



April 2025

# *DEVELOPMENT SERVICES NEWSLETTER*





**Michael  
Shelton**

Building Plan  
Examiner & Building  
Code Specialist

**Andrew  
Eden**

Residential  
Electrical  
Inspector

# Development Services Certifications!

**Ruben  
Zamora**

Residential  
Plans Examiner

**Yvette  
Dodd-Wallace**

ICC Disaster  
Response

**Michael  
Garcia**

Residential  
Electrical Inspector

**Ruben  
Hernandez**

Electrical Plans  
Examiner

**Jon  
Perez**

ICC Disaster  
Response

**Joanie  
Garza**

Property  
Maintenance &  
Housing Inspector

**Alex Hoehne-  
Gonzales**

ICC- Code  
Official Safety

**Ruben  
Zamora**

Residential  
Mechanical  
Inspector

**Roland  
Maldonado**

ICC- Code  
Official Safety

**Edward  
Giarrusso**

ICC- Code  
Official Safety



**James Dolan**

ICC Residential  
Building  
Inspector

**Andrew  
Eden**

Electrical Plans  
Examiner



# Code corner!

# Reports

TO VIEW MORE CODE REPORTS, PLEASE VISIT OUR WEBSITE AT:

[WWW.CORPUSCHRISTITX.GOV/DEPARTMENT-DIRECTORY/DEVELOPMENT-SERVICES/CODE-COMPLIANCE/CODE-COMPLIANCE-MONTHLY-REPORTS/](http://WWW.CORPUSCHRISTITX.GOV/DEPARTMENT-DIRECTORY/DEVELOPMENT-SERVICES/CODE-COMPLIANCE/CODE-COMPLIANCE-MONTHLY-REPORTS/)

February

March



ALWAYS LEARNING:  
CODE TRAINING



Code Compliance Officers in our department benefit from dedicated internal training sessions held on the 1st and 3rd Wednesday of every month. These sessions are designed to enhance their expertise, foster professional growth, and ensure they remain up-to-date with the latest compliance regulations and best practices. Together, we're building a stronger, more knowledgeable team!

WELL  
DONE!



Jon Perez celebrates an incredible milestone this year, marking 30 years of dedicated service to The City of Corpus Christi. Over the decades, Jon has been a cornerstone of our community, consistently demonstrating unwavering commitment, expertise, and a passion for making our city a better place. His contributions have left a lasting impact, and his leadership continues to inspire those around him. Please join us in congratulating Jon on this remarkable achievement and thanking him for his outstanding three decades of service!



# All About DEVELOPMENT SERVICES

Welcome New  
Hires!

## WAY TO GO, ALEXANDRA MANAGAN!



Robert Perusquia  
Permit Technician I



Cristina Morales  
Code Compliance Officer I

Development Services is thrilled to welcome our newest team members: Robert Perusquia in Permitting, Cristina Morales, Melissa Lawson and Alicia Torres in Code Compliance! As they settle in, we look forward to seeing the impact they'll have on our projects and goals.



Melissa Lawson  
Code Compliance Officer I



Alicia Torres  
Code Compliance Officer I



## DSD Promotions



### PROMOTED TO CODE OFFICER II

Celebrating success within Development Services, we are thrilled to announce the promotions of several outstanding employees who have demonstrated exceptional dedication and performance. Their hard work, innovative thinking, and commitment to excellence have not only driven the success of our department but have also inspired their colleagues. Congratulations to these remarkable team members for reaching new milestones in their careers—we are proud to have them as part of our Development Services family!



Martin Lopez



Ben Falcon



John Garza



Yvonne Scott  
Sr. Permit Tech



Veronica Vasquez  
Permit Tech II



# FREE TRAINING FOR STAR PROGRAM!



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 8 a.m. - 10 a.m.	Building Safety Month and the first official Star Registration Launch	La Retama Library 805 Comanche 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
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

Development Services is excited to announce free training sessions for local contractors, held every 3rd Wednesday of the month from 8-10am. These sessions are tailored to help contractors enhance their skills, stay informed about industry best practices, and strengthen their expertise. Join us and take advantage of these valuable resources! Learn more about our Star Program on our website at:  
<https://www.corpuschristitx.gov/department-directory/development-services/applications-permits-and-guidance/the-star-contractor-program/>



Submit  
your vote!

## Landmark Commission invites Submissions for Annual Preservation Awards

Submission Deadline is April 14

March 26, 2025

CORPUS CHRISTI, TX – The Landmark Commission is accepting nominations for its Annual Preservation Awards. The submission deadline is April 14. Four categories of awards will be considered to highlight contributions to preserving the city's rich history.

**Buildings/Properties** nominations must be 50 years or older and show the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Architects/Organizations** nominations must demonstrate innovation in preservation mechanisms or work towards a lasting impact on preservation projects within the city.

**History Books** nominations must be a historical monograph (past or present) that communicates the history of Corpus Christi.

**Education** Award recipients may be individuals or organizations that promote educating the public on the history of Corpus Christi, the preservation of community resources, or the need for historic preservation in general.

The Landmark Commission promotes the use of historical and cultural landmarks for the culture, prosperity, education, and general welfare of the city's residents and visitors.

Please submit written nominations by April 15, 2024, to Robert Kurtz at [robertk3@cctexas.com](mailto:robertk3@cctexas.com).

To learn more about the Landmark Commission, visit <http://www.corpuschristitx.gov/landmark> or contact Senior Public Information Officer Gabriela Morrow at 361-826-3583 or email at [GabrielaM@cctexas.com](mailto:GabrielaM@cctexas.com)

The Annual Preservation Awards are approaching, and the Landmark Commission is seeking nominations in four exciting categories: Buildings/Properties, Architects/Organizations, History Books, and Education. Help us honor those who preserve and celebrate our community's heritage! Submit your written nominations by April 14th to our Historical Preservation Officer, Robert Kurtz, at [robertk3@cctexas.com](mailto:robertk3@cctexas.com). Let's celebrate those who keep our history alive!



# Celebrating Women's History Month

Land Development



Admin Support



Permitting



Compliance Inspectors



March is a special time to celebrate the amazing women of DSD and honor Women's History Month. This month reminds us to recognize the invaluable contributions of women throughout history while also celebrating the achievements and dedication of the remarkable women within our organization. Their strength, resilience, and unwavering commitment inspire us daily and pave the way for future generations. Let's take this opportunity to shine a spotlight on their successes, express our gratitude for their hard work, and continue supporting their growth and empowerment. Together, we celebrate the legacy of trailblazers past and the leaders who are shaping our future.

Plans Examiners



Code Compliance





# FEBRUARY METRICS



# MARCH METRICS





# 2ND QUARTER METRICS



## Performance Metrics

DEVELOPMENT  
SERVICES

Second Quarter  
Jan. Feb. Mar.  
2025

### CALL VOLUME

8,588

### AVERAGE HOLD TIME

.16 Seconds

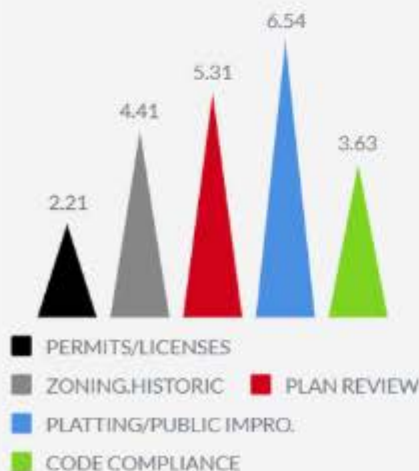
### LOBBY CUSTOMERS

2,539

### AVERAGE WAIT TIME

4.00 Minutes

### CUSTOMER ADVOCACY



Customer Wait In Minutes

4,644 PERMITS ISSUED

11,120 INSPECTIONS CONDUCTED

99.03% NEXT DAY INSPECTIONS (GOAL = 85%)

591 RESIDENTIAL PLANS REVIEWED

1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)

271 COMMERCIAL PLANS REVIEWED

6 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

267 COMMERCIAL SIGN REVIEWS

## ZONING

8 ZONING APPLICATIONS SUBMITTED

8 APPLICATIONS TAKEN TO PLANNING COMMISSION

6 APPLICATIONS TAKEN TO CITY COUNCIL

107 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

## PLATTING

33 PLATTING APPLICATIONS SUBMITTED

17 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)

16 PLATS TAKEN TO PLANNING COMMISSION

69 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

## PUBLIC IMPROVEMENT

14 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED

15 PUBLIC IMPROVEMENT PLANS REVIEWED

9 AVERAGE REVIEW TIME (GOAL = 15 DAYS)



# VACANCY RATES

## FEBRUARY

Monthly Vacancy Report	
Division	February
Land Development	26.67%
Administration	27.27%
Inspection Operations	25.00%
Code Enforcement	14.29%
Total	23.31%

## MARCH

Monthly Vacancy Report	
Division	March
Land Development	40.00%
Administration	27.27%
Inspection Operations	25.00%
Code Enforcement	14.29%
Total	26.64%

## QUARTER 2

Quarter Vacancy Report	
Division	Quarter 2
Land Development	31.11%
Administration	27.27%
Inspection Operations	25.00%
Code Enforcement	14.29%
Totals:	24.42%