



CITY OF
**CORPUS
CHRISTI**



**DECEMBER
2025**

DEVELOPMENT SERVICES NEWSLETTER



HAPPY
Holidays!

Certifications

Veronica Vasquez

Permit Technician

Gilbert Salazar

Code Compliance
Officer



Ruben Zamora

Residential
Plumbing Inspector

Brianna Perez

Code Compliance
Officer

We are proud to recognize several DSD team members who have recently earned new professional certifications. Their commitment to continuous learning and growth reflects the high standards and dedication that define our department.

At DSD, we value and support professional development, and we commend these individuals for taking the initiative to advance their skills and expertise.

Congratulations on your accomplishments — we're proud to have you on the team!

Justine Gomez

Residential Plans
Examiner



Jacob Gonzalez

Code Officer II

Mike Shelton

- Residential Plans
Examiner
- Combo- Mechanical
Inspector

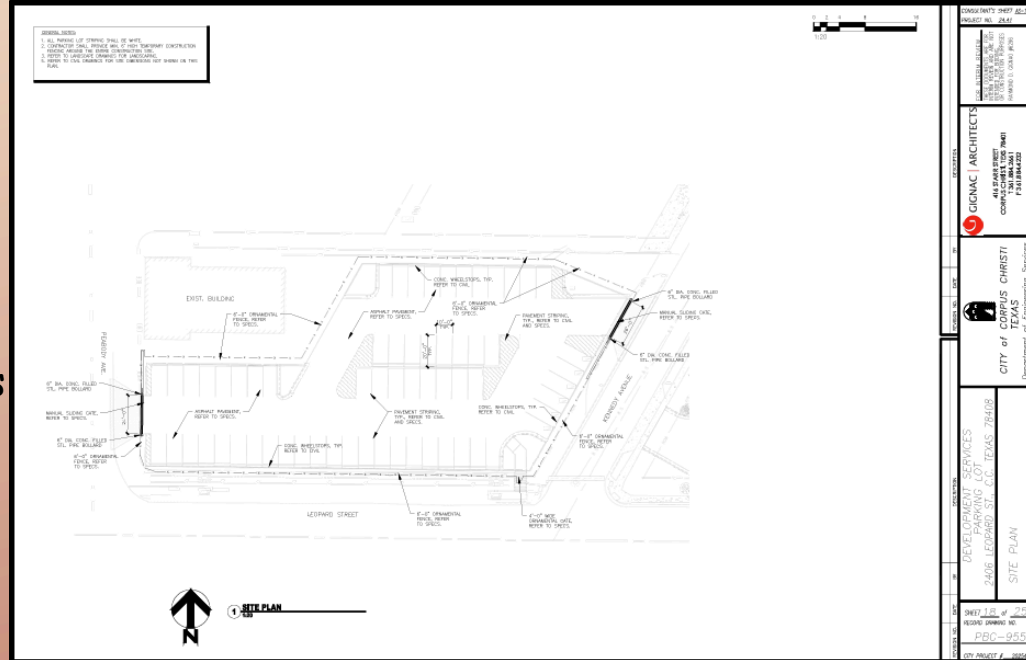


To see all Code Compliance Reports, please visit:
<https://www.corpuschristitx.gov/department-directory/development-services/code-compliance/code-compliance-monthly-reports/>

THE LATEST IN
Development Services

Parking Lot Construction Is Underway!

We're excited to announce that DSD has officially mobilized for the Kennedy parking lot construction project as of Wednesday, December 3rd! Construction is expected to be completed by mid-February, and we'll gain 63 new parking spaces for staff and visitor overflow. 🎉



Team Building



DSD had a great time at our team-building activity—fun, connection, and teamwork all around!



Giving Back!



We were happy to welcome a United Way representative to Development Services! They stopped by to share how support from the City of Corpus Christi is making a meaningful difference in their organization and in the lives of people throughout our community.

DSD WINTER BREAK CLOSURE SCHEDULE



CITY OF
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CITY OF CORPUS CHRISTI

Winter Break Closure

CLOSED

*Thursday,
December 25th*



REOPENING

*Friday,
January 2nd*

DEVELOPMENT SERVICES WILL BE CLOSED FOR
WINTER BREAK WITH THE FOLLOWING EXCEPTIONS

**PLEASE SCAN THE QR CODE TO SEE OUR
WINTER BREAK CLOSURE SCHEDULE**



**DEVELOPMENT SERVICES WILL BE CLOSED ON THURSDAY,
DECEMBER 25TH AND WILL RE-OPEN ON FRIDAY, JANUARY
2ND, 2026. PLEASE SCAN THE QR CODE FOR MORE
INFORMATION ON OUR CLOSURE SCHEDULE**





CITY OF
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CALL VOLUME

2,737

AVERAGE HOLD TIME

1 Minute 37 Seconds

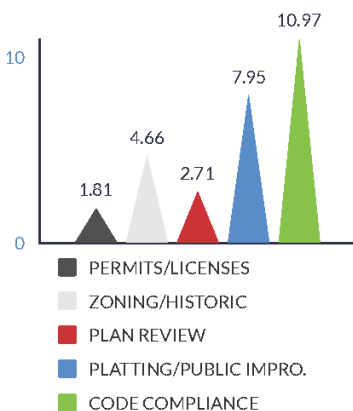
LOBBY CUSTOMERS

825

AVERAGE WAIT TIME

4.73 Minutes

CUSTOMER ADVOCACY



Customer Wait In Minutes

Performance Metrics

DEVELOPMENT
SERVICES

October
2025

1,504 PERMITS ISSUED
3,852 INSPECTIONS CONDUCTED
93% NEXT DAY INSPECTIONS (GOAL = 85%)
114 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
83 COMMERCIAL PLANS REVIEWED
4 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

4 ZONING APPLICATIONS SUBMITTED
7 APPLICATIONS TAKEN TO PLANNING COMMISSION
4 APPLICATIONS TAKEN TO CITY COUNCIL
88 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

16 PLATTING APPLICATIONS SUBMITTED
4 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
7 PLATS TAKEN TO PLANNING COMMISSION
60 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

1 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
4 PUBLIC IMPROVEMENT PLANS REVIEWED
16.5 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

October Metrics



CITY OF CORPUS CHRISTI

CALL VOLUME

2,271

AVERAGE HOLD TIME

1 Minute 50 Seconds

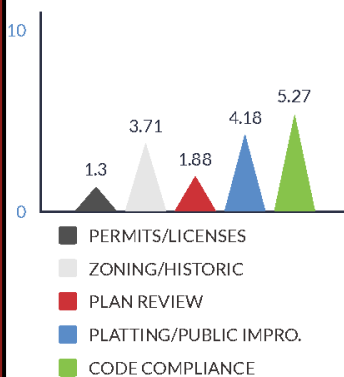
LOBBY CUSTOMERS

689

AVERAGE WAIT TIME

2.73 Minutes

CUSTOMER ADVOCACY



Customer Wait In Minutes

Performance Metrics

DEVELOPMENT
SERVICES

NOVEMBER
2025

1,246	PERMITS ISSUED
3,341	INSPECTIONS CONDUCTED
97%	NEXT DAY INSPECTIONS (GOAL = 85%)
110	RESIDENTIAL PLANS REVIEWED
3 Day	RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
94	COMMERCIAL PLANS REVIEWED
5 Days	COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

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

PLATTING

13	PLATTING APPLICATIONS SUBMITTED
6	PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
2	PLATS TAKEN TO PLANNING COMMISSION
31	AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

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

Vacancy Rates

Monthly Vacancy Report	
Division	October
Land Development	40.00%
Administration	9.09%
Inspection Operations	28.57%
Code Enforcement	10.26%
Total	21.98%

Learn more about Development Services
by visiting our website at:
<https://www.corpuschristitx.gov/departments-directory/development-services/>

Monthly Vacancy Report	
Division	November
Land Development	33.33%
Administration	9.09%
Inspection Operations	30.36%
Code Enforcement	10.26%
Total	20.76%

***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.**