

DSD May Newsletter 2023



Summer is right around the corner...

Days are getting longer, and the weather is warming up... aww great fishing weather! Well, we are in the eighth month of the current fiscal year and as usual, Development Services has a lot going on, for example, DSD gave a briefing to City Council, on Tuesday, April 11, 2023, which officially launched our STAR Program: Safety, Training, Accountability and Registration.

It's a voluntary program for Residential Contractors and their participation will enable citizens to make an informed decision when hiring contractors. We are in the Design Development stage of our Renovation and Addition Project with Gignac Architects and we are communicating, coordinating and collaborating to ensure the deliverable is a beautiful piece of architecture that will serve the City for generations to come. Additionally, DSD is in the home stretch of the Master Planning and Impact Fee Study project, the goal is to get this project to the City Council before the end of this calendar year.

Finally, City Council adopted the 2021 International Codes which will go into effect on August 1, 2023. Development Services is moving on to greater heights and as always, thanks for the continued support ...!!!

DSD Volunteer Day w/ Habitat for Humanity Corpus Christi





New Staff Certifications

Certifications obtained since October 2022

- **William Wittliff** - Residential Electrical Inspector/Residential Combination/Residential Energy Inspector/Plans Examiner
- **Steven Karg** - Residential Energy Inspector/Plumbing Plans Examiner/Mechanical Plans Examiner/Fuel Gas Inspector/ Residential Mechanical
- **Ruben Zamora** - Residential Energy Inspector/Plans Examiner
- **Blasa Rodriguez** - Building Plans Examiner
- **Loralie Bazan** - Permit Technician
- **Ryan Edwards** - Commercial Building Inspector
- **Roger Rojas** - Residential Plumbing Inspector
- **Andrew Garcia** - Zoning Inspector



DSD has 61% of Team Members that possess an ICC Certification, State Licensure and/or National Registration; **Our goal for Fiscal Year FY22/23 is 65%....!!!**

Employees of the Quarter



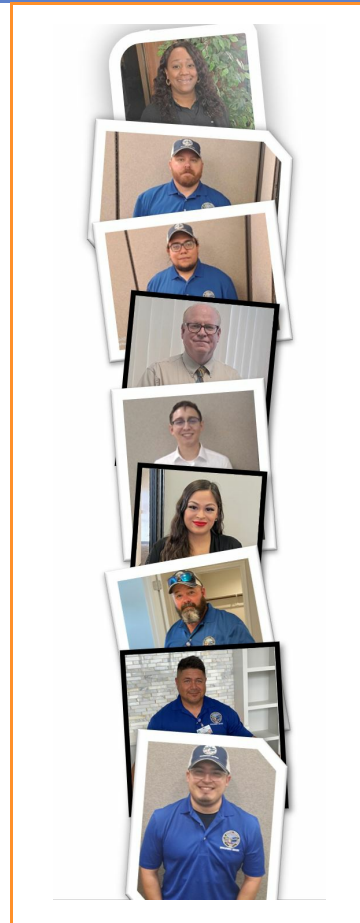
Ruth Bocchino -
DS Agenda Coordinator



Bertha Guererro -
Permit Technician

New DSD Staff

1. Yvonne Scott- Permit Technician
2. Wayne Bednorz- Electrical Inspector II
3. Bryan Salazar– Building Inspector II
4. Dru Penland– Engineer IV
5. Jacob Gonzalez– Permit Technician
6. Michael San Miguel– Contracts & Funds Administrator
7. Nicole Radney– Administrative Support III
8. Timmothy Stewart– Building Inspector
9. Raul Castorena– Building Inspector
10. Matthew Barrera– Compliance Inspector



BUILDING DIVISION

Public Outreach

Educating the Community!!!

Parks and Recreation Annual Easter Egg Hunt March 25th at Waters Edge Park.
DSD Compliance Division was on site for the first of 24 outreach programs taking

place in 2023.



*DSD Compliance Outreach program completed its second outreach venue attending Corpus Christi Public Health Fair April 4th 2023.

Register below to watch it on-demand.

Topic	City of Corpus Christi - The Building Dept. and Certificate of Occupancy
Description	Starting a brick-and-mortar store can be challenging. The City of Corpus Christi - Development Services Department will identify all the pieces a small business owner needs to obtain a Certificate of Occupancy for their business in Corpus Christi.
	Presented by Luke Fry, Deputy Building Official for the City of Corpus Christi - Development Services Dept.
	Funded in part through the State of Texas and a Cooperative Agreement with the U.S. Small Business Administration.
	Reasonable accommodations for persons with disabilities or limited English proficiency will be made if requested at least two weeks in advance. Contact Ashton Everett at (361) 698-2422 or sbdco@delmar.edu.

Building Department

DSD partnered with Del Mar College in hosting a webinar to educate small business owner needs to obtain a Certificate of Occupancy for their business in Corpus Christi...Presented by Luke Fry, Deputy Building Official of Development Services.

The New INFOR w/ Rhythm (Public Portal) & DigEplan (Document Review Module) Coming in June 2023...

Contractors that wish to sign up for training please email: dsoutreach@cctexas.com

Rhythm for Civics

- Single portal for application and upload
 - We will no longer use email for receiving and sending documents and plans.
- Application, upload, tracking and managing your permit will be done with one user friendly portal.
- Notification management for delivery preferences
 - Customers can elect how messages are sent.
- Self-Service online payment options
 - System will be able to remember your card for faster transactions.
- Land Development Applications (Zoning, Platting and Public Improvements) can be paid on the portal.

View Details

Noise Complaint

428 KNOCKERBOOKEE AVE
Brooklyn NY 11237

178149

Status

Open

Inspector Assigned No

Request Complete No

Details

Resolution

Load must meet door

Quick view for all permits under your account!

View Details

Annual Renewing License

Scott Ice Cream and Grill

8212 LAWTON AVE
Las Vegas NV 89107

22-FPM-0528

Status

In Progress

Added Date 09/21/2022

License Date 09/07/2022

Last Renewal Date

Grace Period

Details

Type of Business

Ice Cream Shop

Doing Business As

Description

Welcome to the City & County Fire Department

- Quick access
 - Submitting a permit
 - Scheduling and inspection
 - Checking status
 - Making a payment
- Tracker built into every permit to show the stage with ease.

Complaint 202401

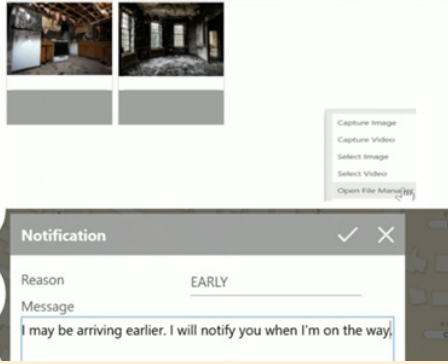
312 RUIE CIR Las Vegas NV 89107

10/26/2020 1:44 PM

Inspector Mobile App

Inspections

- Notification Messages
 - System will notify those listed for notifications.
 - Inspector will notify for early, running late, finalize inspections and on the way!
 - Contractor can respond to push inspection if needed and inspector will be notified.
- Upload Pictures/Videos
 - Pictures and videos can be taken and from mobile devices and uploaded directly to the permit on site.
 - Uploads will be viewable to Portal users and office staff



DSD Free Training



Training Schedule

- May 3rd – Flood mapping Part 3
- May 17th – Moisture control in buildings in the Southeast Part 1
- June 7th – Moisture control in buildings in the Southeast Part 2
- June 21st – Moisture control in buildings in the Southeast Part 3
- July 5th – Structural Design Loads Part 1
- July 19th – Structural Design Loads Part 2
- August 2nd – Structural Design Loads Part 3
- August 16th – Structural Design Loads Part 4



Sessions start @ 8am.

Location: Development Services Building 2406 Leopard Corpus Christi, TX. 78408



**International Accreditation Services
(IAS)**

This is a DSD Goal for FY 22/23

Helping Building Departments Achieve Excellence:

**Improving Services- Achieving Goals-
Building Confidence**

Building Department Accreditation
Service Goals
Emergency Response Plans
Quality Management System
Management Reviews
Documents Records
Complaints & Appeals
Personnel: Permitting, Budget, Plan
Review, & Inspections

Master Planning & Impact Fee Study



DEVELOPING OUR FUTURE CORPUS CHRISTI



A project to help the City plan and pay for growth in a more intentional manner.

Visit our Website:

www.developing-our-future-cc.com

Master Planning & Impact Fee Schedule



American Bank Center: April – July

- May 17th 2023, Master Planning (City Department Meetings)
- May 18th 2023, CIAC Storm Water Master Plan Review
- June 21st 2023, Master Planning (City Department Meetings)
- June 22nd 2023, CIAC Water Master Plan Review
- July 20th 2023, CIAC Impact Fee Review – Water & Wastewater

Corpus Christi Museum of Science & History (Water Garden Room): August – October

- August 17th 2023, CIAC Impact Fee Review – Storm Water & Roadways
- September 21st 2023, Final CIAC – To craft recommendations to City Council for Water & Wastewater
- October 19th 2023, Final CIAC – To craft recommendations to City Council for Storm Water & Roadways
- November 28th 2023, CIAC makes recommendations to City Council

All CIAC Meetings - 11:30 am to 3:30 pm

DSD Launched the STAR Program



STAR Program

A DSD Customer Service Initiative

- Assist Citizens in Finding Qualified Residential Contractors
- Provide Clear Understanding of Program and Requirements
- Partnering with Our Local Contractors by Providing Free Training
- Promoting Professionalism in the Local Contractor Community
- Voluntary and not Required





STAR Table

Category Requirements

Contractor Requirements	Bronze STAR	Silver STAR	Gold STAR
Application	✓	✓	✓
Code of Ethics Acknowledgement	✓	✓	✓
General Proof of Insurance	✓	✓	✓
Completed and Approved Criminal Background Check	✓	✓	✓
No Construction Related Contractor Infractions/Complaints		✓	✓
DSD Approved Trainings (2 events per year)		✓	✓
Current on all DSD Permitting Fees		✓	✓
Minimum 5 Year Registration with DSD Corpus Christi			✓
At Least One Agent of the Contractor maintains any International Code Council (ICC) Certification or Other Certifications Approved by the Building Official			✓
Membership to a Local Professional Organization			✓

2021 International Code w/ Local Amendments Go Into Effect August 1st, 2023

2021 ICC CODES

- Subcommittees created to review:
 - Building
 - Existing Building
 - Residential
 - Fire
 - Mechanical
 - Plumbing
 - Fuel Gas
 - Swimming Pool and Spa
- 2020 National Electrical Code

DSD 1st Floor Renovation & Addition Design Project





*During the renovation, DSD will be temporarily relocating to the Value Bank located at 3649 Leopard St. Corpus Christi, TX 78408

Draft IB's

At Risk Conditional Permits - Certificate of Occupancy - Game Rooms

Will be finalized soon

[Visit our Website](#)

LAND DEVELOPMENT

LANDMARK COMMISSION
PHOTO CONTEST
 *Undiscovered Treasures*

To participate:

- Submit high-resolution photograph
- Use hashtag #PreserveCC2023  
- Before May 1, 2023

Guidelines:
www.cctexas.com/photocontest

The City of Corpus Christi Landmark Commission launches this year's Photo Contest with the theme "Undiscovered Treasures."

Photographers 18 and up are invited to submit photographs of unrecognized buildings of significance in Corpus Christi. Submit high-resolution photography by May 1 with the hashtag #PreserveCC2023 to the City's Social Media channels to participate.

For full contest rules, visit www.cctexas.com/photocontest.

UDC Update (Ch. 8)

April/May

- DSTAC Review – Article 8
 - Tuesday – May 2nd @ 9am
 - May – TBD
- Stakeholder comment opportunities



TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

Texas Historical Commission Grant - \$25,000

*FY2023 Certified Local Government Grant Request for the
City of Corpus Christi, Texas*

Upper Westside Historic Resources Survey was selected for funding by the Commission:

- This survey area reflects the settlement and expansion of the city's Hispanic population.
- Area bound by IH37, Tancuhua, Agnes, Baldwin Blvd, and Cantwell Dr.
 - Includes Leopard, Staples corridors
 - Ben Garza Park/Uptown, Saxet Heights, Oak Park, Up River Road, and other neighborhoods

Historic Preservation Officer (HPO)

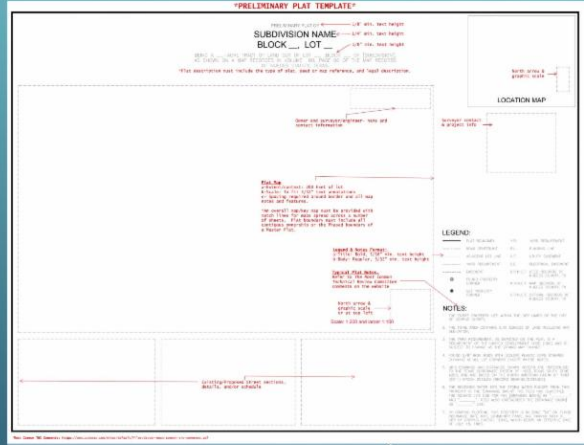
Name: Robert Kurtz

Start Date: May 1st, 2023

Plat Document(s) Standardization Rollout

- Amending or Minor Plat Template
- Final Plat/Replat Template
- Master Preliminary Plat Template
- Preliminary Plat Template
- Vacating Plat Template

***Effective December 1st, 2022**



Plat Templates: [Platting - Land Development | City of Corpus Christi \(cctexas.com\)](http://cctexas.com)

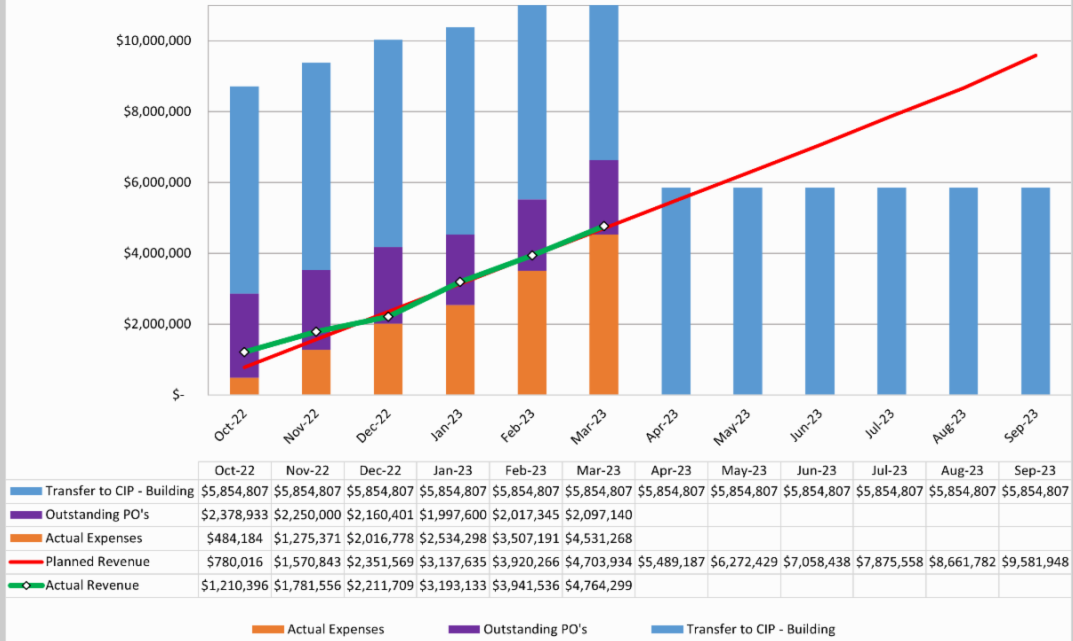
Visit our Website

DSD FY 22/23 Financials & Metrics

Vacancy Report		
Division	Quarter 1 Vacancy Rate	Quarter 2 Vacancy Rate
Land Development	26.67%	26.67%
Administration	12.50%	36.36%
Inspection Operations	6.67%	25.45%
Totals:	11.76%	28.40%

* Functional Vacancy Rate is 12.68%

Development Services
Budget Vs. Actual Analysis
(As Of March 31, 2023)



Fiscal Year 2022/2023 - (October – March)	
Metrics	#
1. Total number of residential plans reviewed	1,744
2. Total number of residential permits issued	1,560
3. Average review time for FY 22/23 - (DSD Goal is 3 business days)	2.07
4. Total number or commercial plans reviewed	516
5. Total number of commercial permits issued	508
6. Average review time for FY 22/23 - (DSD goal is 10 business days)	6.31
7. Total number of trade permits issued	5,823
8. Total number of inspections conducted	22,011
9. Total percentage of inspections conducted next day (DSD goal is 85%)	90.87
10. Total number of zoning applications submitted in FY 22/23	18
11. Total number of zoning applications taken to Planning Commission and to City Council	33
12. Average time to get zoning cases to Planning Commission and City Council (DSD goal is 90 days or less)	60
13. Total number of plats submitted for FY 22/23	76
14. Total of plats taken to Planning Commission	54
15. Average time to get plats to Planning Commission (DSD goal is 45 days or less)	64
16. Total number of Public Improvements submitted in FY 22/23	26
17. Average time to complete to initial plan review (DSD goal is 15 days)	12
18. Total number of customers that visited DSD in FY 22/23	5,285
19. Average wait time for customers (minutes)	5.73
20. Total of calls into DSD for FY 22/23	8,000
21. Total number of dropped calls in FY 22/23	50

2406 Leopard St Corpus Christi TX 78408 • (361) 826-3240

[Development Services | City of Corpus Christi \(cctexas.com\)](http://cctexas.com)

Notice

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