Development Services Department Update

Mark Van Vleck, PE
Daniel Grimsbo, PE
Julio Dimas, CFM
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Administer the building and development codes, and to facilitate development of the City.

Why have Development Codes?

- The Unified Development Code (UDC) are minimum standards established to improve and protect public health, safety, and welfare.

- The UDC addresses Zoning, Platting & Public Improvement requirements

Why have platting and Zoning?

Platting:

• Platting is to verify that all properties have the minimum services of public access, water and waste water (or septic)

• The newly created lot(s) must also meet the requirements of the zoning requirements such as lot size, setbacks, easements, flood zones, etc.

Zoning:

• **Land-use planning** is the term used for a branch of urban planning encompassing various disciplines which seek to order and regulate land use in an efficient and ethical way, thus preventing land-use conflicts.

Why Have Building Codes?

- Codes provide safeguards and ensure uniformity in the construction industry.

- Building codes include, but not limited to, structural, fire prevention, plumbing, electrical, and mechanical systems.

- We all need protection from harm due to fire, structural collapse, and deterioration in our homes, offices, schools, manufacturing facilities, stores, or places of entertainment.

- We verify through review of plans and inspections during construction that builders have complied with the minimum codes. Once inspections are approved, a Certificate of Occupancy is issued.
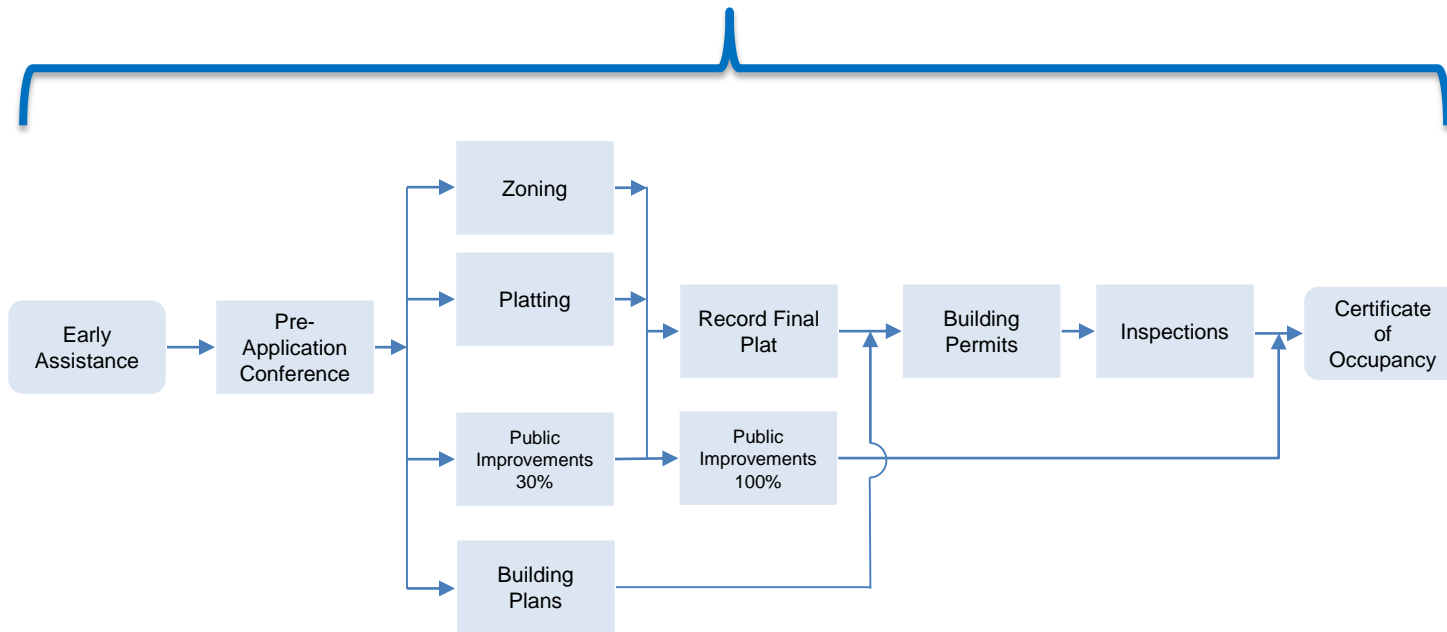
Improvements made in the last 3 years

- Zoning, Platting, Public Improvements and Building Permits can be done in parallel to shorten overall Development Process
- Every Commercial Project is assigned a Project Manager
- Every morning Project Managers meet with key staff to review status of Projects
- Project Managers have been increased from 3 to 6
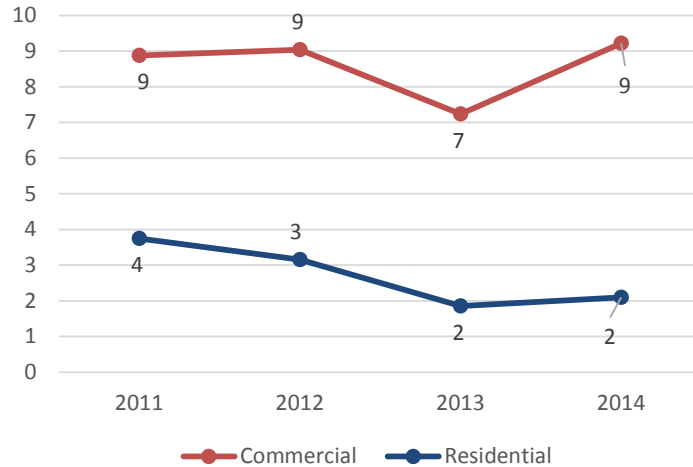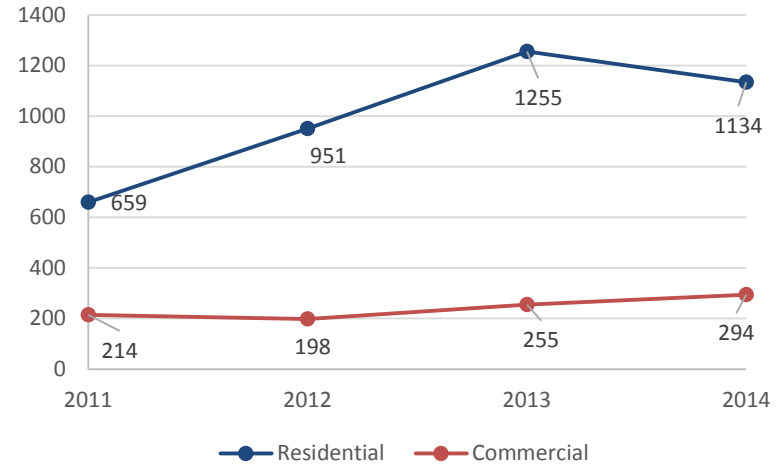
Overall Development Process

Project Manager

Early Assistance → Pre-Application Conference → [Zoning, Platting, Public Improvements 30%, Building Plans]

Zoning → Record Final Plat

Platting → Record Final Plat

Public Improvements 30% → Public Improvements 100% → Building Permits

Record Final Plat → Building Permits → Inspections → Certificate of Occupancy

Building Plans → Building Permits

Metrics

Average Review Time (Days)

Commercial values: 9, 9, 7, 9
Residential values: 4, 3, 2, 2

Goals:
Res: 2 Calendar Days
Comm. 14 Calendar Days

Number of Permits

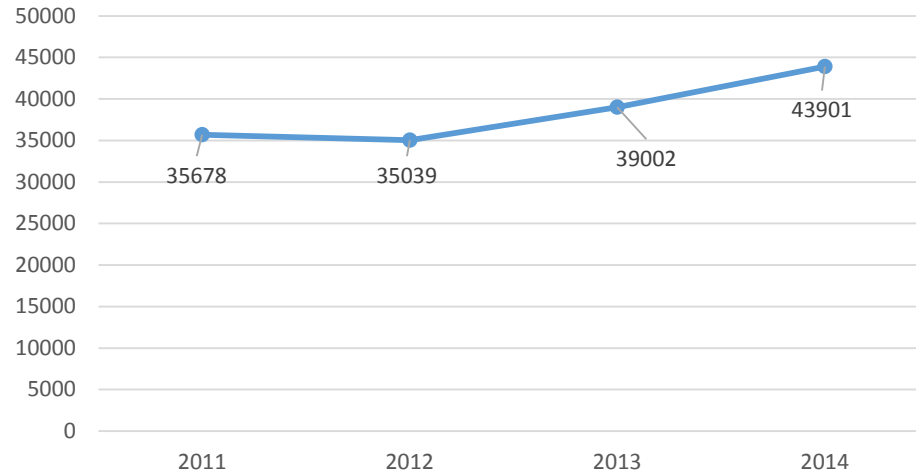Residential values: 659, 951, 1255, 1134
Commercial values: 214, 198, 255, 294

Inspections

Total Inspections

Total # of Inspectors: 12
Average # Inspections per Inspector per Day: 14
Average Minutes per Inspections: 34 minutes. (Includes travel to and from)

Metrics

2013 Corpus Christi Development Services
Customer Service Survey Report

13. How would you rate the overall experience with the City of Corpus Christi's Department of Development Services with your most recent project(s)?

		Response Percent	Response Count
Unsatisfactory		22.2%	40
Satisfactory		**59.4%**	**107**
Excellent		18.3%	33

Improvements

- Incomplete and/or inaccurate submittals
  - More detailed Check lists
  - Work with our Customers to make sure they have a complete submittal before the application is accepted

- New Employees to the processes
  - Increased the number of Project Managers from 3 to 6
  - New Fire Code Plans Examiner

- New Computer Systems
  - Infor – Main system to issue overall permits
  - Bentley – Electronic plan review system
  - Vantage Point – GIS Map/Aerial Viewer

- Vacant Positions Filled – 60 FTEs in Department
  - In the past 2 years, we have hired 21 new employees
  - 10 – filled in the past 6 months
  - Plat/Public Improvement group turned over the last 3 months

Questions ?