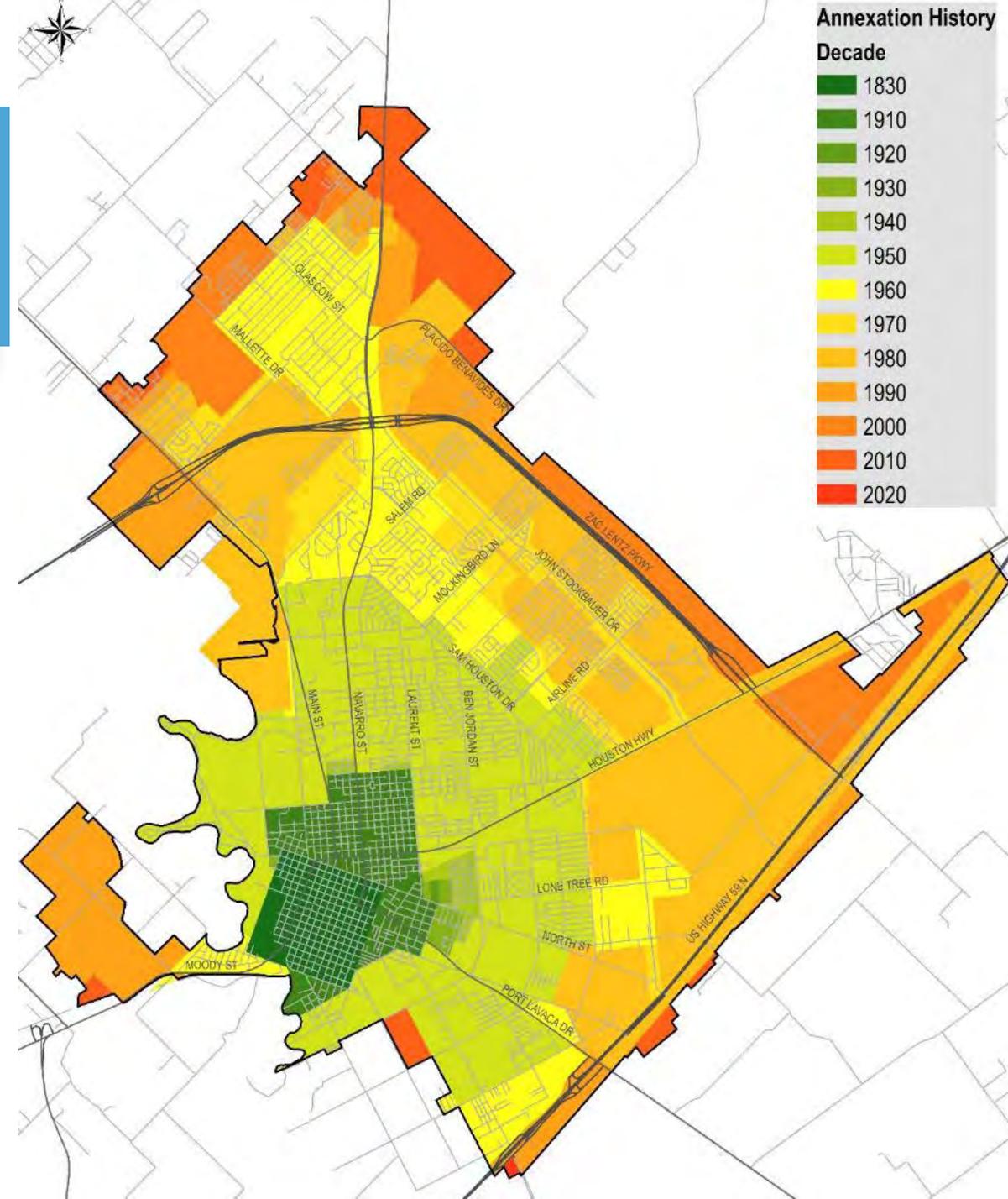


# Demographics

Year	Victoria County	City of Victoria
2020 Census	91,319	65,534
2025 Estimate	92,666	66,501
2030	93,954	67,425
2035	95,170	68,298

# Annexation

- 2017 – 0 acres
- 2018 – 0 acres
- 2019 – 63.44 acres (Placido Benavides)
- 2020 – 10.19 acres (The Texan)
- 2021 – 12.056 acres (Lake Forest)
- 2022 – 0 acres
- 2023 – 0 acres
- 2024 – 10 acres (Billy T. Cattan Recovery Outreach Center)



# Community Development Block Grant (CDBG)

- Completed 2023 Annual Action Plan (AAP)
- Submitted 2024 AAP – HUD approved ✓
- Awarded & allocated Plan Year 2024 funds to PSAs and PFs that benefit LMI families and individuals
- Plan Year 2023 Consolidated Annual Performance and Evaluation Report (CAPER) - HUD approved ✓
- Consolidated Plan (ConPlan) 2025-2029 & Plan Year 2025 AAP in Development
  - Entitlement: \*\*\*Not Announced\*\*\*
  - Funding recommendations will be presented in June 2025



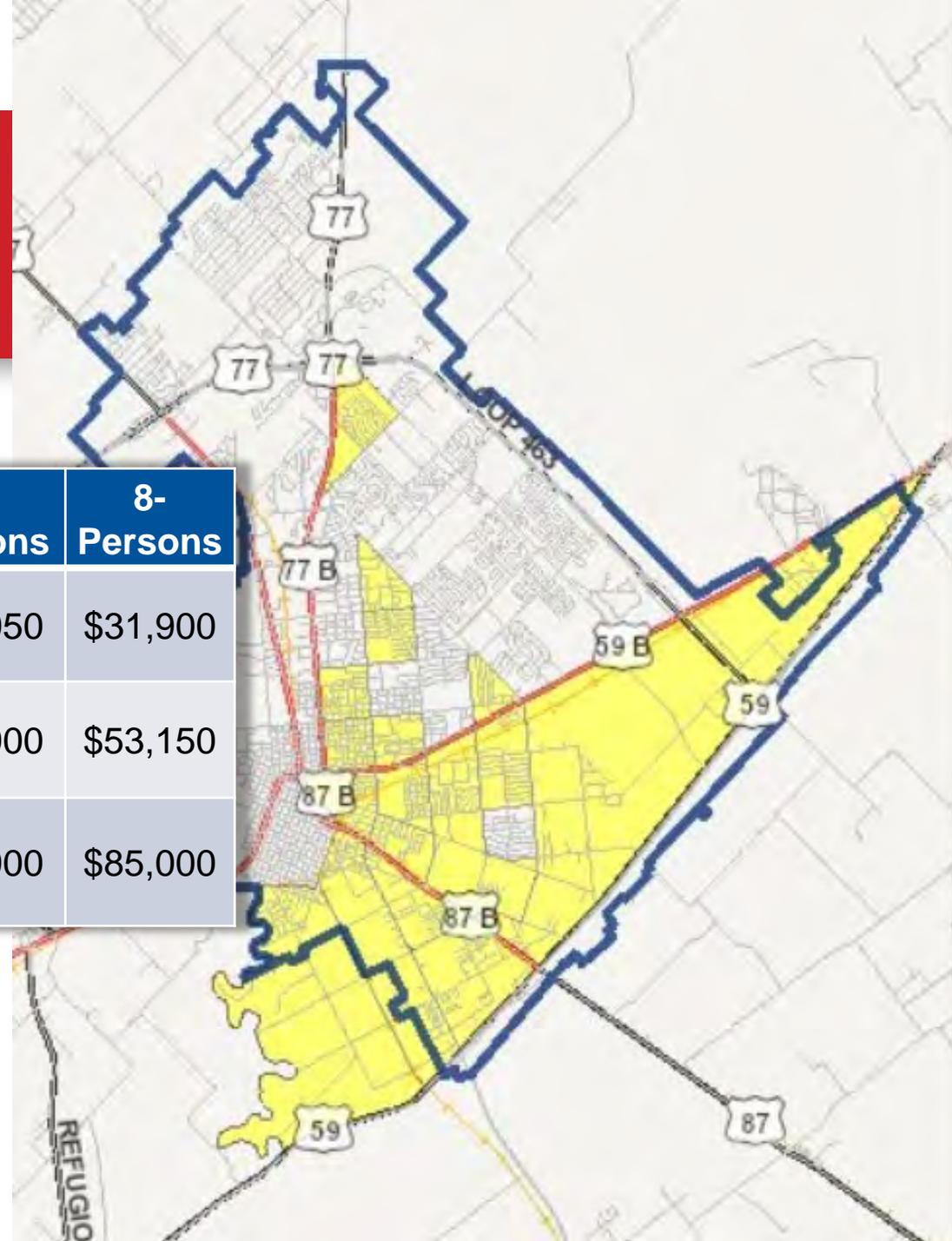
# HUD Published Income Limits

## Low- to Moderate-Income 2024 Limits

	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
30% MFI	\$16,950	\$19,350	\$21,750	\$24,150	\$26,100	\$28,050	\$29,950	\$31,900
50% MFI	\$28,200	\$32,200	\$36,200	\$40,250	\$43,500	\$46,700	\$49,900	\$53,150
80% MFI	\$45,100	\$51,500	\$57,950	\$64,400	\$69,550	\$74,700	\$79,900	\$85,000

Median Family Income: \$88,300

\*These numbers are subject to change in May/June



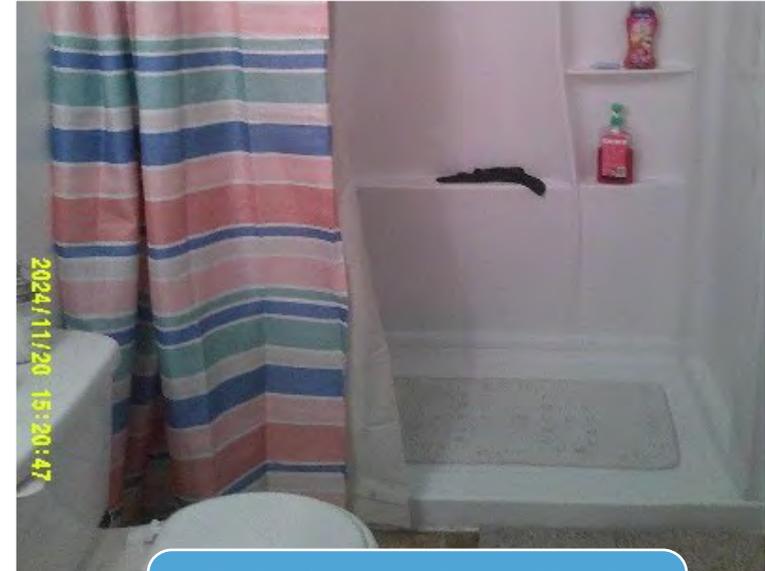
# CDBG Activity Highlights

## PY 2023: \$566,898

- 9 Public Service Agency Programs
- 5 Public Facility Projects
- Home Rehab-13 Households Assisted
- Demolished 25 Substandard Structures
- 220 Citizens Served Goal
- 347 Citizens Served

## PY 2024: \$551,333 (in progress)

- 11 Public Service Agency Programs
- 6 Public Facility Project
- Down Payment/Closing Cost Assistance
- City Park Project
- Demolition Program
- 355 Citizens Served Goal
- 216 Citizens Served



ADA Compliant Walk-In Shower



Energy Efficient Windows



Attended **19** partnership meetings since Jan. 1, 2024

**CDBG Community Engagement,  
Involvement, & Collaborations**

# Metropolitan Planning Organization (MPO)

- Developed the Move Victoria 2050 Metropolitan Transportation Plan (MTP)
- Participated in the Annual Summer Library Festival
- Developed and adopted the FY 2025- 2028 Transportation Improvement Program
- Collaborated with Victoria Transit on the Transit Route Study
- Developed and adopted the FY 2025 & 2026 Unified Planning Work Program
- Adopted the Safety, State of Good Repair, and Transit Safety Performance Measure Targets



# The Move Victoria 2050 MTP

- **Long-Range:**
  - Developed 25-year long range transportation plan for Victoria County.
- **Analyzed Current Trends and Developed Future Projections:**
  - The MTP analyzes current and projected trends in the region's population, job/employment market, household size and income, mode choice, and more to assist the community and decision-makers in project selection process.
- **Community Driven:**
  - The MTP solicited community input in May 2024 to develop community vision and goals. Regional needs were then incorporated into project evaluation and scoring.
- **Produced a Fiscally Constrained Project List:**
  - Final plan developed a list of short, medium, and long-term projects to be funded with State and Federal funds through 2050.



# DEVELOPMENT CENTER

- Completed detailed inspector training plan
  - Continued in-house certification testing program
  - 4 “Lunch and Learn” staff trainings
  - New ICC Certifications
    - Eli Briseño– Certified Building Official  
Modules: Building Codes and Standards, Legal Module; Building Code Specialist
    - Corey Mullins – Residential Energy Inspector, Commercial Energy Inspector
    - Abiel Ramos – Residential Building Inspector
    - Jeff Allinson - Residential Building Inspector
- Rick Madrid continues to serve on ICC Code Development Committees - Chair



# Development Review Team

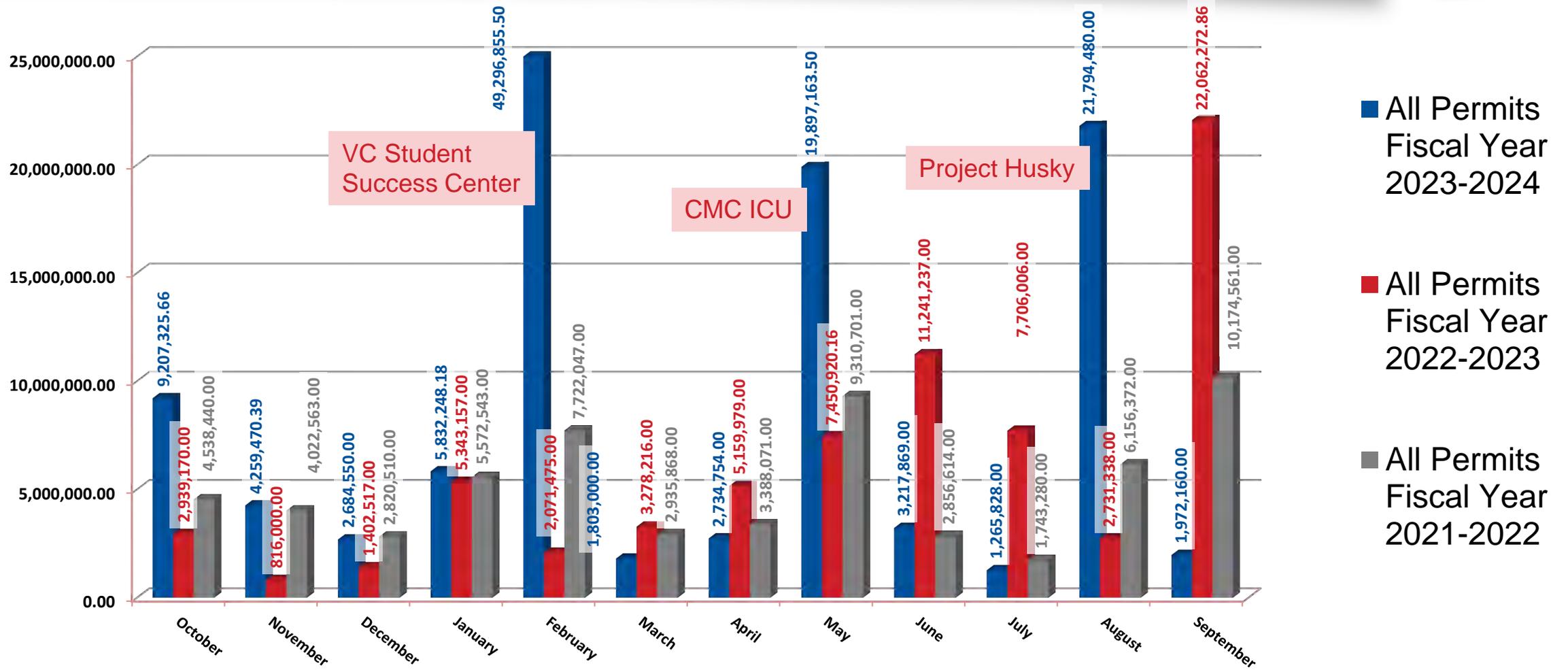
Fiscal Year Activity	2021	2022	2023	2024	2025 (YTD)
Site Plans	46	43	29	42	4
Major & Minor Plats	57	57	22	34	7
Land Use Verifications	19	20	9	24	7
Variances	20	15	7	14	5

# Permit Activity

Fiscal Year Activity	2020*	2021	2022	2023	2024
Permits Issued	4,142	4,168	4,432	3461	3422
Valuation of Construction	\$37,988,853	\$78,678,329	\$61,541,570	\$91,329,333	\$159,879,721
Fees/Revenue	\$512,563	\$566,602	\$591,105	\$527,686	\$592,351
Residential New Construction	152 homes/ 279,580 sq. ft.	167 homes/ 311,531 sq. ft.	174 homes/ 324,060 sq. ft.	63 homes/ 116,191 sq. ft.	41 homes/ 89,493 sq. ft.
Inspections	7,591	6,910	8,068	6,585	4,959
Plan Reviews	60	84	88	102	88
Name Changes	122	154	180	174	132
Commercial Inspection Only (CIO)	52	68	68	45	51

\*COVID-19 pandemic

# Permit Activity



# Permit Activity Highlights

## Development Center Highlights

- Continued enforcement of the adopted 2021 Building
- Plan review timeline is being maintained at 10 business days for most commercial projects, one of the fastest turn-around times for permit issuance in the state
- ISO audit results pending, but believed to maintain the BCEGS insurance classification rating

## Major Commercial Permits

- DeTar Lab Renovation
- Main Street Plaza
- Mission Valley School (Rebuild)
- Quick Quack Houston HWY
- RNR Tire Express
- Brevity Coffee
- VA Community Outpatient Clinic
- Freddy's Frozen Custard
- 7-Eleven
- Dollar General (Water St)
- Mac Haik Ford Build Out
- CMC Medical Clinic
- Victoria Public Safety Headquarters
- Mr. Gattis
- Starbucks – Houston HWY
- Project Husky
- Long John Silver's
- H-Tea O
- Toasted Yolk
- Mattress Firm
- Tequila's Mexican Bar & Grill
- Pit Stop

## Major Downtown Permits

- De Leon Plaza Expansion
- Victoria County Renovation Phase A – 311 E Constitution
- Victoria County Courthouse
- Greek Brothers Kitchen Remodel
- Evan's Pizzeria
- Victoria County Renovation Phase B – 311 E Constitution
- 201 S Main – Office remodel
- 110 N Main remodel
- The Mitchell Artisan Market

# Development Center – Noteworthy Developments



Mission Valley  
Elementary School



Long John Silver's



COV Public Safety  
Headquarters



Project Husky

# How Do I/Website Notifications

- Report A Concern
- Alert Center
- Newsroom & Information

Homepage > Notify Me



## Notify Me®

1. Type your email address in the box and select **Sign In**.
2. If you want to receive text messages enter your phone number and select **Save**.
3. To subscribe or unsubscribe click  and/or  next to the lists to which you

Available Lists

### Your Profile Information

[Sign Out](#)

 **Email Address**  
jfulgham@victoriatx.gov

- I prefer to receive HTML emails when available
- I would like to be able to receive text messages on my mobile phone

[Unsubscribe from All Lists](#)



### Notify Me®

METHOD	LIST NAME	DESCRIPTION
 	Monthly Development and Permit Reports	
 	Quarterly Action Agenda	
 	The City View	Subscribe to The C
 	TOWNtalk	TOWNtalk, the NE the show, you'll he YOU!



### Alert Center

City of Victoria Monthly Activity Report									
Description	Mar-2023			Fisc. YTD -6th month of year			Mar-2022		
	Total #	Valuation (rounded)	Sq Footage	Total YTD	Valuation (rounded)	Sq Footage	Total #	Valuation (rounded)	Sq Footage
Residential Single Family	7		16,971	33		69,611	25	\$ -	48,759
RMH Placement	12		10,140	27		25,120	8	\$ -	
Res Multi. Family	0			0			0	\$ -	
Res Add/Repairs	51		50,088	339		324,839	60		57,984
Comm. New Constr	1	\$ 60,000.00		4	\$ 1,990,000.00		0	\$ -	
Comm. Add/Repair	35	\$ 3,155,791.00		189	\$ 13,326,628.00		53	\$ 2,844,878.00	
Signs	5	\$ 62,425.00		36	\$ 533,907.00		13	\$ 90,990.00	
Other	54			182			59	\$ -	
Plan Reviews	8			49			6		
<b>TOTAL</b>	<b>173</b>	<b>\$ 3,278,216.00</b>	<b>77,199</b>	<b>859</b>	<b>\$ 15,850,535.00</b>	<b>419,570</b>	<b>224</b>	<b>\$ 2,935,868.00</b>	<b>106,743</b>

\*Note: Residential BMEP Permit Valuations are not included per HB 852 and Ordinance 2019-11

City of Victoria M.E.P. Permits Issued						
Description	Mar-2023		Fisc. YTD -6th month of year		Mar-2022	
	Total	Type of Permits	Total	Type of Permits	Total	Type of Permits
Electrical Permits	69	Electrical Permits	368	Electrical Permits	106	
Mechanical Permits	49	Mechanical Permits	237	Mechanical Permits	52	
Plumbing Permits	71	Plumbing Permits	300	Plumbing Permits	75	
<b>TOTAL</b>	<b>189</b>	<b>TOTAL</b>	<b>905</b>	<b>TOTAL</b>	<b>233</b>	

City of Victoria Permit Fees Collected						
Type of Fees	Mar-2023		Fisc. YTD -6th month of year		Mar-2022	
	Total	Type of Fees	Total	Type of Fees	Total	Type of Fees
Building	\$ 20,683.00	Building	\$ 110,856.00	Building	\$ 32,477.00	
Electrical	\$ 7,469.00	Electrical	\$ 38,794.00	Electrical	\$ 11,217.00	
Mechanical	\$ 9,156.00	Mechanical	\$ 29,077.00	Mechanical	\$ 4,761.00	
Plumbing	\$ 6,630.00	Plumbing	\$ 30,163.00	Plumbing	\$ 6,102.00	
License Fee	\$ 5,600.00	License Fee	\$ 28,200.00	License Fee	\$ 6,400.00	
Plan Review Fees	\$ 2,061.00	Plan Review Fees	\$ 14,487.00	Plan Review Fees	\$ 2,516.00	
Other Fees	\$ 2,475.00	Other Fees	\$ 5,515.00	Other Fees	\$ 1,690.00	
<b>TOTAL</b>	<b>\$ 54,074.00</b>	<b>TOTAL</b>	<b>\$ 257,092.00</b>	<b>TOTAL</b>	<b>\$ 65,163.00</b>	

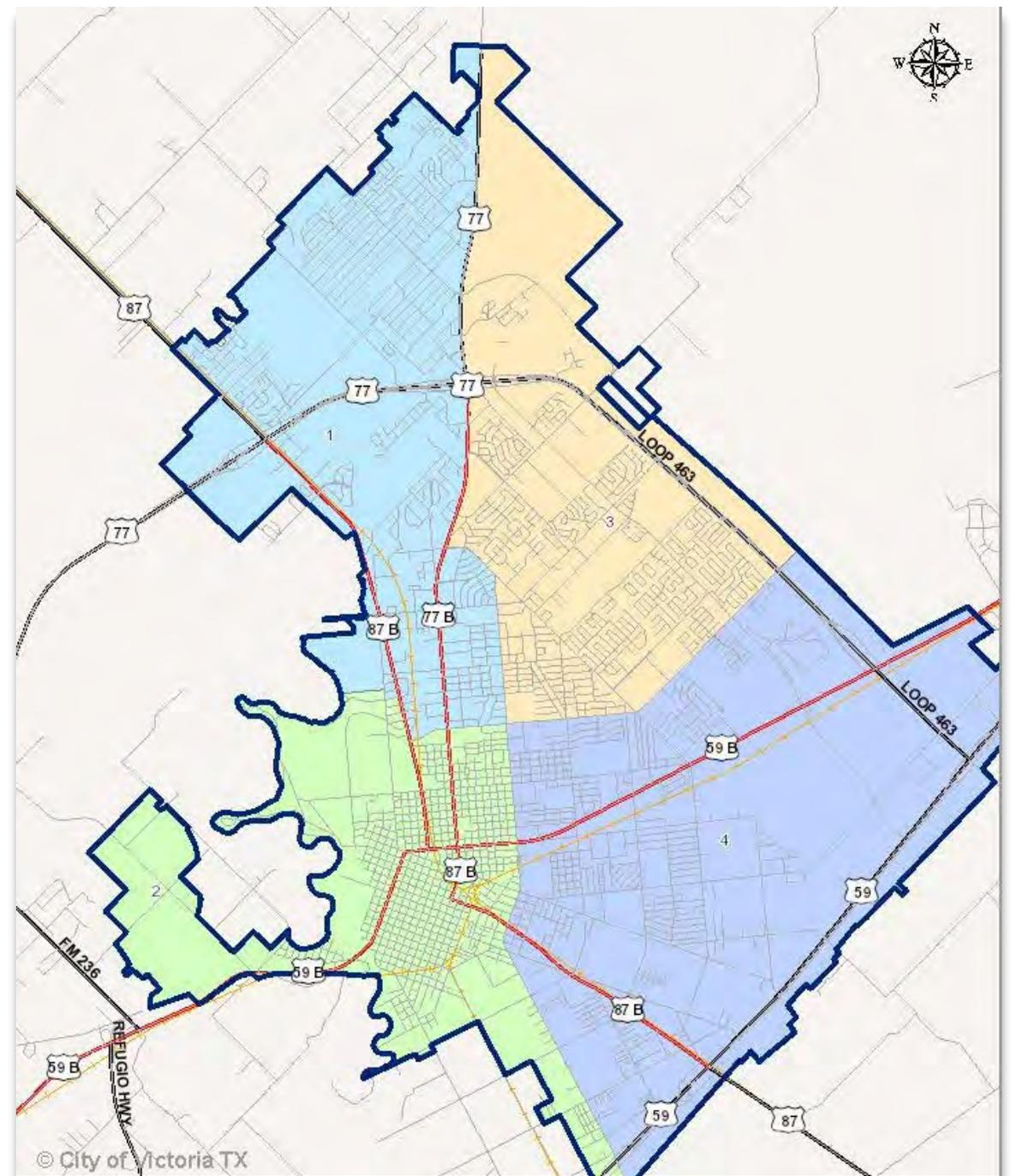
# Code Enforcement

- **Michelle Tyree-** promoted from senior CEO to CEO Supervisor
- **Anthony Sanchez-** promoted from CEO to CEO II
- Filled vacancies and hired additional officers-
  - **Steven Perez-** Senior CEO
  - **Andrea Ben Chamka-** CEO in training.



# Code Enforcement

- All CEO work Nuisance Abatements, Substandard Buildings, Junk Vehicles, Property Maintenance, and Municipal Court cases
- CEO Supervisor works Thoroughfares and more advanced cases.
- Priority Areas:
  - Main Thoroughfares
  - East Downtown/South Side, Queen City, Silver City



# Code Enforcement

Fiscal Year Activity	2021	2022	2023	2024	2025 (YTD)
Environmental Nuisance Complaints	2,571	2,369	2,964	3,601	925
Substandard Structure Complaints	233	231	176	149	52
Junk/Abandoned Vehicle Complaints	281	208	186	136	35
Building Standards Commission Orders	35	31	37	33	15

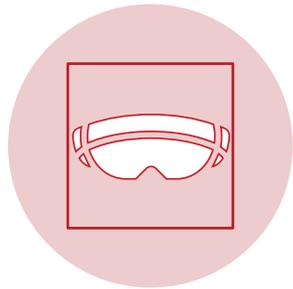
# Success With Difficult Cases



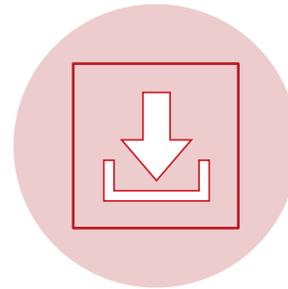
# Success With Difficult Cases



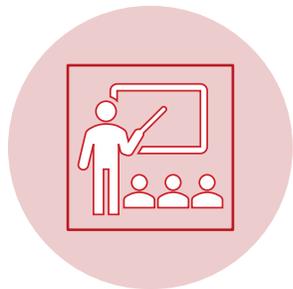
# Future Challenges for Development Services: GIS



Ever-changing ArcGIS software, striving to always provide newest technology to end users (software cost)



Continuing to build portal for data downloads (software cost)

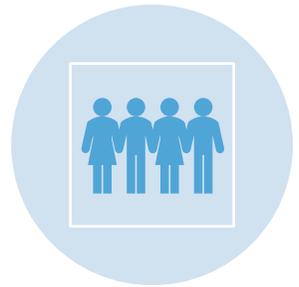


Software integrations and the learning curves that come along with it (training cost)



Coordinating with City departments along with outside agencies (ie. VCAD, GCRPC, Victoria Transit) for seamless data updates (receiving data)

# Future Challenges for Development Services: Planning Services



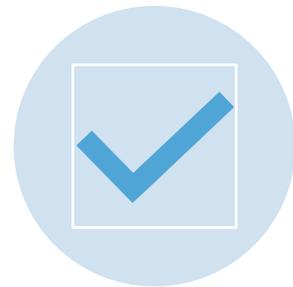
Attracting and keeping qualified staff



Changing Federal Regulations



Increased data needs and reporting requirements



Increased compliance requirements

# Future Challenges for Development Services: Development Center



Upcoming future retirements/Inspections staff has hit capacity in the past



2024 ICC Code adoptions

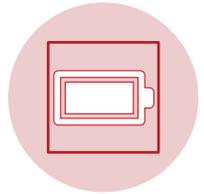


Continued training and certifications



Implementation of My Government Online software

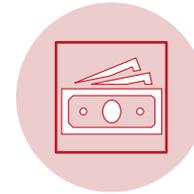
# Future Challenges for Development Services: Code Enforcement



Code Enforcement Staff are currently working at capacity.



Need for more Code Enforcement Officers and an additional Administrative Assistant



Code Enforcement Staff have the need for additional (in-house) abatement funds to take care of small issues as they arise.

# Future Challenges: Facility

- Fractured Department – 4 Divisions in 4 offices



**Thank you!**

Additional thank you to Maggie Bergeron