



2025

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

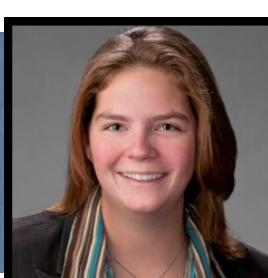
Office of the Director:

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

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/

A simulated image of a STAR Contractor Registration Application Form. The form is titled "STAR Contractor Registration Application Form" and includes fields for applicant information, business details, and signature. It also contains a section for "Type of work" with checkboxes for various services like New Homes, General Repairs, Additions, Roofing, Pools/Spas, Irrigation, Foundations, Mechanical, Electrical, Plumbing, Solar, and Commercial Construction. There is also a note about State Licenses Required.

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.



Employees of the
Quarter 2025!



Quarter I:



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

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!



Veterans Day: Thank you for your service!



Administrative Professionals Day:



DSD celebrated Employee Appreciation Month by handing out goodie 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!



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



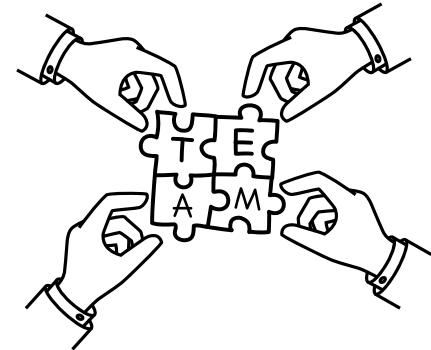
DSD 2025 ANNUAL BOWLING EVENT:

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



TEAM BUILDING

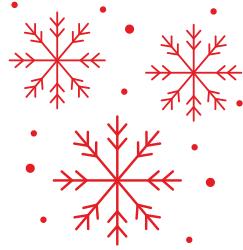
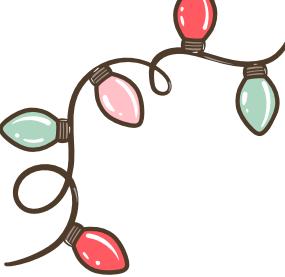
DSD participated in several team-building exercises this year that encouraged teamwork, critical thinking, and strengthened communication skills across the department.



**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:

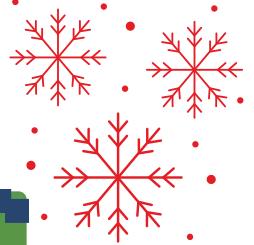
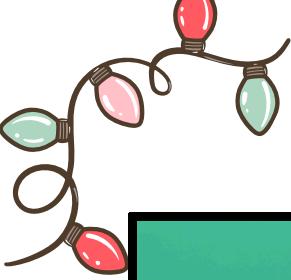
This holiday season, Development Services had the honor of giving back to our community by having our very own DSD staff donate to be able to provide toys to children at JFK and Gibson Elementary Schools. It was a truly rewarding experience for our team and brought joy to the students we were able to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



4

NATIONAL NIGHT OUT



2

FLOUR BLUFF CITIZENS COUNCIL MEETING



3

OPERATION SAFE RETURN (BACK TO SCHOOL):



BACK
to
SCHOOL

5

SHOP WITH A COP



CODE COMPLIANCE

2025 Code Compliance Reports

Development Services Department Code Compliance Monthly Report FY24-25 JANUARY

The following report illustrates the efforts of the Code Compliance Team to bring commercial and residential properties into compliance through education and enforcement of our code. In January, Code Compliance Officers initiated 848 new cases and completed 4,376 total inspections. 373 cases were proactively issued by officers. 472 cases were reactive, or complaint-driven.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Employee Spotlight

Development Services Department Code Compliance Monthly Report FY24-25 FEBRUARY

In February, Code Compliance Officers initiated 1,047 new cases and completed 4,211 total inspections. 524 cases were proactively issued by officers. 503 cases were reactive, or complaint-driven.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Development Services Department Code Compliance Monthly Report FY24-25 MARCH

In March, Code Compliance Officers initiated 864 new cases and completed 4,180 total inspections. 574 cases were proactively issued by officers. 534 cases were reactive, or complaint-driven.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Development Services Department Code Compliance Monthly Report FY24-25 April

In April, Code Compliance Officers initiated 1,297 new cases and completed 4,387 total inspections. 574 cases were proactively issued by officers. 723 cases were reactive, or complaint-driven.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Development Services Department Code Compliance Monthly Report FY24-25 May

In May, Code Compliance Officers initiated 1,439 new cases and completed 4,641 total inspections. 586 cases were proactively issued by officers. 853 cases were reactive, or complaint-driven.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Development Services Department Code Compliance Monthly Report FY24-25 June

In June, Code Compliance Officers initiated 1,679 new cases and completed 4,376 total inspections. 646 cases were proactively issued by officers. 1,033 cases were reactive, or complaint-driven.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Development Services Department Code Compliance Monthly Report FY24-25 July

In July, Code Compliance Officers initiated 1,548 new cases and completed 5,478 total inspections.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Commitment to Continued Learning

The Texas Department of Licensing and Regulation (TDLR) provided training to Code Compliance Officers on July 29, 2025. The training focused on identifying illicit message services (IMBS) and identifiers of human trafficking.

Post-training, Compliance Officers were assigned to three-member teams with TDLR inspectors for surprise inspections of twelve potential IMBS in the city.

The inspections were successful for TDLR and also resulted in six new cases, code violations at the locations.

Please reach out to our Senior Compliance Officers with any code compliance questions of concern. Their contact information is on each District report page.

Development Services Department Code Compliance Monthly Report FY24-25 August

In August, Code Compliance Officers initiated 1,231 new cases and completed 4,971 total inspections.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Community Outreach Events

Code Compliance Team participated in the Flour Bluff Citizens Council Meeting & Operation Safe Return.

Development Services Department Code Compliance Monthly Report FY24-25 September

In September, Code Compliance Officers initiated 1,286 new cases and completed 4,528 total inspections.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Continuing Education

Code Compliance participated in De-escalation Training, led by the Corpus Christi Police Department.

Development Services Department Code Compliance Monthly Report FY24-25 October

In October, Code Compliance Officers initiated 1,266 new cases and completed 5,385 total inspections.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Community Outreach Event

National Night Out

Development Services Department Code Compliance Monthly Report FY24-25 November

In November, Code Compliance Officers initiated 908 new cases and completed 4,004 total inspections.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Building

Compliance Officers are involved in a building inspection training with a human services partner.

Development Services Department Code Compliance Monthly Report FY24-25 December

In December, Code Compliance Officers initiated 731 new cases and completed 4,080 total inspections.

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Community Events

In December, our Code Compliance Officers proudly participated in the "Shop with a Cop" event. This together brings law enforcement and provide gifts for local children in need. We're honored to support this event and help make the season brighter for families in need.

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

FY 24/25 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

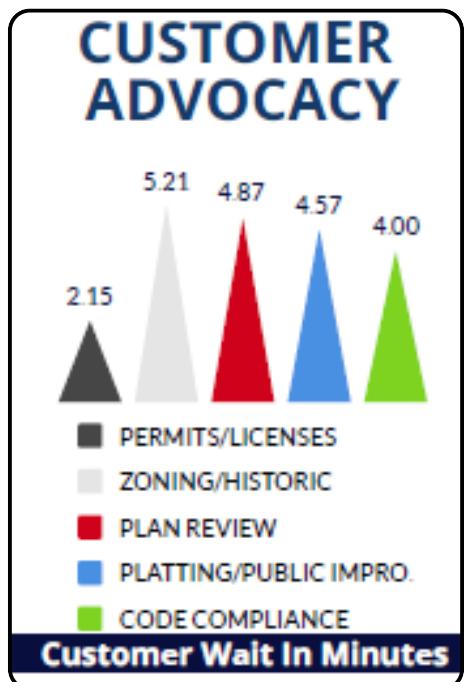
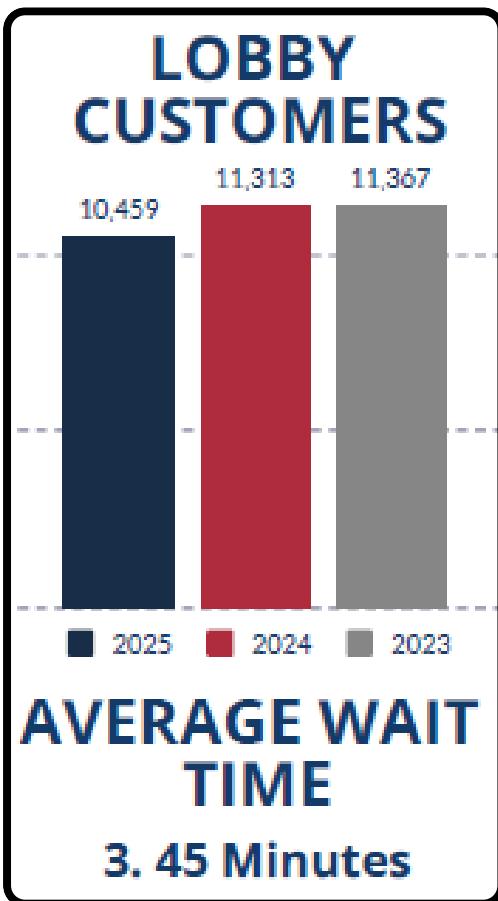
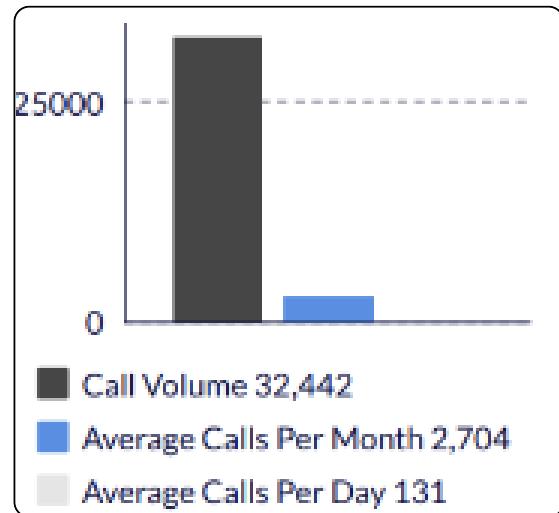
- This allocation is provided to DSD for processing TAPS, Meters, Water Contracts, and Reimbursement Agreements.

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)

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)

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)

Inspections:

49,561 INSPECTIONS CONDUCTED

98% NEXT DAY INSPECTIONS (GOAL = 85%)

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)

2025 METRICS



STAFF GROWTH & DEVELOPMENT

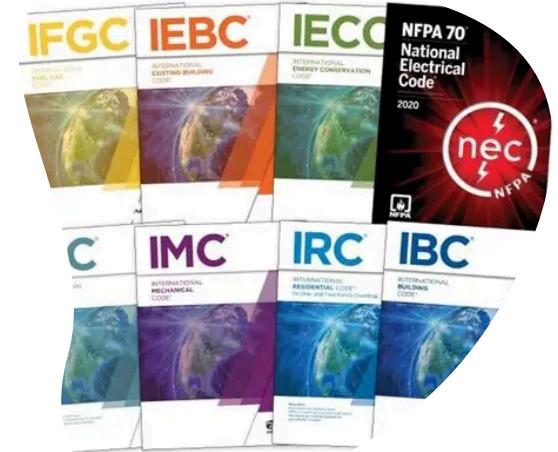
DSD Staff Consists of 94 Filled FTE's (59 DSD & 35 Code)

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.**

*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.



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

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.

