



CITY OF
**CORPUS
CHRISTI**

OCTOBER 2025

DEVELOPMENT SERVICES NEWSLETTER



Welcome
FALL

Employees of The Quarter!



Michael Garcia – (Electrical Inspector II)

Mike consistently demonstrates dedication, professionalism, and a strong work ethic. He actively seeks opportunities for improvement, asks questions when needed, and often sacrifices his own time off to support coworkers during emergencies. He is punctual, reliable, and always ready to assist fellow inspectors. Mike maintains excellent study habits and regularly contributes thoughtful insights during team discussions. Since joining the City, he has earned multiple certifications to include most recently his Master Electrician License from TDLR. He is consistently courteous and informative with customers, and his permit research and documentation are both accurate and thorough.



Daniel Rohde – (Compliance Officer I)

Daniel has been with the City for over two years. Before joining Code Compliance, he worked at the Whitecap Wastewater Treatment Plant as a Utility Technician. He holds an Associate's Degree in Aircraft Electrical Systems and previously led a global ultrasound repair line for GE Healthcare, where he collaborated with engineers on investigative work and documentation for FDA submissions. Daniel is a true go-getter and a team player who consistently goes above and beyond. His strong work ethic and willingness to assist others make him a valuable asset to our department. He thrives on the investigative aspects of his role—solving problems and uncovering missing pieces to complete the puzzle. Outside of work, Daniel enjoys spending quality time with his son, attending hockey games, visiting arcades, and cheering at baseball games. We believe Daniel exemplifies the qualities and dedication worthy of this recognition.



Alex Harmon – (Engineer IV)

Alex is coming up on her 2nd year anniversary with DSD. Alex brings with her years of experience from CCW and has numerous contacts throughout the City which proves to be quite useful as DSD involves most all other departments. Aside from reviewing public improvements, she has also absorbed the roles of the empty positions to include reviewing plats and building permits. She regularly takes her laptop home to keep up with this workload as needed as we await an appropriate candidate for our open Engineer II position.

Certifications

Please join me in congratulating our teammates who recently earned professional certifications; their dedication to continuous learning and excellence strengthens our team, enhances the services we provide, and reflects the hard work and commitment that drive our success. Well done to each of you, your achievement inspires us all!



Michael Shelton
Residential Combination Inspector
Commerical Plumbing Inspector

Daniel Rohde
Code Compliance Officer

Dominique Garcia
Zoning Inspector

Blasa Rodriguez
Commerical Mechanical Inspector

Veronica Vasquez
Permit Technician

Belinda Mendoza
Residential Building Inspector

Maria "Lupita" Garcia
Code Safety Specialist

Drina Rodriguez
Code Compliance Officer

Samuel Gomez
Property Maintenance and
Housing Inspector

Edward Giarrusso
Plumbing Plans Examiner

Joanie Garza
Residential Building Inspector

Estella Padron
Code Safety Specialist

Berardo Cantu
Residential Building Inspector

Rodolfo Morales
Six Sigma Yellow Belt

Michael Garcia
Master Electrician

Yvonne Scott
Zoning Inspector

Code COMPLIANCE



August



September



To see more Code Compliance Reports, please visit:
[Code Compliance Monthly Reports | City of Corpus Christi](#)



Our Code Officers had a fantastic time at the Corpus Christi Police Department's National Night Out event! It's always inspiring to see them connect with the community, share what they do, and build strong relationships with our neighbors.

DSD METRICS



CITY OF
**CORPUS
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Performance Metrics



DEVELOPMENT
SERVICES



Quarter 4 2025
July-August-September

CALL VOLUME

7,611

AVERAGE HOLD TIME

1 Minute 34 Seconds

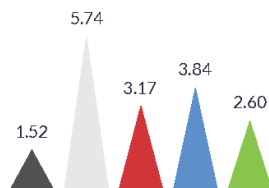
LOBBY CUSTOMERS

2,568

AVERAGE WAIT TIME

3.08 Minutes

CUSTOMER ADVOCACY



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

Customer Wait In Minutes

4,531 PERMITS ISSUED
12,426 INSPECTIONS CONDUCTED
100% NEXT DAY INSPECTIONS (GOAL = 85%)
347 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
389 COMMERCIAL PLANS REVIEWED
5 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

11 ZONING APPLICATIONS SUBMITTED
6 APPLICATIONS TAKEN TO PLANNING COMMISSION
4 APPLICATIONS TAKEN TO CITY COUNCIL
125 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

25 PLATTING APPLICATIONS SUBMITTED
9 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
20 PLATS TAKEN TO PLANNING COMMISSION
56 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

13 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
12 PUBLIC IMPROVEMENT PLANS REVIEWED
10 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

DSD METRICS



CITY OF
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Performance Metrics



DEVELOPMENT
SERVICES

September
2025



CALL VOLUME

2,531

AVERAGE HOLD TIME

1 Minute 32 Seconds

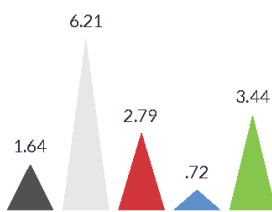
LOBBY CUSTOMERS

816

AVERAGE WAIT TIME

2.47 Minutes

CUSTOMER ADVOCACY



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

Customer Wait In Minutes

1,318 PERMITS ISSUED
3,730 INSPECTIONS CONDUCTED
100% NEXT DAY INSPECTIONS (GOAL = 85%)
110 RESIDENTIAL PLANS REVIEWED
1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
113 COMMERCIAL PLANS REVIEWED
5 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

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

PLATTING

9 PLATTING APPLICATIONS SUBMITTED
3 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
5 PLATS TAKEN TO PLANNING COMMISSION
30 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

8 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
6 PUBLIC IMPROVEMENT PLANS REVIEWED
8 AVERAGE REVIEW TIME (GOAL = 15 DAYS)



VACANCY RATES



QUARTER 4

Quarter Vacancy Report	
Division	Quarter 4
Land Development	40.00%
Administration	18.18%
Inspection Operations	27.98%
Code Enforcement	9.65%
Totals:	23.95%

Visit our website at:

<https://www.corpuschristi.tx.gov/department-directory/development-services/>

SEPTEMBER

Monthly Vacancy Report	
Division	September
Land Development	40.00%
Administration	9.09%
Inspection Operations	28.57%
Code Enforcement	5.13%
Total	20.70%

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.