



Message from the Director

Wow!!! The Summer is Finally Here...

You may not believe this, but if you look at the calendar it will show that we are seven (7) months into the New Year 2022. Wow, the year is half over, yet Development Services (DSD) continues to roll right along as we have our hands in so many things...it's a wonder how we keep up with everything.

First, I would like to recognize Nina Nixon-Mendez for her extraordinary efforts in getting the Historic Preservation Plan passed by City Council. Additionally, Nina provided support for the Landmark Commission's Historic Preservation Photo Contest, during the month of May, National Preservation Month. Congratulations Nina for a job well done.

DSD received approval from City Council to amend the UDC for plat expiration and time extensions from 6 months to 12 months. This month DSD will reassemble the Development Services Technical Advisory Group (DSTAG) and that group, will begin review of the draft UDC updates to Articles 3, 4, 5, 6, 7, and 8. Also, DSD was successful in getting City Council to approve our first Emergency Demolition Ordinance for dangerous buildings due to neglect or any sudden act.

As many of you are aware, the City of Corpus Christi is proposing to implement a Military Compatibility Area Overlay Districts (MCAOD) in areas in and around our local military installations. DSD has spent the month of June hosting community meetings in each district as well as meetings with AGC, CBHBA, and the Chamber's Infrastructure Committee. This rezoning effort has peaked the interest of many; therefore, we here at DSD, will make ourselves available to address all concerns, if possible.

There is a lot going on at Development Services not mentioned above, such as: The Master Planning and Impact Fee Study, the STAR Program (Voluntary Contractor Registration), the 2021 International Code Adoption and the New Permitting Software. DSD continues to move forward finding better ways to be of service to all.

As always, thank you all for your support and please enjoy your summer!!!

New Employee

Jeremy Schwabe
Inspector II

Roger Rojas
Inspector II

David Diaz

New ICC Certifications

Luke Fry
Ruben Zamora
Steven Karg
Joe Irwin
Patricia Lopez-Garcia
Yvette Dodd-Wallace
Darlyn Belle

Engineering Associate

A.J. Garcia
Compliance Inspector

Blasa Rodriguez
Bertha Guerrero

DSD has 38% of Team Members that possess an ICC Certification, State Licensure and/or National Registration;
However, our goal for Fiscal Year FY21/22 is 50%...!!!
STILL ROOM TO GROW!!!

Employees of the Quarter



Elena Buentello
Senior City Planner



Saradja Registre
City Planner

New DSD Fee Implementation

Residential Construction- New, Remodels, and Additions	
General Repair*	\$110.00
Floodplain Review/Inspections for Residential (Public Works)	\$100.00
Expedited plan review (internal staff) for Residential*	150% of the plan review rate
Customized plan review for Residential*	150% of the plan review rate plus \$150.00 per hour with a two-hour minimum
Minor Addendums for Residential*	\$100.00
Major Addendums for Residential*	Repayment of the Plan Review Fee

Commercial Construction- New, Remodels, and Additions	
General Repair*	\$110.00
Floodplain Review/Inspections for Commercial (Public Works)	\$100.00
Customized plan review for Commercial*	150% of the plan review rate plus \$150.00 per hour with a two-hour minimum

Minor Addendums for Commercial*	\$100.00
Major Addendums for Commercial*	Repayment of the Plan Review Fee
Construction site offices*	\$88.00

Certificate of Occupancy	
Name Change*	\$100.00
Temporary – Residential* (every 30 days)	\$100.00
Temporary- Minor Commercial Projects under \$5 Million* (every 30 days)	\$250.00
Temporary- Major Commercial Projects over \$5 Million* (every 30 days)	\$500.00
After hour Certificate of Occupancy or Temporary Certificate* of Occupancy	\$100.00 plus original fee

Miscellaneous Building Development Fees	
Cost for scheduling inspections or providing review or inspections results by City staff if available on the free DSD portal	\$10.00 per service requested
Requests for interpretation, technical rulings, modifications of code, concurrence for use of an alternative material or method, and appeal from decision of Building Official to Technical Construction Appeal and Advisory Board.*	\$500.00

Unified Development Code Fees Final Plat Application (Public Notice- Plus Public Notice Surcharge)	
Plat Revision Fee*	15% of application fee after 2nd review
Final plat addressing fee*	\$100.00

Developer/Development Agreements	
Water contract Application*	\$1,947.00
Water contract administratively*	\$150.00

Miscellaneous Land Development Fees	
Proportionality/Rights Determination*	\$500.00
Proportionality/Rights Determination- Appeal to City Council*	\$1,200.00
Change of Address (per address)*	\$50.00
Temporary Addressing Request (per address)*	\$100.00
Building/Suite address reassignment*	\$100.00
Recording fee*	Actual cost +\$50.00
Public Notice Surcharge* (waived if initiated by City Council or Landmark Commission)	\$250.00

Excavation and Fill Permits	
Fill permit application fee*	\$275.00

Historic Preservation Fees	
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Historic Overlay Zoning Application (waived if initiated by City Council or Landmark Commission)	Same as the Zoning Application fee
Certificate of Appropriateness (Commercial properties only)*	\$100.00 Plus Public Notice Surcharge
Certificate of Appropriateness- Post commencement work*	\$200.00 Plus Public Notice Surcharge
Certification of Appropriateness for demolition in addition to a Demo Permit*	\$500.00 Plus Public Notice Surcharge

Miscellaneous Zoning Fees	
Landscape inspections*	\$80.00
Request to table zoning case*	\$100.00
Written Interpretation (UDC)*	\$500.00
Certification of UDC Compliance*	\$150.00
Non-conforming use determination*	\$500.00
Public Notice Surcharge (waived if initiated by City Council or Landmark Commission)*	\$250.00

Beachfront Construction/ Dune Protection Fees	
Dune Protection Permit*	\$1,060.00 (plus public notice surcharge)

Penalty Fees	
Permit Research fee (per hour)	\$16.50

[DSD Fees Website](#)

Coming Soon: The City of Corpus Christi's STAR Program

STAR stands for Safety Training Accountability and Registration.

This program aims to increase the level of professionalism of our local contractors and provide a means for citizens and customers to have additional qualification information to make more informed decisions regarding their engagement with the contractor hiring process.

Please click on the link to review a DRAFT of the STAR Program.

[STAR PROGRAM](#)

**UPDATE: Master Planning &
Impact Fee Study**

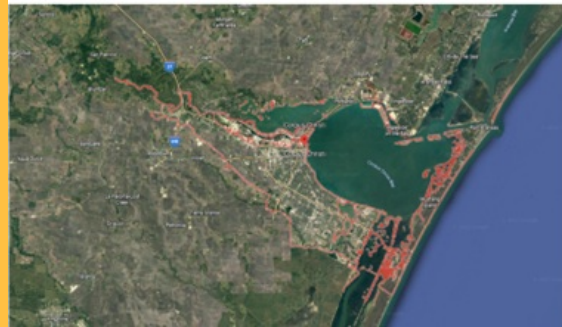
DEVELOPING



OUR FUTURE Corpus Christi

Is a new project to help the City plan and pay for growth in a more intentional and sustainable manner. The city hired Pape-Dawson Engineers, as a consultant in 2021, to develop comprehensive master plans for our utilities and roads and to develop a better funding mechanism to pay for the public improvements that serve newly developed areas.

Comprehensive Master Planning Update



- Water Master Plan – 2 Service Areas
- Wastewater Master Plan – 6 Service Areas
- Storm Water Master Plan – 20 Service Areas
- Roadway Master Plan – 22 Service Areas

Council established a Capital Improvement Advisory Committee (CIAC) on August 10, 2021, to advise on the infrastructure master planning and impact fee study, as required by state law. CIAC has met on four occasions thus far: September 1, 2021; October 5, 2021; January 19, 2022 and May 19th, 2022. Next meeting is July 28, 2022.

www.developing-our-future-cc.com

June 22' Performance Metrics

- **685 Lobby Customers**
- **1,919 Permits Issued**
 - 93% Next Day Inspections - (Goal 85%)
 - 2.3 Residential Average Review - (Goal 3-day)
 - 5.6 Commercial Average Review - (Goal 10-days)
- **5 Zoning Applications Submitted**
 - 50 Average days to City Council - (Goal is less than 90 days)
- **21 Platting Applications Submitted**
 - 115 Average days to Planning Commission
- **10 Public Improvements Plans (PIP) Submitted**
 - 11.0 Average days Review Time - (Goal 25-days)



City of Corpus Christi- Development Services | 2406 Leopard Street, Corpus Christi, TX 78408

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