OCTOBER 2026

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES

NEWSLETTER



EMPLOYEES OF THE QUARTER

Congratulations to our Employee of the Quarter recipients: Code Administrative Support II, Casandra Perez; Planner I, Emillie Litchberger; Building Inspector II, Raul Castorena; and Code Officer II, Jorge Ortiz. Each of these outstanding team members has consistently gone above and beyond in their roles, demonstrating exceptional dedication and service within Development Services. We are grateful for their hard work, positive impact, and commitment to excellence. Congratulations to all on this well-deserved recognition!



Casandra Perez - Administrative Support II

Casandra is an exceptionally dedicated employee who consistently rises to any challenge presented to her. She is a true team player, always willing to take on any task and support others with a positive, solutions-focused attitude. Her significant contributions to managing substandard cases have strengthened our processes and improved overall efficiency. In addition, Cassandra is constantly identifying opportunities for process improvement and actively works to streamline workflows, benefiting both the team and the customers we serve. Her reliability, strong work ethic, and willingness to step in wherever needed have made her a go-to resource within the department. Cassandra approaches every assignment with commitment and excellence, and her collaborative spirit enhances team morale and productivity. These qualities make her a standout candidate for Employee of the Quarter.



Emilie Litchenberger - Planner I

Emilie has quickly become an invaluable member of the DSD team, consistently performing at a level well beyond her six months of service. She takes initiative without hesitation, works diligently to identify solutions, and provides exceptional support to customers as they navigate their projects. Even through significant staffing changes within Land Development, Emilie has remained flexible, positive, and professional, ensuring continuity and stability for both the team and the customers she serves. Her cheerful demeanor, strong customer service skills, and keen attention to detail make her a trusted resource and a reliable point of contact. Emilie's willingness to step in wherever needed and her commitment to excellence have made a meaningful impact on the department. She continues to demonstrate the qualities of a dedicated, forward-thinking team member whose contributions strengthen the overall success of DSD.



Raul Castorena - Building Inspector II

Raul consistently goes above and beyond as a Building Inspector, ensuring every detail in the field is built to approved plans and code requirements. His thorough inspections, strong technical knowledge, and commitment to accuracy help maintain high construction standards across our community. He approaches each project with diligence, collaborates effectively with contractors and homeowners, and provides clear, solution-focused guidance. Even with a busy workload, he remains dependable, professional, and willing to assist colleagues with complex field conditions. Raul's dedication, attention to detail, and commitment to quality make him a valuable asset to the department and a deserving candidate for Employee of the Quarter.



Jorge Ortiz - Code Compliance Officer II

Jorge consistently maintains a high level of productivity, completing daily inspections and managing a busy workload with reliability and strong time management. He enjoys engaging with the public and takes pride in helping improve the community. Since joining the City of Corpus Christi in 2018, Jorge has gained valuable experience across Animal Care Services, Parks Enforcement, and now Code Compliance. His eight years of service have strengthened his ability to support our department. Jorge's steady performance, eagerness to learn, and collaborative attitude exemplify the qualities our department values. His ability to balance a busy workload while maintaining professionalism and a positive outlook makes him an excellent candidate for Employee of the Quarter.

CONGRATULATIONS, MICHAEL DICE AND YVETTE WALLACE!

We are excited to celebrate Michael Dice, Assistant City Manager, and Yvette Wallace, Director of Development Services, as they step into their new roles within The City!

Both Michael and Yvette have demonstrated unwavering dedication, professionalism, and years of hard work, and it is truly inspiring to see their efforts recognized! Their growth, perseverance, and positive impact have strengthened our department, and we are confident they will continue to bring valuable insight, leadership, and enthusiasm in their new positions. We congratulate them both on this well-deserved achievement!

MICHAEL DICE

ASSISTANT CITY MANAGER



YVETTE WALLACE

DIRECTOR OF DEVELOPMENT SERVICES



NEW HIRES



Vanessa Scott

Code Compliance Officer I



Kenneth Ochoa

Permit Technician I

Development Services is thrilled to welcome several exceptional new team members to our department. Please join us in extending a warm welcome to Code Officer Vanessa Scott; Permit Technicians Kenneth Ochoa and Sylvia Reyna; and Mechanical/Plumbing Inspector Brent Nesmith. Each of them brings unique skills, experience, and enthusiasm that will greatly s enhance the services we provide to our community. We are excited to see all they will contribute as they begin their journey with us.



Sylvia Reyna

Permit Technician I



Brent Nesmith

Mechanical/Plumbing Inspector



Laura Harris



Planner II

Additionally, we are delighted to welcome back our Planner II, Laura Harris! Her return is a wonderful addition to our team, and we look forward to the continued expertise and insight she brings. We are proud to have such talented individuals on board and are eager for the great work ahead.

CERTIFICATIONS

Certifications within our department play a vital role in strengthening the skills, knowledge, and expertise of our team, allowing us to provide even greater service to our community. This quarter, we are proud to recognize the employees who have achieved new certifications, demonstrating dedication to their growth and a drive to excel in their professions. Their hard work reflects the high standards we uphold in Development Services, and we enthusiastically celebrate their accomplishments. Congratulations to each of you on reaching this important milestone!

Joann Salinas
Code Compliance Officer

Cristina Morales
Code Compliance Officer

Alicia Torres
Code Compliance Officer

Robert "RJ" Perusquia
Permit Technician

Brent Nesmith
State Plumbing Inspector

Edward Giarrusso
Code Compliance Officer

DSD - 90% (OF 51 FILLED POSITIONS)

CODE - 97% (OF 31 FILLED POSITIONS)

82 FILLED POSITIONS, 93% OF DEPARTMENT STAFF POSSESS AN ICC CERTIFICATION, STATE LICENSURE, AND/OR NATIONAL REGISTRATIONS.



DSD IS HIRING!

Development Services is hiring, and we are excited to announce that several positions are now open! We encourage anyone interested in joining our dedicated team to explore the available opportunities and learn more about the important work we do for our community. Please take a moment to review the current job openings and share them with anyone who may be a great fit.

Please visit our careers page to apply online at :

Careers | City of Corpus Christi

PLUMBING/MECHANICAL INSPECTOR I - 10890

DEPUTY BUILDING OFFICIAL - 11021

CODE COMPLIANCE OFFICER I - 11055

SENIOR PERMIT TECHNICIAN - 11023

ELECTRICAL INSPECTOR I - 11266

BUILDING INSPECTOR I - 11267

INSPECTIONS SUPERVISOR - 11265

PLANS EXAMINER I - 11224

PLANNER I- 11223

DEVELOPMENT TASKFORCE

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.

Our Development Taskforce meetings occur Quarterly, every 3rd Wednesday of the month.



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**

UPCOMING MEETING:

Wednesday, November 18th

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 Taskforce | City of Corpus Christi

DSD TRAINING WEDNESDAYS

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!



OPEN TRAINING SESSIONS



Join us for our upcoming training sessions offering CEU and/or TDLR credits. These sessions are an excellent opportunity for anyone looking to strengthen their understanding of how development works in our community. Trainings will be held from 8:00 a.m. to 10:00 a.m. Please review the list of upcoming sessions below and be sure to RSVP to DSOutreach@cctexas.com.

Date	Topic	Presenter	Location	Credit Type
October 21, 2026	IRC 3 / IBC 3	Senior Building Inspector, Ruben Zamora	3rd Floor Fire Department Training Room	Building Training
November 18, 2026	Officer Safety & Situational Awareness	Senior Code Officer, Daniel Rohde	1st Floor Open DSD Area	TDLR CEU
November 18, 2026	Platting & Property Division	Assistant Director, Andrew Dimas	3rd Floor Fire Department Training Room	ICC CEU

CODE COMPLIANCE

October is National Code Compliance Month, and we proudly recognize and appreciate our dedicated Code Officers for the vital work they do each day. Their efforts help keep our neighborhoods safe, clean, and thriving by ensuring city standards are upheld and supporting the well-being of our community. Thank you to our Code Compliance team for your commitment, professionalism, and service to the residents of Corpus Christi. We appreciate everything you do!



August 2026



September 2026



To see all of our code reports, please visit: Code Compliance Monthly Reports



National Night Out Event!

Our Code Team had the privilege of participating in the annual Corpus Christi Police Department's National Night Out event. We are incredibly proud of their ongoing involvement in community outreach and their dedication to building strong relationships with the residents we serve. Events like these emphasize the value of engagement, communication, and connection, and our team was honored to be part of such a meaningful evening. Thank you to everyone who stopped by! Your support is truly appreciated, and we look forward to continuing our efforts to strengthen our community.

Q4 METRICS

CITY OF CORPUS CHRISTI

Performance Metrics

DEVELOPMENT SERVICES

Quarter 4 FY 25-26
July-August-September

CALL VOLUME

6,805

AVERAGE HOLD TIME

1 Minute 64 Seconds

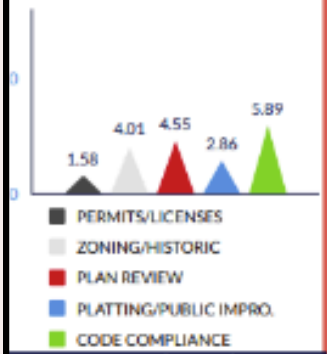
LOBBY CUSTOMERS

2,491

AVERAGE WAIT TIME

2.41 Minutes

CUSTOMER ADVOCACY



Customer Wait In Minutes

INSPECTIONS

4,318	TOTAL PERMITS ISSUED
10,031	INSPECTIONS CONDUCTED
100%	NEXT DAY INSPECTIONS (GOAL = 85%)

PLAN REVIEW

254	RESIDENTIAL PLANS REVIEWED
2 Day	RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
252	COMMERCIAL PLANS REVIEWED
6 Days	COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

8	ZONING APPLICATIONS SUBMITTED
10	APPLICATIONS TAKEN TO PLANNING COMMISSION
11	APPLICATIONS TAKEN TO CITY COUNCIL
90	AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

30	PLATTING APPLICATIONS SUBMITTED
20	PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
26	PLATS TAKEN TO PLANNING COMMISSION
79	AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

8	PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
11	PUBLIC IMPROVEMENT PLANS REVIEWED
18	PUBLIC IMPROVEMENT PLANS ADDITIONAL REVIEWS
13	AVERAGE REVIEW TIME (GOAL = 15 DAYS)

CURRENT VACANCY AS OF 10/01/2026

Vacancy Report	
Division	**Current Vacancy**
Land Development	40.00%
DSD Administration	30.00%
Bldg/Permit	39.66%
DSD - Total	**38.55%**
Code	11.43%
Dept. Total:	**30.51%**

For more information about Development Services, please visit our website at:

Development Services

*Development Services operates with a fiscally responsible, business-oriented approach, aligining 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.