



HAPPY HOLIDAYS FROM DEVELOPMENT SERVICES!



DSD New Hires!

We are absolutely thrilled to welcome our new hires to the Development Services Department (DSD)! Their unique backgrounds and experiences are what make our team special, and we can't wait to see the amazing contributions they will bring to the table!



Benjamin Falcon
Code Compliance Officer



Sa'Rhonda Miller
Code Compliance Officer



Melanie Flores
Code Compliance Officer



Joanie Garza
Compliance Inspector



John Garza
Code Compliance Officer



Tiffany Ortiz
Code Compliance Officer

Congratulations, Edward Giarrusso!



Congratulations to Edward Giarrusso's promotion on becoming a Senior Plumbing/Mechanical Inspector! Your hard work has not gone unnoticed, and you are an asset to the team!

New Certifications!

Angelie B. Valle
Project Management Professional

Jacob Gonzalez
Code Specialist
Permit Specialist

Join me in congratulating these DSD Employees for all of their hard work! They have successfully earned these certifications!

Andrew Dimas
AICP Certification

Alexandra Harmon
Envision Sustainability Professional

BUILDING DIVISION

DSD Winter Closure

VIRTUAL INSPECTIONS

Types of Inspections Eligible for Virtual Inspections:

(Note: It is the contractor's decision. However, all inspections listed below can be performed virtually.)
During inspections, if an approved and properly installed attic ladder is not available, all attic inspections will be done virtually.



Types of Inspections Eligible for Virtual Inspections:
(Note: It is the contractor's decision. However, all inspections listed below can be performed virtually.) During inspections, if an approved and properly installed attic ladder is not available, all attic inspections will be done virtually.

Building	Mechanical	Electrical	Plumbing
Layout / Setback	Rough-in	Service release	Water yard line
Wall board (fire rated assemblies only)	A/C Change out	Solar inspection	Gas yard line
Window and door replacement		Construction meter loop	Sewer yard line
Re-roof		Underground electrical	Water heater change out (electric only)
Driveway		Swimming Pool	
Attic	Attic	Bonding	

Steps for Conducting Virtual Inspections:
The following steps must be followed when conducting a virtual inspection:

- The Contractor requests a virtual inspection when scheduling the inspection via phone, email, or web-portal.
- The Inspector confirms whether the inspection type is eligible to be conducted virtually.
- The Inspector and Contractor agree on a date / time for the inspection to be conducted.
- On the scheduled date and time, the Inspector and Contractor join the virtual meeting. Both the Inspector and Contractor are required to maintain live video for the duration of the virtual inspection.
- The Contractor shall manipulate the camera at the Inspector's direction to document items and take measurements.
- Upon completion of the virtual inspection, the Inspector shall update the inspection records in the DSD software (only).

Summary
This bulletin is for informational purposes only.

City of Corpus Christi- Winter Break

Wednesday, December 25, 2024 – Wednesday, January 1, 2025

DSD will be closed for winter break with the following exceptions:

- Emergency Permits
 - Emergency permits and inspections for electrical, plumbing, and mechanical should be sent to YvetteDo@cctexas.com for coordination.
- Certificate of Occupancies/Inspections
 - DSD will perform inspections, needed during the Winter Break, **only** on December 30th and 31st.
 - All inspections requested for December 30th and 31st **must** be scheduled with DSD prior to Thursday, December 19th before 5:00 pm. Requests should be sent to DSOutreach@cctexas.com.
 - Certificates of Occupancies will be processed by staff on December 30th and 31st. All final elevation certificates and letter to operate (septic) **must** be approved prior to Wednesday, December 19th for issuance on December 30th or 31st.

* Inspection requests should include permit number, project address, type of inspection requested, contact information for inspection (name and number), and any passcode for key boxes.

WE ARE RE-LAUNCHING OUR STAR PROGRAM!

DID YOU KNOW?

Development Services will be relaunching the Star Program. This is a helpful directory for the public to use in deciding contractors for their projects.

The companies are registered and in good standing with DSD. They attend DSD sponsored trainings and strive to achieve the best building practices.

For more information, please visit our website at www.cctexas.com/ds



CONGRATULATIONS ON THIS MOMENTOUS ACHIEVEMENT

William Wittliff
Master Code Professional Designation

Our very own William Wittliff has attained the prestigious Master Code Professional (MCP™) designation. This is a remarkable achievement and a testament to William's dedication to superiority and continuous professional development. The MCP™ designation is the highest level of certification offered by the Code Council. Out of thousands of certified individuals, only a select few, just over 1,000, in the world have reached this pinnacle of accomplishment.

William's commitment to excellence, his drive to enhance his expertise, and his unwavering dedication to his work are truly commendable. Please join me in congratulating William on this significant milestone. His accomplishment not only reflects his personal dedication but also enhances the overall strength and expertise of our department. We are incredibly proud of you and grateful for your contributions to our team.

STAY TUNED FOR MORE DID YOU KNOW POSTS EVERY 2ND WEDNESDAY OF THE MONTH!

FOR MORE INFORMATION, VISIT US AT WWW.CCTEXAS.COM/DS

Code CORNER



National Code Compliance Month!

Thank you for all you have done to serve the community!

The Mayor of Corpus Christi declared the month of October "National Code Compliance Month! Take a look at how great our code officers look and their new uniforms! We also honored our code officers and inspectors with Snowie Bus Shaved Ice! We appreciate all they do to make our community a better place!



October

CODE REPORTS

November

Development Services Department
Code Compliance Monthly Report
FY24-25
OCTOBER

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 September, Code Compliance Officers initiated 1,208 new cases and completed 4,823 total responses. 454 cases were proactively issued by officers. 454 cases were reactive or complaint driven.

35% Proactive - 454 new cases related to compliance officers

65% Reactive - 454 complaint driven cases (233, noncompliance, other sources)

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

National Code Compliance Month
Mayor's Proclamation
October 15, 2024

Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.
Code Compliance Manager, Jon Perez at jonp@ccscc.com or 361.826.826.1128 and Assistant Director, Tracy Carter at TracyC@ccscc.com or 361.826.3021 are also available to answer questions or concerns.

Development Services Department
Code Compliance Monthly Report
FY24-25
October

Citation Activity

Total Citations Issued	Total Disposition/Status
264	328
Citations Filed in Municipal Court: 134	Status of Disposition/Status
Warrants Issued: 14	Deferred Disposition/Payment Plan: 54
Pre-trial Hearing Scheduled: 110	Dismissed/Found Not Guilty: 1
Payment Plan: 3	Dismissed by Prosecutor: 112
Voided Docket: 1	Docket Closed - Fine Paid: 33
Dismissed by Prosecutor: 2	Warrants Issued: 178
Recket Closed - Fine Paid: 3	
Payment on Full Due: 1	

Offenses by District

Totaling: \$29,384.28

Development Services Department
Code Compliance Monthly Report
FY24-25
NOVEMBER

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 November, Code Compliance Officers initiated 811 new cases and 305 cases were proactively issued by officers. 315 cases were reactive or complaint driven.

37% Proactive - 305 new cases initiated by compliance officers

63% Reactive - 315 complaint driven cases (233, noncompliance, other sources)

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

TO OUR TEAM

Welcome to the Development Services Code Compliance District! We are thrilled to have you onboard and look forward to achieving great things together!

Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.
Code Compliance Manager, Jon Perez at jonp@ccscc.com or 361.826.826.1128 and Assistant Director, Tracy Carter at TracyC@ccscc.com or 361.826.3021 are also available to answer questions or concerns.

Development Services Department
Code Compliance Monthly Report
FY24-25
NOVEMBER

Citation Activity

Total Citations Issued	Total Disposition/Status
358	418
Citations Filed in Municipal Court: 182	Status of Disposition/Status
Warrants Issued: 36	Deferred Disposition/Payment Plan: 41
Pre-trial Hearing Scheduled: 142	Dismissed/Found Not Guilty: 1
Payment Plan: 1	Dismissed by Prosecutor: 46
Voided Docket: 1	Docket Closed - Fine Paid: 46
Dismissed by Prosecutor: 1	Warrants Issued: 132
Recket Closed - Fine Paid: 1	Dismissed after Disposition: 3
Payment on Full Due: 6	Payment Deferral/Balance Due: 3
High Volume PT: 1	

Offenses by District

Totaling: \$26,604.16

District 1 (FY24-25 OCTOBER)

District 2 (FY24-25 OCTOBER)

District 3 (FY24-25 OCTOBER)

District 4 (FY24-25 OCTOBER)

District 5 (FY24-25 OCTOBER)

Each district report includes a table of citations issued, disposition status, and a list of offenses by district. It also features photos of high-profile properties and status reports for high-profile projects.

District 1 (FY24-25 NOVEMBER)

District 2 (FY24-25 NOVEMBER)

District 3 (FY24-25 NOVEMBER)

District 4 (FY24-25 NOVEMBER)

District 5 (FY24-25 NOVEMBER)

Each district report includes a table of citations issued, disposition status, and a list of offenses by district. It also features photos of high-profile properties and status reports for high-profile projects.

October DSP Metrics



Performance Metrics

▼ DEVELOPMENT ▼
 ▼ SERVICES ▼
 ▼ October 2024 ▼

LOBBY CUSTOMERS

1162

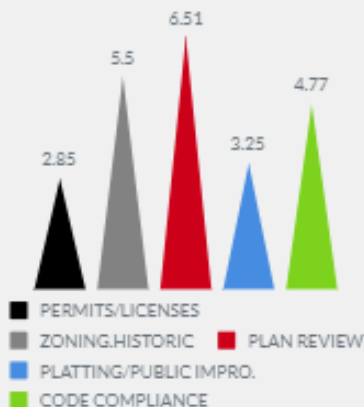
CALL VOLUME

3,231

AVERAGE WAIT TIME

3.63

CUSTOMER ADVOCACY



1,578 PERMITS ISSUED
4,379 INSPECTIONS CONDUCTED
96.32% NEXT DAY INSPECTIONS (GOAL = 85%)
226 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE REVIEW TIME (GOAL = 3 DAYS)
117 COMMERCIAL PLANS REVIEWED
1 Day COMMERCIAL AVERAGE REVIEW TIME (GOAL = 10 DAYS)

ZONING

2 ZONING APPLICATIONS SUBMITTED
3 APPLICATIONS TAKEN TO PLANNING COMMISSION
2 APPLICATIONS TAKEN TO CITY COUNCIL
72 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

11 PLATTING APPLICATIONS SUBMITTED
7 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
8 PLATS TAKEN TO PLANNING COMMISSION
68 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

5 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
5 PUBLIC IMPROVEMENT PLANS REVIEWED
14.8 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

November PSP Metrics



Performance Metrics

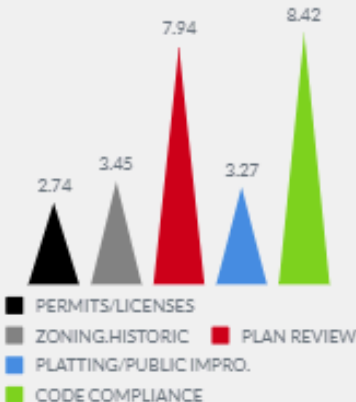
▼ DEVELOPMENT ▼
 ▼ SERVICES ▼
 ▼ November 2024 ▼

LOBBY CUSTOMERS
873

CALL VOLUME
2,579

AVERAGE WAIT TIME
3.98

CUSTOMER ADVOCACY



1,378 PERMITS ISSUED
3,743 INSPECTIONS CONDUCTED
99.31% NEXT DAY INSPECTIONS (GOAL = 85%)
219 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE REVIEW TIME (GOAL = 3 DAYS)
115 COMMERCIAL PLANS REVIEWED
1 Day COMMERCIAL AVERAGE REVIEW TIME (GOAL = 10 DAYS)

ZONING

2 ZONING APPLICATIONS SUBMITTED
1 APPLICATIONS TAKEN TO PLANNING COMMISSION
2 APPLICATIONS TAKEN TO CITY COUNCIL
61 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

10 PLATTING APPLICATIONS SUBMITTED (1 Withdrawn)
7 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
3 PLATS TAKEN TO PLANNING COMMISSION
28 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

5 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
5 PUBLIC IMPROVEMENT PLANS REVIEWED
14.4 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

**TAKE A LOOK AT
OUR VACANCY
RATES BELOW!**

October



Monthly Vacancy Report

Division	October
Land Development	21.43%
Administration	9.09%
Inspection Operations	28.07%
Code Enforcement	7.14%
Total	16.43%

VACANCY RATES

November

Monthly Vacancy Report

Division	November
Land Development	26.67%
Administration	18.18%
Inspection Operations	28.57%
Code Enforcement	9.52%
Total	20.74%

You can visit our website at
www.cctexas.com/ds