



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

DEVELOPMENT SERVICES NEWSLETTER

MAY 2026

HELLO

MAY





EMPLOYEES OF THE QUARTER

Jaime Cardona- Administrative Support II



Jaime Cardona has been a dedicated member of the City team for nine years, beginning as a temporary employee with Animal Care Services in May 2016 before advancing to Animal Care Officer in 2017, transitioning to Vector Control in 2019, and joining Code Compliance in 2022. He brings a strong commitment to personal and professional growth, has completed approximately 30 college credit hours, and is known for his positive attitude, follow-through, and genuine dedication to helping others both in person and over the phone. Outside of work, Jaime enjoys time with his daughter, sports, comedy, and hopes to start working out more when time allows, and his reliability and customer-focused mindset make him an outstanding representative of Development Services and the City of Corpus Christi.

Etta Blake- DSD Representative



Etta delivers outstanding customer service every day. She greets everyone with genuine warmth and makes sure they leave with exactly what they need. As our Development Services Representative, she's the first person our customers meet, and she consistently sets a welcoming, positive tone. She doesn't just assist customers—she guides them, supports them, and makes their experience smooth from start to finish. She keeps the front counter running efficiently, handles challenges with calm confidence, and helps coworkers whenever needed. Whether answering calls, updating licenses, or managing the front desk, she does it all with professionalism and effortless multitasking. This month marks Etta's 4th year with DSD—four years of keeping our front desk organized, inviting, and far from becoming a traffic jam. Her dedication, integrity, and consistent excellence make her a standout employee and a truly deserving Employee of the Quarter.

Congratulations to our four Employees of the Quarter! Each of them were honored for their outstanding performance and positive impact on our department. Their positive attitude and dedication to excellence continue to strengthen Development Services and enhance the service we provide to our community!

Amazing job and thank you for all you do!

Andrew Garcia - Building Inspector II



AJ has demonstrated exceptional dedication, professionalism, and growth throughout his ten years of service. His career spans Animal Control, Code Enforcement, and Development Services, where he earned numerous certifications and was recognized as Employee of the Third Quarter in 2022. Since joining the Building Division as a Building Inspector II in September 2024, AJ has strengthened the team through his dual IRC and IBC certifications, strong leadership, and outstanding customer service. He consistently supports colleagues, serves the community with integrity, and embodies the department's core values. AJ's contributions make him highly deserving of Employee of the Quarter recognition.

Saradja Registre - Planner II



Saradja continues to be a steady and dependable force within our Development Services Land Development team, consistently supporting customers and navigating project challenges even as the department evolves. Saradja started with the City in June 2021 as a Planning Technician and quickly advanced to her current role as a Planner II. She brings a strong academic foundation—a Bachelor's in Urban and Regional Planning (2008) and a Master's in Architecture (2013)—along with years of experience working for a variety of consulting designers and architects. Her expertise, commitment, and calm reliability make her an essential member of our team.

CERTIFICATIONS:

Andrew Garcia

Commercial Building Inspector

Oscar Landa

Plumbing Plans Examiner

Drina Rodriguez

ICC- Code Safety Specialist

Gilbert Salazar

ICC-Code Safety Specialist

Ruben Zamora

Residential Combination Inspector



Our employees continue to advance their knowledge and pursue professional growth. Your dedication to learning strengthens our entire department!

Brianna Perez

ICC- Code Safety Specialist

Grant Zander

ICC- Code Safety Specialist

Martin Garcia

Electrical Plans Examiner

Mike Shelton

Fire Plans Examiner

Commercial Electrical Inspector

MEET OUR NEW HIRE!

welcome

Aubrey Banda- Plans Examiner I



Aubrey graduated from Texas A&M University in College Station with a Bachelor of Science in Civil Engineering. She brings a strong academic foundation and a passion for contributing to impactful projects within our community. Outside of work, Aubrey enjoys exploring local cafés and supporting small businesses throughout the area. We are grateful to have Aubrey as part of the Development Services team and look forward to the talent, dedication, and fresh perspective she brings.

WELL-DESERVED RECOGNITIONS IN DEVELOPMENT SERVICES



Yvette Wallace: 2026 Woman of Inspiration!



A well-deserved congratulations to our very own Interim Director, Yvette Wallace!

We are incredibly proud to celebrate her leadership and the positive impact she continues to make within our department. Since joining the City in 2012, Yvette has been a vital part of Development Services, helping guide our team with integrity, vision, and an unwavering commitment to public service. Her dedication, professionalism, and passion for supporting both our staff and our community shine through in everything she does!

Mike Shelton- Master Code Professional

Congratulations Mike on achieving your MCP – Master Code Professional certification! This is an incredible accomplishment and a true testament to your dedication, expertise, and commitment to excellence in the code profession. We are all very proud of you. Well done!



JOIN OUR TEAM!

ENGINEER IV - 10852



The Engineer IV coordinates the review and approval or disapproval of land development proposals including but not limited to, plats, utility plans, stormwater quality management plans, infrastructure design plan sets, and building permits for conformance with city standards. This position also addresses general customer inquiries related to land development engineering whether in person or via phone or email. Qualifications: Requires a bachelor's degree and six years of experience.

ENGINEER II - 9655



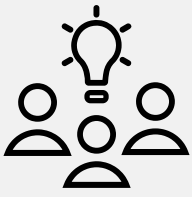
Development Services is looking for an Engineer II to review land development proposals, support infrastructure and stormwater plan reviews, and assist customers with development-related inquiries. Requirements: Bachelor's degree + 2 years of experience.

MECHANICAL/PLUMBING INSPECTOR I - 10890



The Plumbing/Mechanical Inspector I conducts field inspections to ensure plumbing and mechanical work meets adopted codes, communicates results to contractors, maintains inspection records in the IPS system, and assists with plan reviews as needed. The role also requires attending training on new codes. Candidates must have a high school diploma or GED and two years of related experience.

Apply Online at: [City of Corpus Christi | Careers](https://www.corpuschristi.org/careers)



DSTAG

Development Standards Technical Advisory Group (DSTAG)



CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES

DSTAG Update

Development Services
Technical Advisory Group

Meetings:

- **5/20/2026**: Subdivisions Coordinate with the Infrastructure Design Manual for platting and drainage.
- **6/17/2026**: Landscaping Update tree preservation, buffering, and xeriscaping requirements.
- **7/22/2026**: Signs Review institutional, commercial, and temporary sign regulations.
- **8/19/2026**: Parking Review Residential, Multifamily, Commercial, and Industrial parking regulations.
- **9/23/2026**: Buffer Yards Zoning District Buffer Yards
- **10/21/2026**: Remaining Design Standards Review screening, storage, and exterior lighting (Dark Sky).
- **11/25/2026**: General Provisions Review authority, jurisdiction, and legal transition rules.
- **12/23/2026**: Definitions Scrub the vocabulary list to ensure modern terms (e.g., "Short-term rentals," "EV charging") are included.

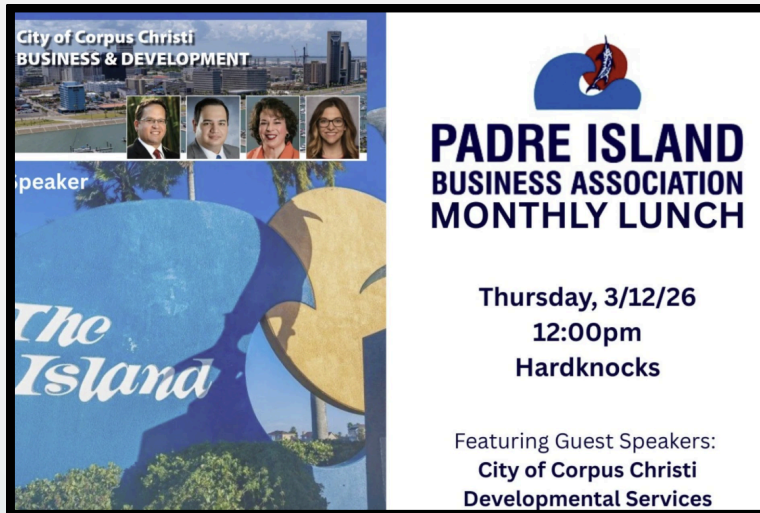
Meetings will begin at 2:00pm

Development Services Technical Advisory Group (DSTAG) has been re-established to begin updating the City's Unified Development Code (UDC) - May '26

Working alongside community leaders, sharing insights, and helping guide the standards that will define our city's growth. These are all the ways you can make an impact to our City!

ALL ABOUT DEVELOPMENT SERVICES:

Development Services participated in the Padre Island Business Association Luncheon to share an overview of the services we provide at DSD. Yvette Wallace (Interim Director), Andrew Dimas (Assistant Director – Land Development), and Tracey Cantu (Assistant Director – Code Compliance) presented on key areas including permitting, zoning, building inspections, and code compliance.



EARTH DAY BAY DAY!

Code Compliance had a great time at the 2026 Earth Day Bay Day event this weekend! Code Compliance Sr. Officer Estella Padron, Code Officers, Daniel Rohde, Alex Gonzalez & our leadership team joined together to connect with the community. It was an awesome opportunity to share how we help keep our city clean, safe, and well-maintained!



MAY IS BUILDING SAFETY MONTH: BUILT TO LAST!

Building Safety Month is a May-long international campaign that highlights the importance of building safety and modern building codes. The International Code Council and its partners promote safe, sustainable structures through events, education, and community outreach. Strong building codes protect communities from disasters, and code officials work every day to keep the public safe.

City Proclamation Presentation



Week 1: Safe Homes, Strong Communities (May 1-10)

focuses on simple actions homeowners can take to improve safety at home

Week 2: Voices of the Built Environment (May 11-17)

spotlights building safety professionals and the roles they play in keeping communities safe

Week 3: Prepared to Protect (May 18-24)

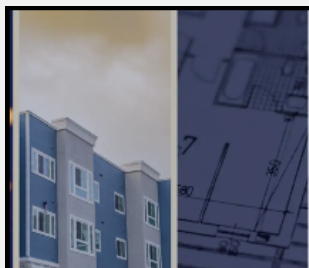
encourages community preparedness and highlights how disaster-resilient building codes protect people and property

Week 4: Communities Without Limits (May 25-31)

showcases the importance of accessibility in building construction and design

Development Taskforce 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.



Development Task Force Meetings

Task Force meetings are held quarterly, every 3rd Wednesday of the month from 9 a.m. - 12 p.m. at City Hall (6th Floor Conference Room) 1201 Leopard St. Corpus Christi, TX 78401.

Upcoming Meetings:

- February 18, 2026
- May 20, 2026
- August 19, 2026
- November 18, 2026

When: Quarterly,
3rd Wednesday of the month (May 20th)
Location: City Hall (6th Floor Conf. Rm)
Time: 9:00 AM – 12:00 PM

To view all of our Taskforce Presentations, please visit:

[Development Services Task Force | City of Corpus Christi](#)

DSD TRAININGS



Training Wednesdays occur every 1st and 3rd Wednesday of the month to allow staff to participate in important internal trainings. These sessions help us stay up to date, improve our processes, and continue providing the best service possible to our community. We appreciate your patience and understanding as we work to serve you better!

On select days, DSD also offers trainings to the public.

Internal Trainings

Our Interim Director and Assistant Directors recently delivered a presentation at our Quarterly Meeting, highlighting key departmental accomplishments and outlining upcoming priorities. Team members also took part in an educational trivia activity that encouraged engagement and friendly competition.



STAR CONTRACTOR PROGRAM


Have you ever wondered how you can find a contractor you can trust for your next home project? The City's Star Program helps you do just that! With clear standards and training behind the name, we're breaking down the Star Contractor Program, your new go-to resource for finding qualified, local contractors right here in Corpus Christi.

Please visit our STAR website to get more information on when our next meeting will be:

[STAR Contractor Program Page](#)

May 2026 (Date coming soon) 8 a.m. - 10 a.m.	Building Safety Month	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room)
June 17, 2026 8 a.m. - 10 a.m.	Commercial Vent Hoods	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room)
July 15, 2026 8 a.m. - 10 a.m.	Energy Conservation Codes	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room)
Sept. 16, 2026 8 a.m. - 10 a.m.	Look to 2027 ICC Code Adoptions	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room)
Oct. 21, 2026 8 a.m. - 10 a.m.	Fire safety awareness / Residential Fire Sprinklers	Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room)

FEBRUARY METRICS



CITY OF
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CHRISTI**

Performance Metrics

DEVELOPMENT SERVICES

February 2026

CALL VOLUME

2,119

AVERAGE HOLD TIME

1 Minute 37 Seconds

INSPECTIONS

1,624 TOTAL PERMITS ISSUED
3,864 INSPECTIONS CONDUCTED
99% NEXT DAY INSPECTIONS (GOAL = 85%)

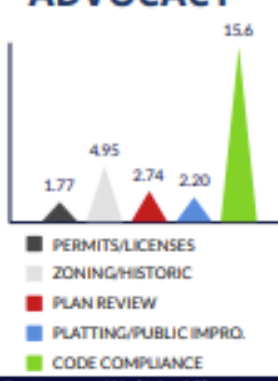
LOBBY CUSTOMERS

712

AVERAGE WAIT TIME

3.90 Minutes

CUSTOMER ADVOCACY



Customer Wait In Minutes

PLAN REVIEW

90 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
76 COMMERCIAL PLANS REVIEWED
6 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

7 ZONING APPLICATIONS SUBMITTED
1 APPLICATIONS TAKEN TO PLANNING COMMISSION
1 APPLICATIONS TAKEN TO CITY COUNCIL
*119 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

14 PLATTING APPLICATIONS SUBMITTED
6 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
10 PLATS TAKEN TO PLANNING COMMISSION
63 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)
39 AVERAGE STAFF PROCESSING TIME (GOAL = 30 DAYS)

PUBLIC IMPROVEMENT

1 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
3 PUBLIC IMPROVEMENT PLANS REVIEWED
*35 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

*Zoning Case Tabled

*PI metrics - complex projects

MARCH METRICS



CITY OF
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Performance Metrics

DEVELOPMENT
SERVICES
March
2026

CALL VOLUME

2,559

AVERAGE HOLD TIME

1 Minute 44 Seconds

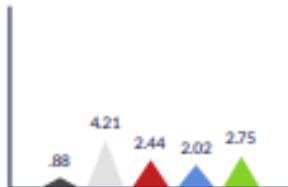
LOBBY CUSTOMERS

828

AVERAGE WAIT TIME

1.97 Minutes

CUSTOMER ADVOCACY



Customer Wait In Minutes

INSPECTIONS

1,625 TOTAL PERMITS ISSUED
3,757 INSPECTIONS CONDUCTED
99% NEXT DAY INSPECTIONS (GOAL = 85%)

PLAN REVIEW

111 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
118 COMMERCIAL PLANS REVIEWED
6 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

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

PLATTING

10 PLATTING APPLICATIONS SUBMITTED
7 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
9 PLATS TAKEN TO PLANNING COMMISSION
54 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)
33 AVERAGE STAFF PROCESSING TIME (GOAL = 30 DAYS)

PUBLIC IMPROVEMENT

2 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
1 PUBLIC IMPROVEMENT PLANS REVIEWED
*29 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

*PI metrics - complex projects

APRIL METRICS



CITY OF
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Performance Metrics

DEVELOPMENT
SERVICES
April
2026

CALL VOLUME

2,502

AVERAGE HOLD TIME

1 Minute 44 Seconds

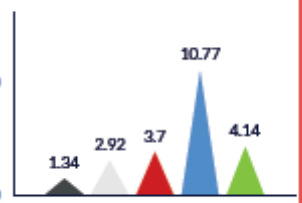
LOBBY CUSTOMERS

787

AVERAGE WAIT TIME

4.44 Minutes

CUSTOMER ADVOCACY



Customer Wait In Minutes

- PERMITS/LICENSES
- ZONING/HISTORIC
- PLAN REVIEW
- PLATTING/PUBLIC IMPRO.
- CODE COMPLIANCE

INSPECTIONS

1,428 TOTAL PERMITS ISSUED
3,338 INSPECTIONS CONDUCTED
100% NEXT DAY INSPECTIONS (GOAL = 85%)

PLAN REVIEW

123 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
96 COMMERCIAL PLANS REVIEWED
8 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

5 ZONING APPLICATIONS SUBMITTED
6 APPLICATIONS TAKEN TO PLANNING COMMISSION
1 APPLICATIONS TAKEN TO CITY COUNCIL
* 84 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

24 PLATTING APPLICATIONS SUBMITTED
13 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
14 PLATS TAKEN TO PLANNING COMMISSION
* 59 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)
* 39 AVERAGE STAFF PROCESSING TIME (GOAL = 30 DAYS)

PUBLIC IMPROVEMENT

3 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
3 PUBLIC IMPROVEMENT PLANS REVIEWED
14 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

*Platting Metrics - 1 complex replat

VACANCY RATES:

FEBRUARY

Monthly Vacancy Report

Division	February
Land Development	33.33%
Administration	9.09%
Inspection Operations	32.14%
Code Enforcement	15.38%
Total	22.49%

MARCH

Monthly Vacancy Report

Division	March
Land Development	33.33%
Administration	9.09%
Inspection Operations	30.36%
Code Enforcement	17.95%
Total	22.68%

APRIL

Monthly Vacancy Report

Division	April
Land Development	33.33%
Administration	9.09%
Inspection Operations	30.36%
Code Enforcement	17.95%
Total	22.68%

*DEVELOPMENT SERVICES OPERATES WITH A FISCALLY RESPONSIBLE, BUSINESS-ORIENTED APPROACH, ALIGNING STAFFING LEVELS WITH PERMIT ACTIVITY. IN RESPONSE TO THE CURRENT DECLINE IN PERMITTING VOLUME, WE ARE CONSERVATIVELY MANAGING VACANCIES UNTIL SUSTAINED DEMAND WARRANTS ADDITIONAL STAFFING.

TO LEARN MORE ABOUT DEVELOPMENT SERVICES, VISIT US AT:

[Development Services Department](#)