



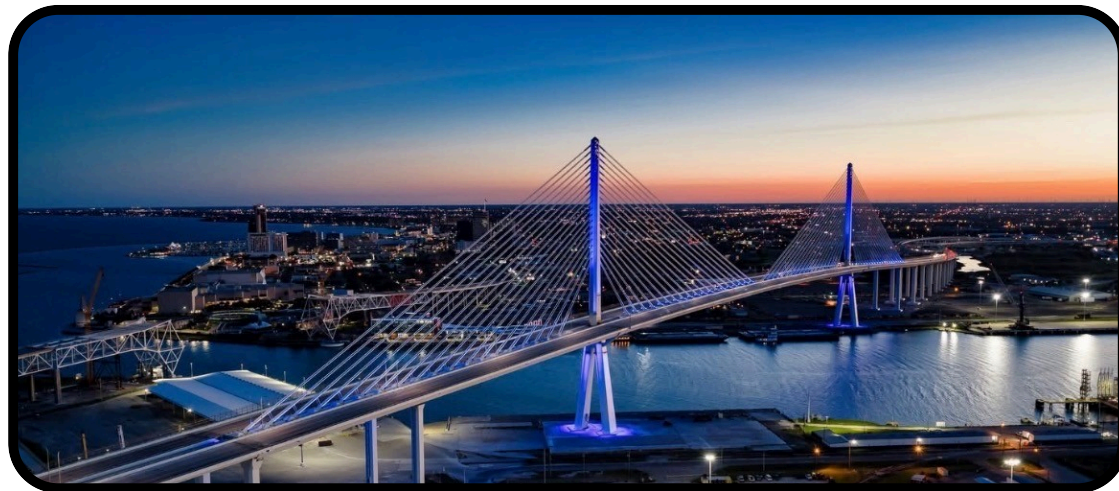
# 2025

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# ANNUAL REPORT



*Happy New Year,  
Corpus Christi!*



2025 was a year of significant progress. Through dedication and collective effort, we strengthened our ability to serve the community by streamlining processes, enhancing customer service, and supporting key development projects across Corpus Christi. These efforts have helped make our city an even better place to live and work.

Looking ahead to 2026, we are focused on building upon this strong foundation with new initiatives, strategic improvements, and projects that drive continued progress. Our commitment remains clear: delivering exceptional service and creating lasting benefits for both our department and the community!



# Meet The DSD Leadship Team



**Michael Dice**  
Director/Interim ACM



**Joann Salinas**  
Sr. Management Analyst



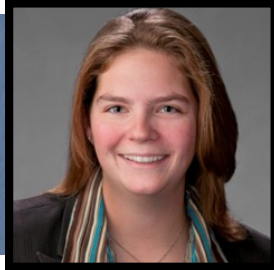
**Laura Piazza**  
Budget Analyst

## Office of the Director:

Responsible for overseeing department operations, managing budgets, and monitoring performance. Our focus is on streamlining and improving the development process.



**Andrew Dimas**  
Assist. Director  
(Land Development)



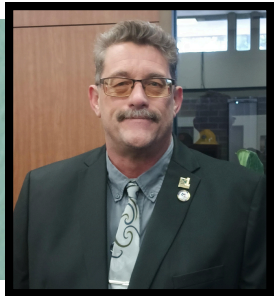
**Bria Whitmire**  
Engineer V

## Land Development:

Responsible for overseeing platting, zoning, and subdivision public improvements. The division's primary role is administering the Unified Development Code.



**Yvette Wallace**  
Assist. Director  
(Building)



**William Wittliff**  
Building Deputy  
Official

## Building Division:

Responsible for overseeing permitting, licensing, plan review, inspections & certificate of occupancies.



**Tracey Cantu**  
Assist. Director  
(Code Compliance)

## Code Compliance:

Ensures adherence to city codes and ordinances, including property maintenance, zoning regulations, and public safety standards, to uphold community quality and livability.



# 2025 DSD PROMOTIONS

**Yvette Wallace**



**Assistant Director  
(Building)**

*We are proud to recognize and celebrate the outstanding achievements of our Leadership Team, who earned well-deserved promotions this year. They continue to inspire growth and set a strong example for the entire department. Congratulations to each of them on their significant milestones.*

**Michael Dice**



**Interim  
Assistant City Manager**

**Andrew Dimas**



**Assistant Director  
(Land Development)**



# STAFF PROMOTIONS

*Congrats!*

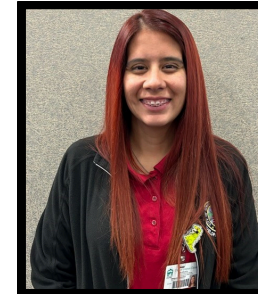
Development Services remains committed to growth and professional development. This year, our team demonstrated exceptional dedication and set a high standard of excellence. We celebrate their achievements and look forward to continued success in the year ahead.



**Mina Trinidad**  
Planner II



**Jessica Martinez**  
Agenda  
Coordinator



**Veronica Vasquez**  
Permit Tech II



**John Garza**  
Code Officer II



**Sam Gomez**  
Senior Code  
Officer



**Martin Lopez**  
Code Officer II



**Ben Falcon**  
Code Officer II



**Yvonne Scott**  
Senior Permit  
Tech



**Justine Gomez**  
Senior Plans  
Examiner



# Development Services 2025

## Highlights

The STAR Contractor Program was created to assist the citizens of Corpus Christi in finding qualified registered contractors based on their service lines.

To apply, please visit:

<https://www.corpuschristitx.gov/department-directory/development-services/applications-permits-and-guidance/the-star-contractor-program/>

Please submit all applications to  
[dsoutreach@cctexas.com](mailto:dsoutreach@cctexas.com)

**Please visit our website for STAR Program Classes - 2026 Schedule beginning in March:**

Development Services | City of Corpus Christi

[www.corpuschristitx.gov/department-directory/development-services/](http://www.corpuschristitx.gov/department-directory/development-services/)



**Attention Contractors:  
Re-Launch of The Star Program**

 **CITY OF CORPUS CHRISTI  
DEVELOPMENT SERVICES**

CITY OF CORPUS CHRISTI  
DEVELOPMENT SERVICES DEPARTMENT  
P.O. BOX 9277 | CORPUS CHRISTI TEXAS 78469

**STAR Contractor Registration Application Form**

Requested Category (check one): ☐ Bronze STAR ☐ Silver STAR ☐ Gold STAR

Current City Registration/License No. (if applicable) \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Email: \_\_\_\_\_

Type of work: (Check all that apply) ☐ New Homes ☐ General Repairs ☐ Additions ☐ Roofing ☐ Pools/Spas ☐ Irrigation  
☐ Fences ☐ Foundations ☐ Mechanical ☐ Electrical ☐ Plumbing ☐ Solar ☐ Commercial Construction

Other Note: \*State Licenses Required.

Please submit the application and all requested items to: [DSoutreach@cctexas.com](mailto:DSoutreach@cctexas.com).

By signing the below, I understand this application does not automatically qualify me for the program and approval is based on the City of Corpus Christi's Building Official decision. I understand that by qualifying for this program, I will be responsible for notifying DSD of any changes and maintaining the requirements of the category.

Please list affiliated businesses if you would like them added as part of an Incorporated business.

Business Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

Business Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

Applicant's Name (please print): \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## **Development Taskforce Meetings**

The Development Taskforce meets quarterly on the third Wednesday to share updates on development-related initiatives across the city. This collaborative forum gives each department the opportunity to provide a brief overview of current projects and progress. Together, these teams work to ensure alignment and transparency on development efforts that shape our community.

**Representatives from key departments are in attendance including:**

- Development Services (DSD)
- Corpus Christi Water (CCW)
- Parks & Recreation
- Public Works
- Gas
- Engineering Services
- Economic Development
- Solid Waste
- Fire Department
- Intergovernmental Relations (IGR)





# Development Services 2025

## *Highlights*



**GIVING BACK: United Way Donations Dollar Amount Significantly Surpassed Last Year's Contributions**



**samsara**

**SAFETY FIRST: We implemented Samsara to improve fleet management through real-time GPS tracking, vehicle diagnostics, and driver safety monitoring. This program will reduce costs, enhance accountability, and optimize operations for city-issued vehicles.**





## Quarter I:



Left to Right: Sarah Encinia (Permit Technician II), Michael Shelton (Inspector II), Edward Giarrusso (Senior Inspector)

*Employees of the  
Quarter 2025!*



## Quarter III:



Left to Right: Jacob Gonzalez (Senior Permit Technician), Mina Trinidad (Planner II), Martin Garcia (Inspector II), Brianna Perez (Code Officer)

## Quarter II:



Left to Right: Samuel Gomez (Senior Code Compliance Officer), Rudy Morales (Management Analyst), Oscar Landa (Plans Examiner Supervisor), Ruben Zamora (Senior Inspector)

## Quarter IV:



Left to Right: Daniel Rhode (Code Officer I), Michael Garcia (Inspector II), Mike Shelton (Inspector II)



# Employee Recognition



We were incredibly thankful for all the hard work our employees put in throughout 2025 to keep everything running smoothly!

## Administrative Professionals Day:



DSD celebrated Employee Appreciation Month by handing out goody bags to all staff.

## Walk Across Texas Victory – Second Year in a Row!



DSD joined Texas A&M's wellness program and celebrated the second consecutive Walk Across Texas **win!** We're excited to keep the streak going!



**Veterans Day: Thank you for your service!**



We were honored to recognize our incredible DSD employees who courageously served our country. Thank you for your dedication and sacrifice!



# DSD 2025 ANNUAL BOWLING EVENT:

**DSD'S BOWLING EVENT AT BOWLERO IN  
CELEBRATION AND ACKNOWLEDGEMENT OF ALL  
DSD STAFF! WE HAD A GREAT TURNOUT,  
AWESOME PRIZES AND EXCITED WINNERS!**



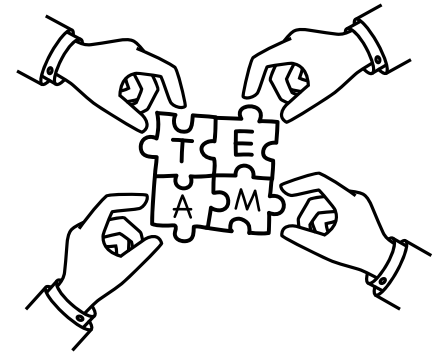
*And the  
Winner is...*



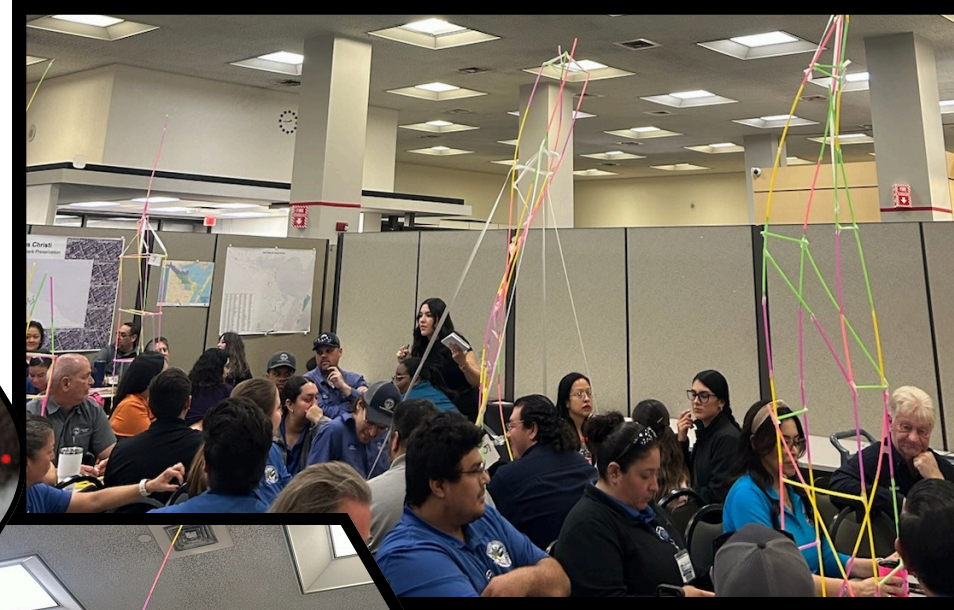


# TEAM BUILDING

DSD participated in several team-building exercises this year that encouraged teamwork, critical thinking, and strengthened communication skills across the department.

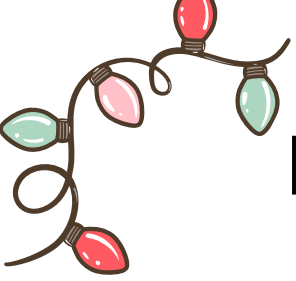


**Hosted by our  
Assistant Director.  
Yvette Wallace, DSD  
enjoyed hot cocoa,  
breakfast and a  
competitive trivia!**

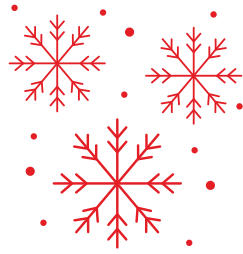


**Our HR Business  
Partner, Daniella  
Benys hosting a team  
building meeting!**





# Making a Difference Where It Counts:



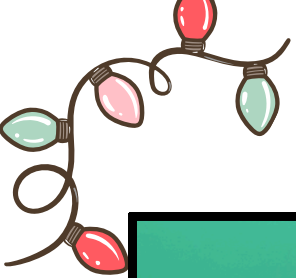
This holiday season, Development Services had the honor of giving back to our community by having our very own DSD staff donate to be able to provide toys to children at JFK and Gibson Elementary Schools. It was a truly rewarding experience for our team and brought joy to the students we were able to serve.

**Our Assistant Director, Andrew Dimas, happily took on the role of Santa**

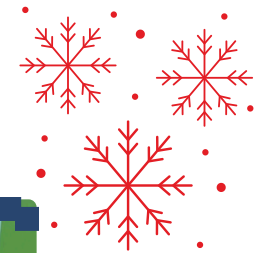
## JFK Elementary







# Gibson Elementary School:





# CODE COMPLIANCE

Code Compliance loves being part of the community!

Here are just some of the 2025 events they proudly participated in:

## 1 EARTH DAY



## 2 FLOUR BLUFF CITIZENS COUNCIL MEETING



## 3 OPERATION SAFE RETURN (BACK TO SCHOOL):



## 4 NATIONAL NIGHT OUT



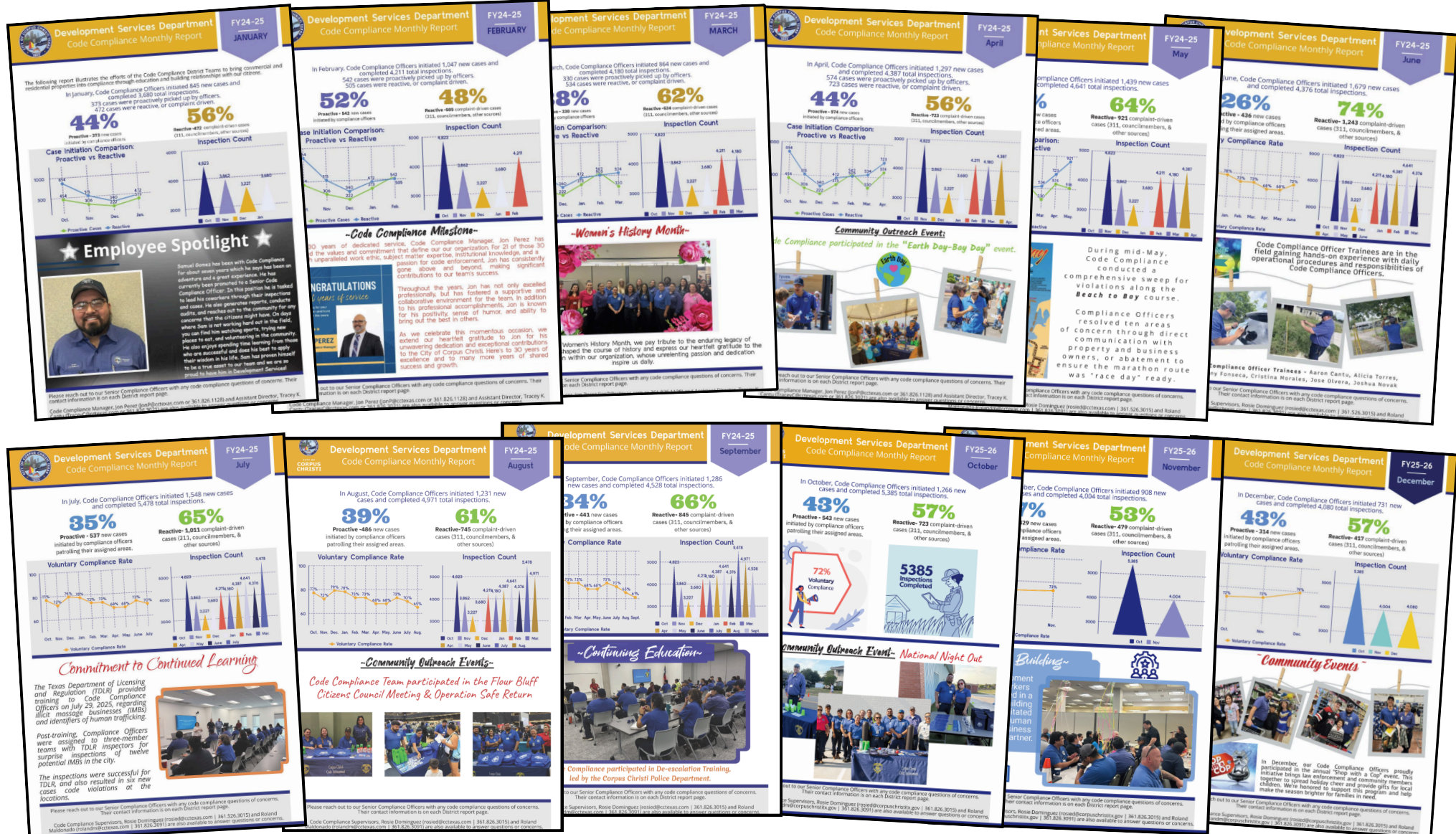
## 5 SHOP WITH A COP





# CODE COMPLIANCE

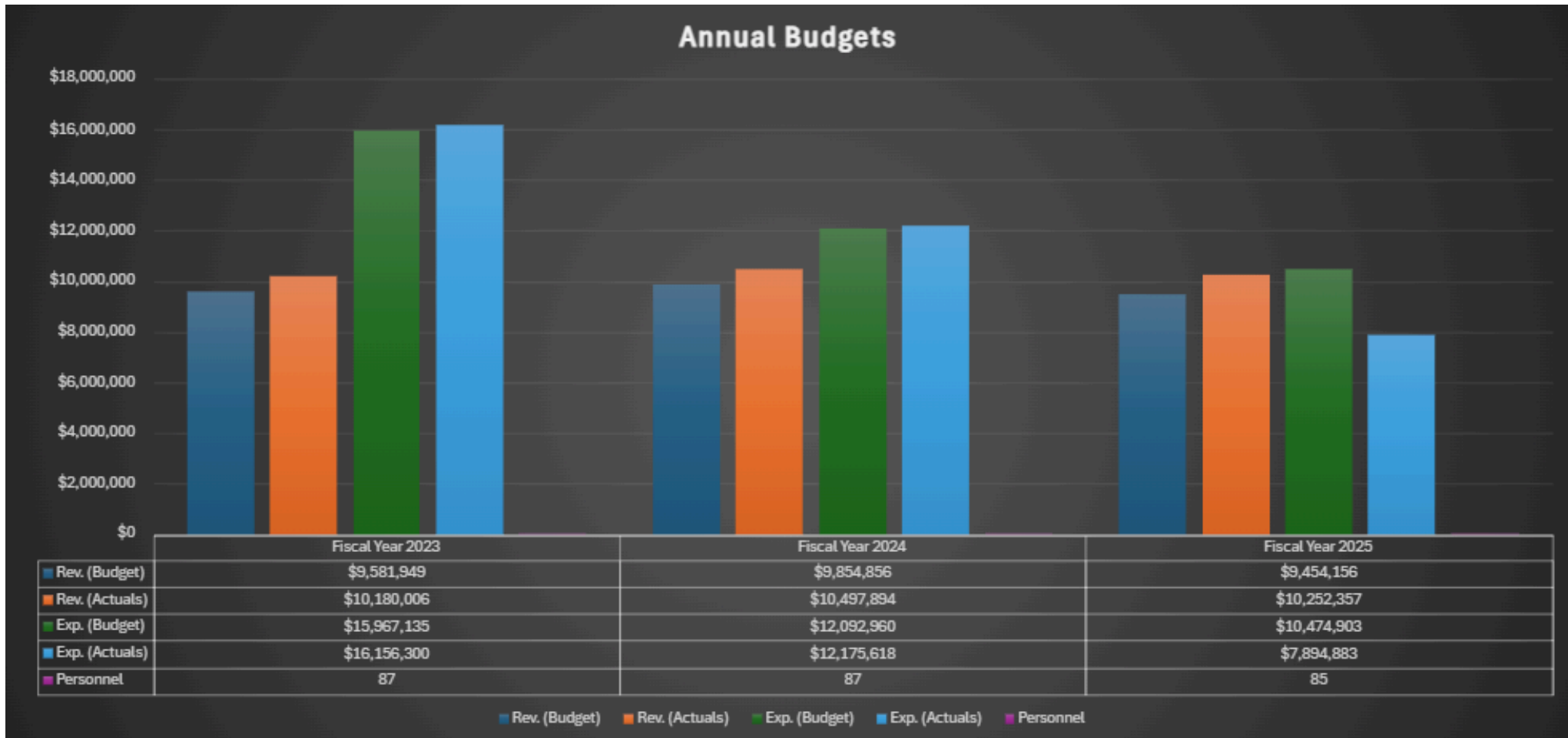
## 2025 Code Compliance Reports



To see more reports, please visit: <https://www.corpuschristitx.gov/department-directory/development-services/code-compliance/code-compliance-monthly-reports/>



# FY 24/25 BUDGET



## DSD's Budget is Comprised of Primarily 3 Funds:

### Development & Permitting Fee

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

### Corpus Christi Water

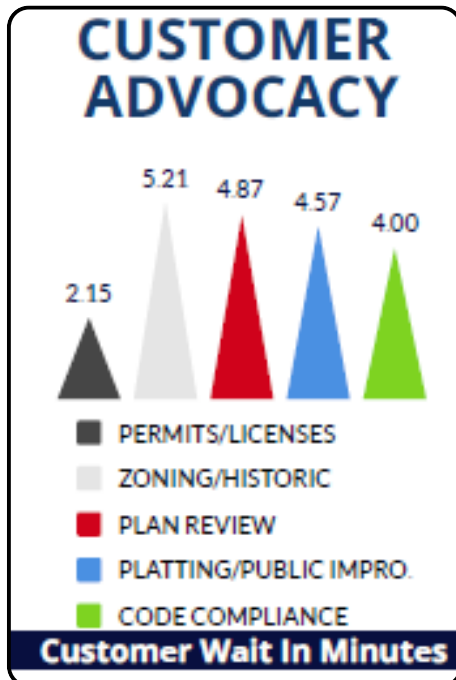
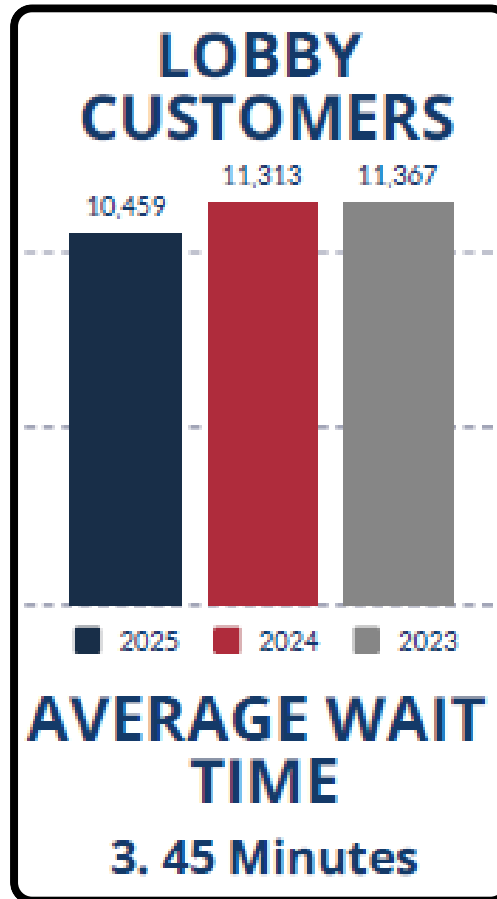
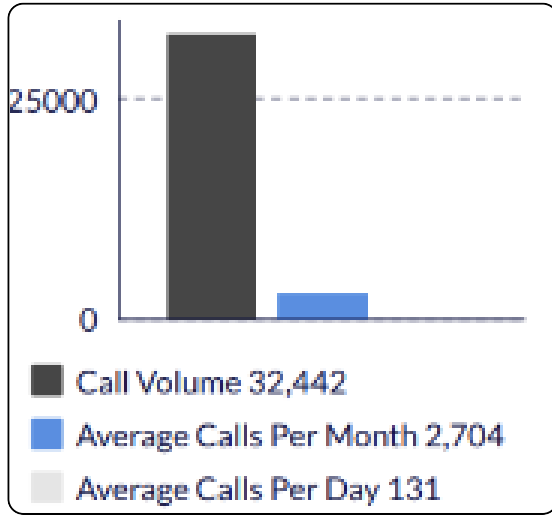
- This allocation is provided to DSD for processing TAPS, Meters, Water Contracts, and Reimbursement Agreements.

### MSW Fees

- Solid Waste Department allocates a percentage of the solid waste fee collected back to DSD for managing, processing, and collecting at the time of permit issuance.



# 2025 METRICS & PERFORMANCE





# Permits Issued:

**21,199** TOTAL PERMITS ISSUED  
**2,663** RESIDENTIAL PERMITS ISSUED (-12% OVER FY 24)  
**926** COMMERCIAL PERMITS ISSUED (-10% OVER FY 24)  
**11,960** M.E.P. PERMITS ISSUED (-4% OVER FY 24)

# Plan Review:

**1,977** RESIDENTIAL PLANS REVIEWED  
**1 Day** RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)  
**1,260** COMMERCIAL PLANS REVIEWED  
**6 Days** COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

# Public Improvement Plans:

**51** PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED (+6% OVER FY 24)  
**50** PUBLIC IMPROVEMENT PLANS REVIEWED  
**12 Days** AVERAGE REVIEW TIME (GOAL = 15 DAYS)

# Platting:

**134** PLATTING APPLICATIONS SUBMITTED (+13% OVER FY 24)  
**4 Days** AVERAGE DAYS FOR COMPLETENESS REVIEW (GOAL = 5 DAYS)  
**68** PLATS TAKEN TO PLANNING COMMISSION  
**58 Days** AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 75 DAYS)

# Zoning:

**37** ZONING APPLICATIONS SUBMITTED (-24% OVER FY 24)  
**29** APPLICATIONS TAKEN TO PLANNING COMMISSION  
**20** APPLICATIONS TAKEN TO CITY COUNCIL  
**104 Days** AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

# Inspections:

**49,561** INSPECTIONS CONDUCTED  
**98%** NEXT DAY INSPECTIONS (GOAL = 85%)

## 2025 METRICS



# STAFF GROWTH & DEVELOPMENT

**DSD Staff Consists of 94 Filled FTE's (59 DSD & 35 Code)**

DSD Ended the year with the following Vacancy Rates =  
(DSD 28% & Code 10% Code).



**85% of DSD/CODE 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.**

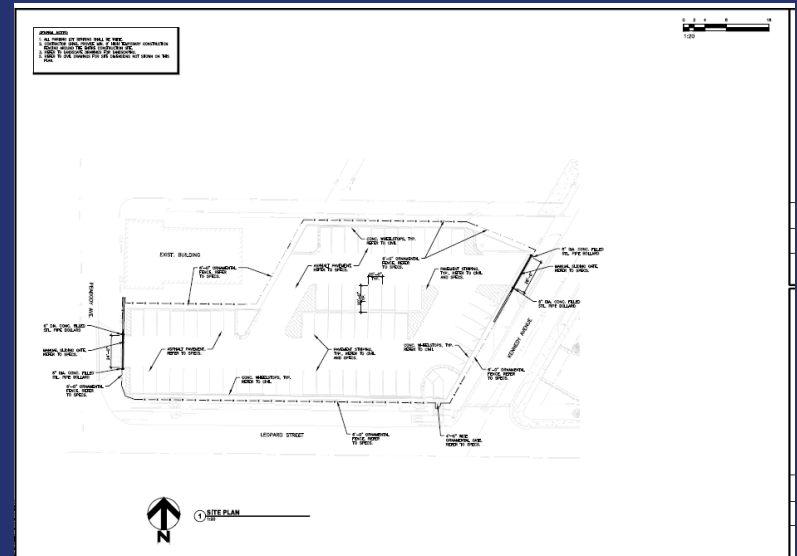
**\*Development Services operates with a fiscally responsible, business-oriented approach, aligning staffing levels with permit activity. In response to the current decline in permitting volume, we are conservatively managing vacancies until sustained demand warrants additional staffing.**



# WHAT'S COMING IN 2026?

- Parking lot renovations are underway and anticipated to be complete by Spring 2026
- DSD Building Re-model moving forward
- Capital Improvement Advisory Committee (CIAC) Recommendations - Trust Fund Fee Amendments to be presented to Planning Commission and subsequently to City Council for consideration.
- UDC Text Amendments - Meetings to begin with Development Services Technical Advisory Group (DSTAG)
- Continue Training Wednesdays- Held every 1st & 3rd Wed. of the month, with some open to the public, these sessions are designed to provide continuous learning and development opportunities for our team and to the public.

Parking Lot



Building Re-model

