



## Message from the Director

### Happy Spring Everyone!!!

It almost seemed as though we would never get rid of the cold, wet weather but we did, and now it's on to high humidity, unbearably hot temperatures, reasonably warm beach waters and nice long spring/summer days. Yeah, this is the time of year I absolutely love. In the spring and summer months, the business of Development Services always picks up speed and momentum; whether it's rezoning or platting, applying for building permits, requesting certificate of occupancies, or just seeking facilitation through the development process. Right now very few development opportunities are being rejected and we want to be fully prepared for this push. We have staffed up in all service areas: Zoning, Platting, Front Counter, Plan Review and Inspections. This is to ensure we are achieving our performance goals. Development Services is adjusting our operation to be more responsive to this pending growth in our community, we are the regulatory agency but we can and do facilitate development. We are working with City leadership and the overall development community to make Corpus Christi a great place to live, work and play...!!!

Although, we are only in the fourth (4th) month of the new year and seventh (7th) month into the fiscal year, there are still goals to be accomplished such as: completing the Building Renovation Design for 2406 Leopard; updating Articles 3,4,5 and 8 of the UDC; Council adoption of the Historic Preservation Plan; Council adoption of the Contractor STAR Program which spotlights a contractor's qualifications and performance; and lastly launch a new permitting software upgrade - INFOR along with Rhythm (a new dynamic portal) and DigEPlan (a new document review software). Finally, as always, DSD is focused on improving our service delivery (performance) and providing exceptional customer service, therefore expect slight adjustments and new process improvements in our operations as we continue to facilitate development in our community.

**Thank you all for your continued support and please get out and enjoy this wonderful spring weather...!!!**

**New Employees**

**Grace Santana**

**New ICC Certifications**

Building Management Assistant

**Gina Trotter**

Land Development Management Assistant

**Raquel Ruiz**

Compliance Inspector

**Ruben Zamora**

Compliance Inspector

**Isidoro Prado**

Senior Compliance Inspector

**Etta Blake**

Senior Customer Service Rep

**Mark Zans**

City Planner

**Steven Karg**

**Joe Irwin**

**Ruben Hernandez**

**Patricia Lopez-Garcia**

**Currently, DSD has 42% of Team Members that possess an ICC Certification, State Licensure and/or National Registration; However, our goal for Fiscal Year FY21/22 is 50%...!!! STILL ROOM TO GROW!!!**

**Recent Promotions**

**Saradja Registre**

City Planner

**Employees of the Month for February & March**

**Elena Buentello**

Senior City Planner

**Norbert Valerio**

Plans Examiner

**Patricia Lopez-Garcia**

Compliance Inspector

**Bertha Guerrero**

Permit Technician

**UTILITIES DEPARTMENT**

**\*Important Reminder to Builders**

- TCEQ rules, 30 TAC Chapter 344, requires a Reduced Pressure Zone (RPZ) backflow assembly be installed on all irrigation systems and/or swimming pools with an autofill feature where there is an on-site sewage facility (septic system). Homeowners that currently have Pressure Vacuum Breakers installed on an irrigation system with an on-site sewage facility will be required to replace it with an RPZ. Please remember that a citation from the City of Corpus Christi Code Enforcement will be issued to anyone installing an irrigation system and/or installing, removing, or replacing a backflow assembly without pulling a permit.
- Water Utilities has received numerous phone calls regarding contractors creating a direct cross-connection into fire hydrants and water taps to access water. A construction meter assembly supplied

by the Utilities Department must be utilized to access water. A citation will immediately be issued to the company responsible for creating a direct cross-connection to the hydrant or water tap.

## **NEW DEVELOPMENT SERVICES FEES**

### **Public Improvement Fees**

**April 1<sup>st</sup>, 2022, all Public Improvement Plan submissions will require an application and payment of a plan review fee and once approved plan approval is achieved, the Letter of Release will not be issued until the required inspection fee is paid.**

Please click on the link to review the PIP Checklist & Application

[Public Improvement Checklist](#)  
[Public Improvement Application](#)

[DSD Fees Website](#)

### **All Other DSD Fees**

**May 1<sup>st</sup>, 2022, Residential Tap Pre-quotes will be required with all NEW residential submissions. The Residential Tap Application is being updated to reflect this new change.**

## **Coming Soon: The City of Corpus Christi STAR Program**

**STAR stands for Safety Training Accountability and Registration.**

**This program is to increase the level of professionalism of our local contractors and provide a means for citizens and customers to have additional qualification information to make more informed decisions regarding their engagement with the contractor hiring process.**

**\*DSD will be placing this on the City Council agenda for adoption in late spring or early summer.**

Please click on the link to review a DRAFT of the STAR Program.

[STAR PROGRAM](#)

**UPDATE: Master Planning and Impact Fee Study**

**DEVELOPING  
OUR FUTURE**





**Is a new project to help the City plan and pay for growth in a more intentional and sustainable manner. The city hired Pape-Dawson Engineers, as a consultant in 2021, to develop comprehensive master plans for our utilities and roads and to develop a better funding mechanism to pay for the public improvements that serve newly developed areas.**

- **Council approved Pape-Dawson Engineer's contract on February 9, 2021**
- **Contract was executed on March 4, 2021 in the amount of \$2,289,700.00.**
- **On October 15, 2021, Council approved an additional service request for \$1,192,000.00 to aide in producing the comprehensive storm water master plan.**
- **The total contract is \$3,481,700.00**
- **The project is on-going and is expected to be complete in spring 2023.**

Council established a Capital Improvement Advisory Committee (CIAC) on August 10, 2021, to advise on the infrastructure master planning and impact fee study, as required by state law. CIAC has met on three occasions thus far: September 1, 2021; October 5, 2021; and January 19, 2022. **NEXT MEETING IS MAY 19th, 2022.**

[www.developing-our-future-cc.com](http://www.developing-our-future-cc.com)

## March 22 Performance Metrics

- **585 Lobby Customers**
- **2,367 Permits Submitted**
  - **94% Next Day Inspections - (goal 85%)**
  - **1.0 Residential Average Review - (goal 3-day)**
  - **3.8 Commercial Average Review - (goal 10-days)**
- **6 Zoning Applications Submitted**
  - **45 Average days to City Council**
- **17 Platting Applications Submitted**
  - **23 Average days Planning Commission**
- **11 Public Improvements Plans (PIP) Submitted**
  - **Average Review Time 20 Days - (goal 25-days)**

