

# Development Services

## Connect with us

ISSUE: DECEMBER 2020



### Al Raymond, III AIA, CBO Development Services Director

Mr. Raymond was appointed as Director of Development Services in September 2019. He has over 36 years of experience in Architecture, Engineering and in both residential and commercial development. Mr. Raymond is a Graduate of The University of Texas at Austin and has been a registered Architect in Texas for 26 years.

#### *Message from our Director:*

*The Development Services Department is excited to announce the first department newsletter. In each quarterly newsletter we will highlight members of our department, along with our pioneers and our successes in the industry. On behalf of the department we Wish everyone Happy Holidays and a Prosperous New Year!*

#### *In this Issue*

- Meet our Executive Team*
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**Bobbie-Rae Maldonado,**  
Assistant to the Director



Ms. Maldonado has over 13 years of local government experience in municipalities of various sizes throughout the United States. She currently holds a Masters Of Public Administration from The University of North Carolina at Pembroke.



**Michael Dice,** Assistant Director

Mr. Dice has over 15 years of local government experience, including working as a Policy Administrator, Planning Manager and a Development Services Manager. He currently holds a Bachelor's Degree in Political Science from The University of Texas at San Antonio.

**Nina Nixon-Mendez, FAICP**  
Assistant Director

Ms. Nixon-Mendez has over 36 years of public administration experience, including 26 years of urban planning, land development, community development and grants management. She currently holds a Master of Arts from The George Washington University.



# Who are we to the Community

## Meet our new Deputy Building Official

### Luke Fry, Deputy Building Official

A warm welcome to our newest management team member.

Mr. Fry has over 23 years of construction and building code experience. He is a Certified Building Official and a Master Code Professional, the highest certification with ICC.

Most recently he was employed with the City of Houston, as the Administration Manager with oversight of the Plan Review team. Mr. Fry brings with him a strong technical background with an emphasis in plan review and heavy commercial.



## Performance Measures for November

November 2020		
	Goal	Actual
Total permit applications submitted		289
<b>Total Residential</b>		257
Total submissions reviewed (residential)	N/A	200
Average review time (residential)	3 Days	2.02
<b>Total Commercial</b>		32
Total submissions reviewed (commercial)	N/A	22
Average review time (new commercial)	10 Days	11.35
Total Permits Submitted	N/A	1437
Total Permits issued	N/A	970
Total Trade Permits Submitted (MEP)	N/A	972
Total Trade Permits Issued	N/A	659
Total Rezoning Applications Submitted	N/A	6
Total Platting Applications Submitted	N/A	6

## Who are we to the Community

The Development Services Department is responsible for all planning, development and permitting activities in Corpus Christi. The department brings together building services, civil engineering, planning and zoning, permit applications, major projects and records in a way that customers can access information, start new projects, and get projects approved.

**Shout-outs :**  
**Congratulations Craig Garrison for becoming certified!**  
**ICC Zoning Inspector (IZC)**



### Tips of the month:

**Mrs. Jane Doe is building a one-story detached playhouse for her children, in which the structure cannot exceed 200 sq. ft., does she need a permit?**

No, does not require a permit, as per 2015 IRC Section 105.2

**Mrs. Jane Doe is converting her garage into a bedroom, will she need a permit?**

Yes, the conversion will be considered a habitable space, as per 2015 IBC Section 105.1

**Storm water is required to drain to an approved source per section R401.3, 2015 IRC.**

### Upcoming Dates:

Closed on Christmas Day, Friday, December 25

Closed on New Years Day, Friday, January 1

Closed on Martin Luther King Jr. Day, Monday, January 18

### Online Services:

Starting a project: [www.cctexas.com/dsforms](http://www.cctexas.com/dsforms)

Apply for permits: [www.cctexas.com/dynamicportal](http://www.cctexas.com/dynamicportal)

Information Bulletins: [www.cctexas.com/ds](http://www.cctexas.com/ds)

### Humor Time:

Two construction workers are talking and one says, "I was going to tell you a joke, but I'm still working on it."

**For you to know:** The Development Services Department is still open to customers Monday – Friday, 8:00 a.m. – 5:00 p.m. with the exception of every 1st and 3rd Wednesdays. Please note: All customers will be required to wear a facemask upon entry. No facemask. No entry. Only 5 customers will be allowed entry into the first floor at a time. All others will have to wait outside or in their car.

Take a minute and let us know how we are doing:

<https://www.cctexas.com/DSFeedback>

