



2022

Development Services Department Annual Report

APPROVED
Sept. 30, 2022

**Happy New Year
Corpus Christi!!!**

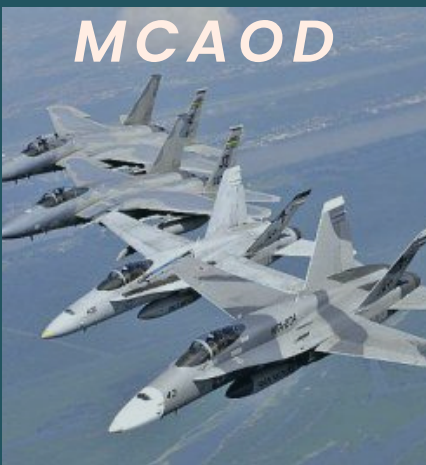


MESSAGE FROM THE DIRECTOR:

I trust everyone had a safe and enjoyable Holiday Season and we are all looking forward to a very productive & successful 2023...!!!

I would Like to Highlight Our Accomplishments in 2022:

1. In May 2022, City Council adopted the Historic Preservation Plan (HPP). Additionally, staff provided support to the Landmark Commission's Historic Preservation Photo Contest which was also in May, and the overwhelming response from the community was positive & uplifting. The HPP will provide a guide as to how the City will manage and maintain the Historic fabric of our beautiful city.
2. In August 2022, City Council approved a Military Compatibility Area District Overlay (MCAOD). This overlay zoning provides protection for our military installations and protection for the surrounding community.



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3. City Council also approved revising plat expiration and plat time extension from 6 months to 12 months. This was necessary to align our development process & regulations with the Development Community.

4. City Council approved a 10% fee increase for FY22/23 and the new fees became effective on November 1st, 2022. The increased fees will provide updated technology to better serve the community; new vehicles for the inspection staff; and continuous growth & professional development for all DSD staff.

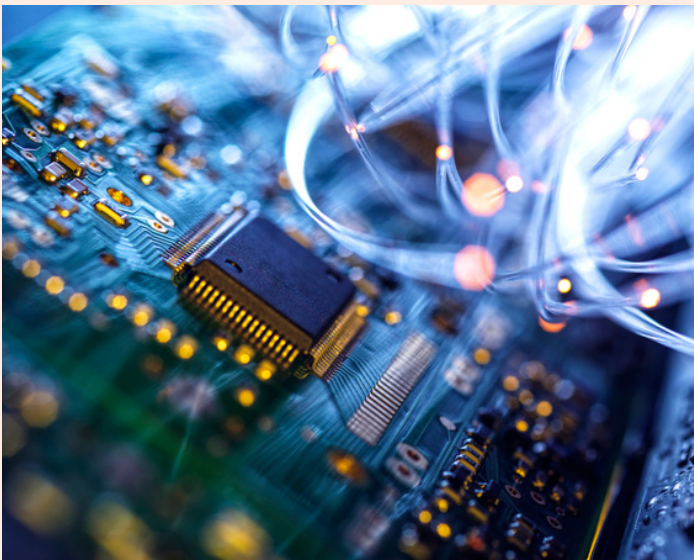
5. City Council approved a design contract to renovate and expand the 1st floor of the Development Services Building. Finally, this project has launched!!!

6. City Council approved a Short-Term Rental Ordinance that includes the entire City with the exception of certain areas on the Island.

2022 was an outstanding year for Development Services, we continue to have our hands in everything:

- *Development Taskforce Meetings (3rd Friday of each month);*
- *Bringing focus on maintaining the historic fabric of Corpus Christi;*
- *Updating the community development & design standards (UDC);*
- *Exploring alternative ways the City's infrastructure needs can be funded.*

Truly, Development Services has turned the corner in regard to engagement, competency, facilitation & professionalism. In our business, there will always be room to improve and we will continue to strive for excellence. Thanks for your continued support and let's keep moving forward...!!!



Thank you,

*Al Raymond III, AIA, CBO,
Director of Development Services*

Let's Meet the DSD Leadership Team



Al
Raymond



Joann
Salinas



Grayson
Meyer



Nina
Nixon-Mendez



Andrew
Dimas



Bria
Whitmire



Michael
Dice



Yvette
Dodd-Wallace



Luke
Fry

OFFICE OF THE DIRECTOR:

Oversees Department Operations, Budget & Performance. We focus on improving facilitation of the development process.

LAND DEVELOPMENT:

Oversees Platting, Zoning, and Subdivision Public Improvements. Their primary responsibility is to administer the Unified Development Code.

BUILDING DIVISION:

Oversees Permitting, Licensing, Plan Review, Inspections & Certificate of Occupancies.

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DSD TEAM BUILDING EVENT:



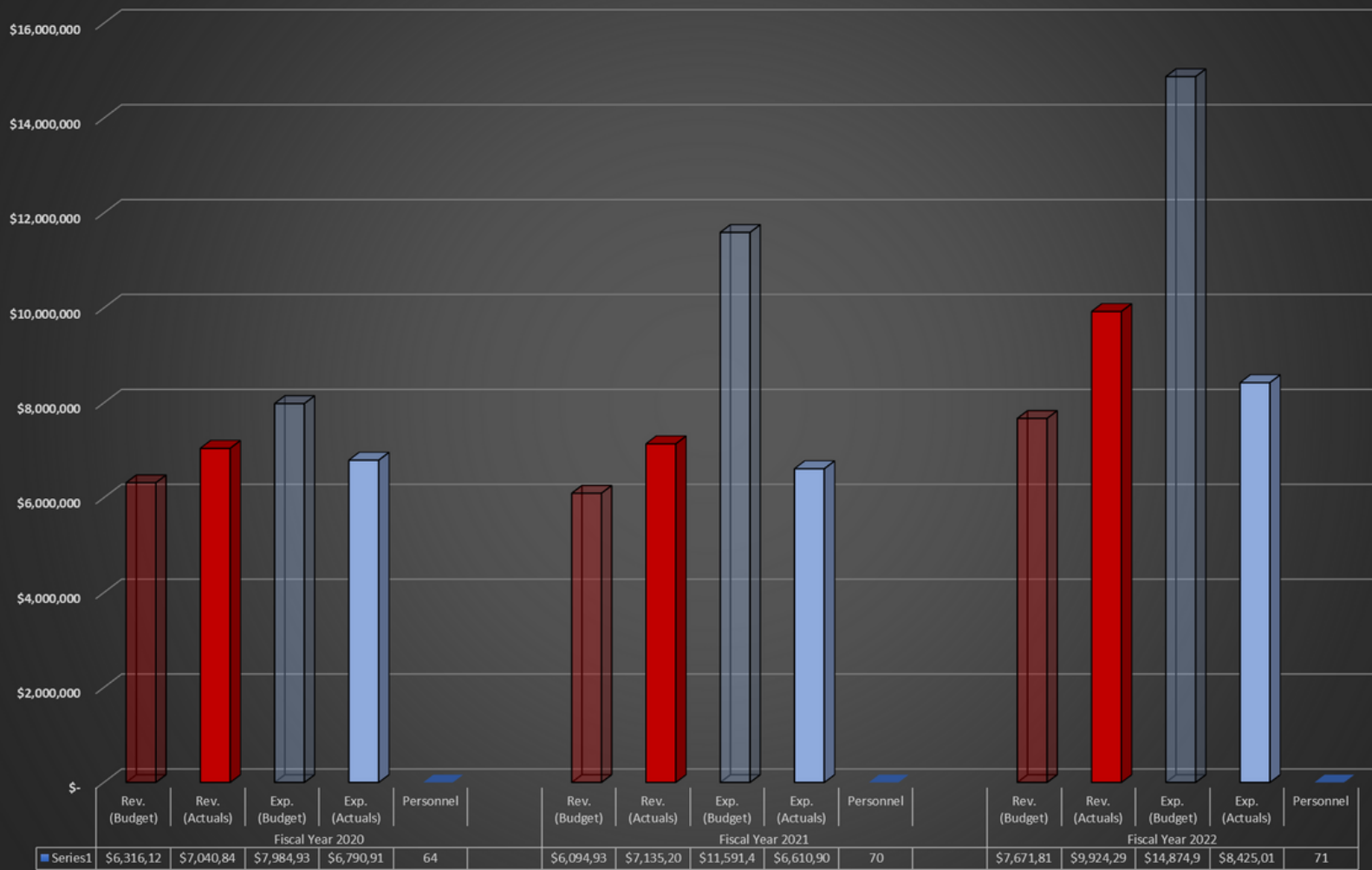
This event was one for the books...

DSD's Bowling Event @ Bowlero in celebration and acknowledgement of all DSD Staff!!!



OUR FY 21/22 BUDGET

Annual Budgets



DSD's Budget is Comprised of Primarily 3 Funds:

Development & Permitting Fee

Zoning, Platting, Public Improvements, Plan Review, Permitting and Inspections.

Corpus Christi Water

This is provided to DSD for handling TAPS, Meters, Water Contracts, and Reimbursement Agreements.

MSW Fees

The Solid Waste Department transfers a percentage of the solid waste fee to DSD for collecting their fees at the time of permit issuance.



Partnering with Our Community

Costal Bend Home Builders Association (CBHBA)

We meet with CBHBA regularly to review operational changes; discuss improvements & occasionally we bring other departments to the party.

Association of General Contractors (AGC)

DSD road show presentation discussing HPP, MCAOD, 2021 Code Adoption, STAR Program & Master Planning & Impact Fee Study.

Padre Island Property Owners Association (PIPOA)

DSD attends these meeting to remain informed & provides input, as required on City related issues.

Corpus Christi Independant School District (CCISD)

DSD meets regularly to review/assess current projects & discuss future projects.

Regional Economic Development Corporation (CCREDC)

DSD meets regularly with the CCREDC to discuss existing projects and potential upcoming projects.



Partnering with Our Community

Capital Improvement Advisory Committee (CIAC)

Monthly Meetings to develop comprehensive Master Plans for the City of Corpus Christi and alternative funding for infrastructure expansion.

Flour Bluff Owners Association

DSD road show presentation discussing HPP, MCAOD, 2021 Code Adoption, STAR Program & Master Planning & Impact Fee Study.

Development Taskforce Meetings

Monthly meetings to discuss the development process; what works; what needs improvement; what's new; & what is trending.

These meetings include all departments involved in the development process:

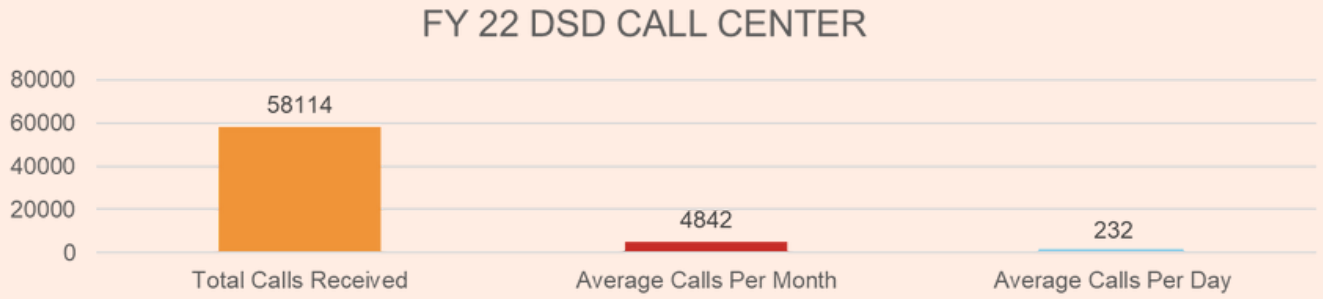
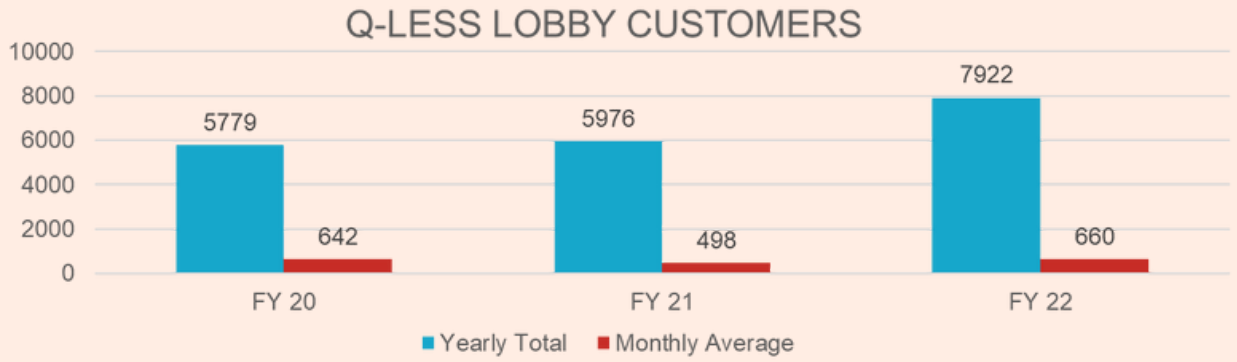
DSD, CCW, PARKS, PUBLIC WORKS, & GAS.

DSD Facilitates & Oversees Several Boards & Commissions Including:

- Planning Commission
- Landmark Commission
- Construction Trade Advisory & Appeals Boards
- Coastal Bend Building Official Collaboration
- Airport Zoning Commission
- Capital Improvement Advisory Committee (CIAC)
- Zoning Board of Adjustment (ZBA)



METRICS AND PERFORMANCE



PERMITS ISSUED

RESIDENTIAL – **3,806** (9% Increase over FY 21)

COMMERCIAL – **863** (3% Increase over FY 21)

TRADE PERMITS – **13,031**

INSPECTIONS

Total # of Inspections Performed – **56,423**

Total # of Compliance Inspections Performed – **4,017**

DSD Goal **85%** NEXT DAY (FY 22 ended with DSD at **94%**)

PLAN REVIEW

DSD Goal for Residential is **3** Business Days

(FY22 Ended with DSD at **1.75** Business Days)

DSD Goal for Commercial is **10** Business Days

(FY22 ended with DSD at **5.81** Business Days)

ZONING -

49 Applications Submitted

(12% Increase Over FY 21)

- **50** Cases Taken to Planning Commission & City Council
- Average Time to Get Cases to Planning Commission & City Council was **81** Calendar Days

(DSD Goal is less than 90 Calendar Days)

PLATTING -

175 Applications Submitted

(3% Decrease Over FY 21)

- **140** Plats Taken to Planning Commission
- Average Number of Days to Get to Planning Commission was **48** Calendar Days

(DSD Goal is 45 Calendar Days)

PUBLIC IMPROVEMENT PLANS -

100 Plans Submitted

(10% Increase Over FY 21)

- Average Time to Complete Initial Review - **20** Calendar Days

(DSD Goal is 25 Calendar Days)



STAFF GROWTH & DEVELOPMENT

DSD Staff Consists of 72 FTE's

(DSD Ended the Year with a Vacancy Rate of 11.76%)

57% of DSD Staff Possess an ICC Certification, State Licensure and/or National Registrations

DSD is always focused on staff development, improving our consistency, improving our competency and improving our professionalism.

****WE ARE GROWING****

2021 ICC CODES



WHAT'S ON TAP FOR 2023?

1. CIAC recommendation & Council adoption of the comprehensive Master Plans and the proposed Impact Fees.
2. Council adoption of the Updated UDC Articles 4,5,6,7, & 8.
3. Council adoption of an Airport Land Use Compatibility and Hazard Overlay District around CCIA.
4. Council approval of our construction contract for the DSD 1st floor renovation & addition project.
5. Launch the new INFOR, Rhythm & DigEplan electronic technology.
6. Council adoption of the 2021 International Codes.
7. Obtain IAS Department Accreditation.
8. Launch the STAR Program (Contractor Registration).

A banner for "Developing Our Future Corpus Christi". The banner features a yellow background on the left with the organization's logo and text: "DEVELOPING OUR FUTURE CORPUS CHRISTI". To the right is a photograph of a modern glass-fronted building. Below the photo is a QR code and the text: "A project to help the City plan and pay for growth in a more intentional manner." and the website "www.developing-our-future-cc.com".

A banner for "Corpus Christi Unified Development Code Update". The banner features a blue background with a photograph of a cityscape. On the left is the City of Corpus Christi logo. The text reads: "Corpus Christi Unified Development Code Update" and "December 2022". At the bottom left, it says "UDC Update".

High Performing Building Safety Departments Monitor Three (3) Primary Areas of the Organization to Ensure They Are Providing the Services Required.

- **Knowledge and Interpretation of the Code:**
 - a. The Building Official and the team's basic understanding of the codes
 - b. An excellent grasp of the development process
- **Customer Services:**
 - a. The department provides an excellent customer experience and facilitates the very processes that it regulates.
- **Fiscal Health:**
 - a. Department is solvent each month.
 - b. Spends resources on state-of-the-art software and equipment.
 - c. Spends resources on staff, training, and development.

The business of design and construction changes rapidly and our industry is always on the cutting edge to trying new products, new technologies, new approaches, and new processes. For Development Services to remain relevant, we must learn, grow, and adapt as well.





THANK YOU

[CLICK HERE](#)

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2022

**DEVELOPMENT SERVICES DEPARTMENT
ANNUAL REPORT**

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