

DEVELOPMENT TASKFORCE

August 19, 2026



GOOD OF THE ORDER:

Engineering Services

Engineering Services

Public Works

Parks and Recreation

Solid Waste

FIRE

CCW

GAS

IGR

BUDGET

Stage 2 Drought Restrictions Update

Maria Corona, P.E.
Water Resource Manager
Corpus Christi Water

August 19, 2026

Current Conditions

Map released: Thurs. August 6, 2026

Data valid: August 4, 2026 at 8 a.m. EDT

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

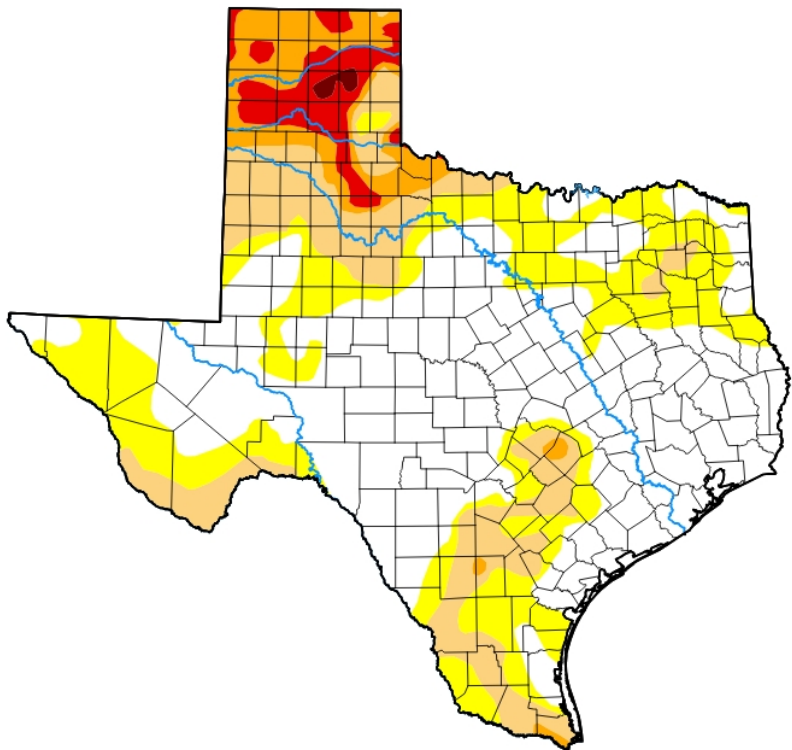
Authors

United States and Puerto Rico Author(s):

[Richard Tinker](#), NOAA/NWS/NCEP/CPC

Pacific Islands and Virgin Islands Author(s):

[Daniel Whitesel](#), National Drought Mitigation Center



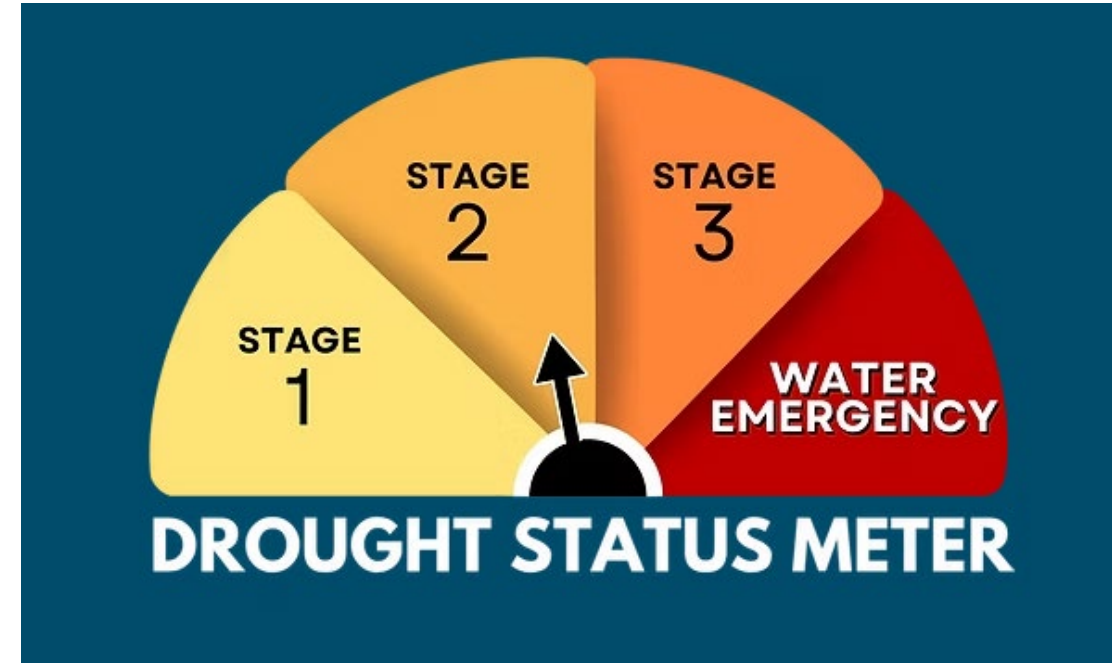
August 19, 2026

	Reservoir %
Lake Corpus Christi	91.7
Choke Canyon Reservoir	24.0
Combined Capacity	42.9
Lake Texana	93.2

Lower Colorado River
water requested is available

From Stage 3 to Stage 2 Drought Restrictions

- The City of Corpus Christi has officially moved from Stage 3 to Stage 2 water restrictions, effective August 4, 2026
- The improved water outlook is the result of three major factors:
 - A \$1 billion investment in developing a diversified regional water supply
 - Ongoing water-saving efforts by residents and businesses during Stage 3, helping to preserve water resources
 - Recent heavy rain in the upper Nueces and Frio watersheds has increased inflows into the Western Reservoirs
- Corpus Christi Water will continue its efforts to diversify the water supply portfolio for the region



Stage 2 Drought Restrictions

- Watering lawns with an **irrigation system or sprinklers is allowed once every other week on your designated watering day** before 10:00 a.m. and after 6:00 p.m.
- Watering **using a hand-held hose with a shutoff nozzle, a five-gallon or smaller bucket, watering can, or a drip irrigation system is allowed on any day** before 10:00 a.m. and after 6:00 p.m.
- Foundation watering is allowed every other week on the designated watering day
- **Exemptions:** New plantings, such as vegetable gardens, athletic fields, sod, etc., may be exempt upon review by CCW, 361-826-1600



Stage 2 Drought Restrictions

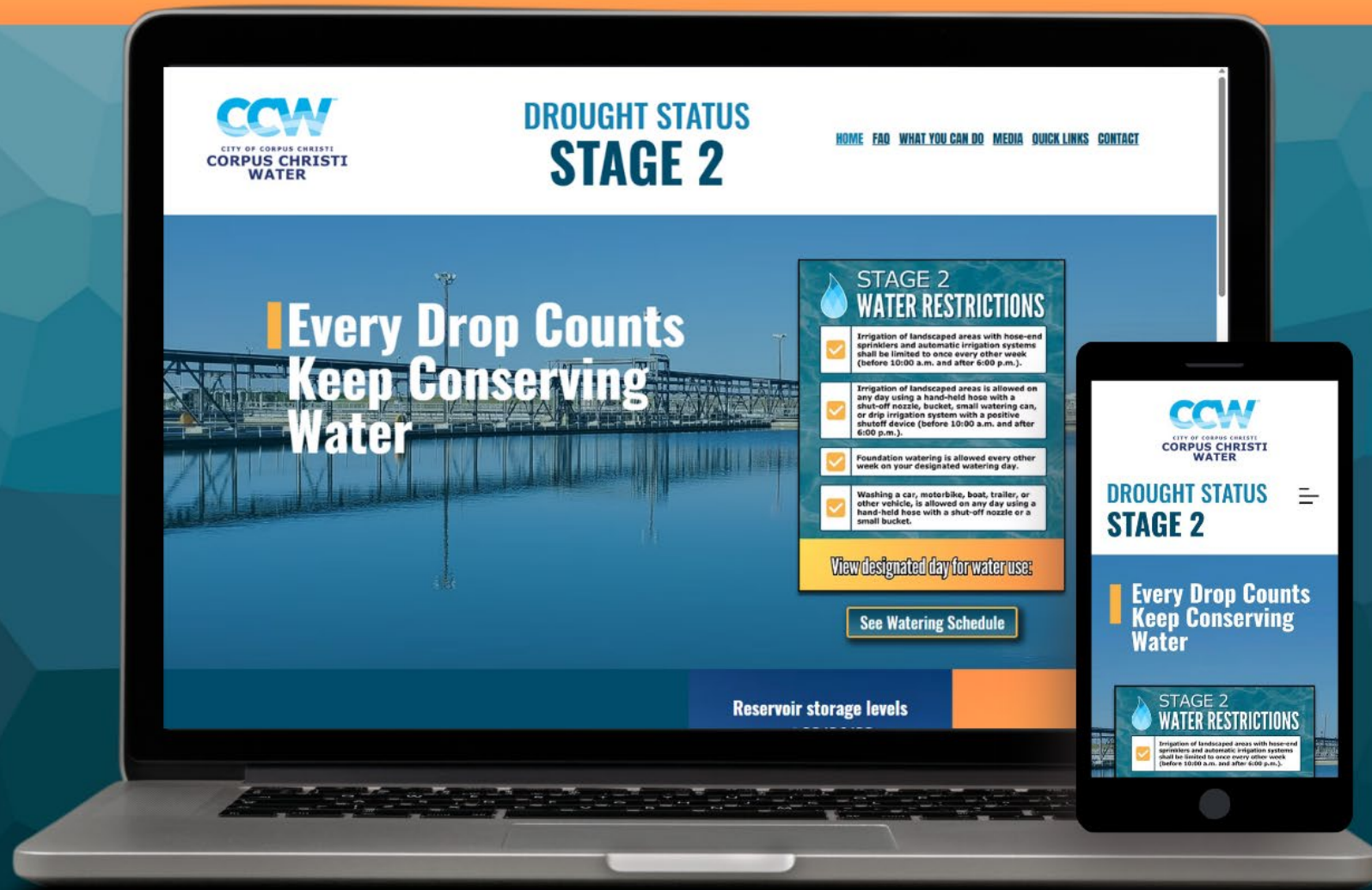
- Filling swimming pools to maintain equipment is still permitted. It is recommended to cover pools when not in use or use an additive to prevent evaporation
- Golf courses can water greens and tees once every two weeks unless using reclaimed water, auxiliary sources, or a hand-held hose or bucket; potable water use on fairways remains prohibited
- Hotels and lodging facilities must maintain mandatory towel/linen reuse programs, changing linens by guest request only
- Use of water to wash any motor vehicle, motorbike, boat, trailer, or other vehicle, not occurring on the premises of a commercial car wash station, is allowed on any day if washing using a hand-held hose equipped with a positive shutoff nozzle or a five (5) gallon bucket or smaller



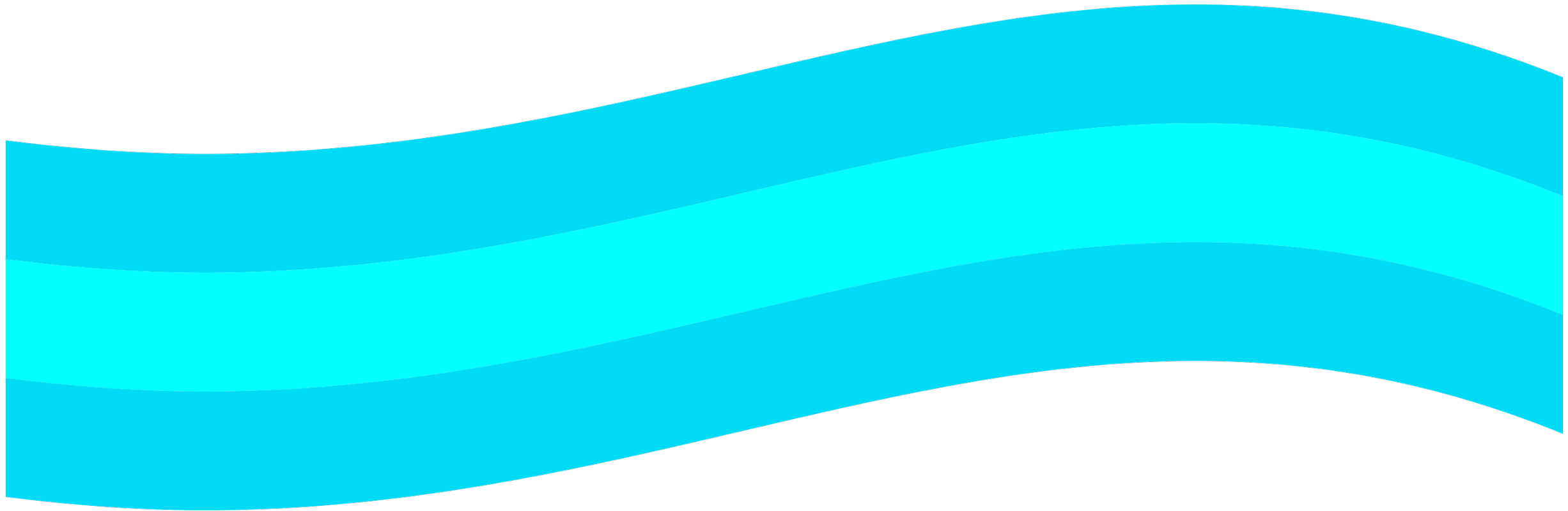
VISIT THE DROUGHT STATUS: STAGE 2 WEBSITE

EVERY
DROP
COUNTS

CCW CITY OF CORPUS CHRISTI
CORPUS CHRISTI
WATER



Stage2.CorpusChristiTX.gov



THANK YOU





CITY OF CORPUS CHRISTI **PUBLIC WORKS**

STORM WATER DIVISION

Taskforce Announcements



Please join us in welcoming

Oscar Soliz, PE

Assistant Director of Public Works

361-826-1877

oscars3@corpuschristitx.gov



CITY OF CORPUS CHRISTI
PUBLIC WORKS
STORM WATER DIVISION



City of Corpus Christi Public Works

Stormwater Team

Oscar Soliz,
PE

- Assistant Director

Laura Garza

- Senior Mgmt. Analyst

Marcos Castaneda,
PE, CFM

- Engineer IV

Melanie Barrera,
CFM

- Floodplain Manager

Roberto Munoz

- Infrastructure Manager

Env. Super-
intendent

- [vacant]



CITY OF CORPUS CHRISTI
PUBLIC WORKS

What we do

Stormwater Management

- Asset management
 - Capital improvement, bond, and other sales tax projects, development guidance and review
 - Contracted IDIQ work city-wide
- Floodplain permitting and MS4 compliance

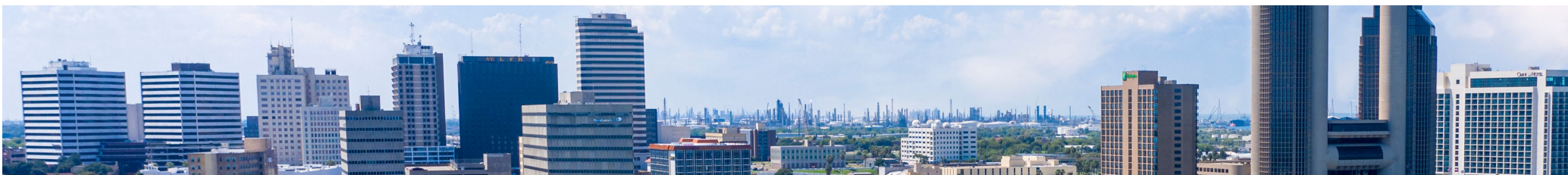


What we do

Stormwater Operations & Maintenance



- In house crews
 - Street Cleaning
 - Concrete Maintenance
 - Channel Maintenance & Restoration
 - Flood Control Management
 - Inlet Cleaning & Maintenance
- Storm event prep
 - Sandbags, storm gates, pump stations





CITY OF CORPUS CHRISTI
PUBLIC WORKS

STORMWATER DIVISION



CITY OF CORPUS CHRISTI **DEVELOPMENT SERVICES**

LAND DEVELOPMENT

PRESENTER

ANDREW DIMAS, AICP
ASSIST. DIRECTOR OF DEVELOPMENT SERVICES

2026 Unified Development Code Updates

Topics		
Topic List	Municipal Code Chapter 5, Article II	Short Term Rentals
	Article 5.3: Accessory Uses and Structures	Carports in front yard
	Article 1: Definitions "Dwelling"	Separate Utility Meters
	Article 5.3: Accessory Uses and Structures	Accessory Dwelling Units (ADUs)
	Article 4.2: Measurements	1:2 Setbacks (Height if no projections)
	Article 3.8: Subdivision Plat Review	Time Extensions (plats)
	Article 3.8: Subdivision Plat Review	Appeals of Plat Expirations
	Article 4: Zoning Districts	Open Space/Impervious Coverage
	Article 5.3: Accessory Uses and Structures	Home Occupations
	Article 4: Zoning Districts	Live in ADU/RV during Remodel
	Several UDC Sections	2025 State Legislative Updates

2026 Unified Development Code Updates

- Online submittal process for amendment ideas
- Unified Development Code (UDC)
| City of Corpus Christi
- UDC Update Request Application



Data Centers



- Presentation given to City Council on 3/17.
- Questions focused on water, locations, noise, and possible moratoriums,
- Governor Abbot has issued a letter and proposed changes during the legislative cycle
- DSD drafting potential ordinance language and is researching other Texas cities and nationwide strategies.

CODE COMPLIANCE

PRESENTER

TRACEY CANTU
ASSIST. DIRECTOR OF DEVELOPMENT SERVICES

CITY OF
**CORPUS
CHRISTI**

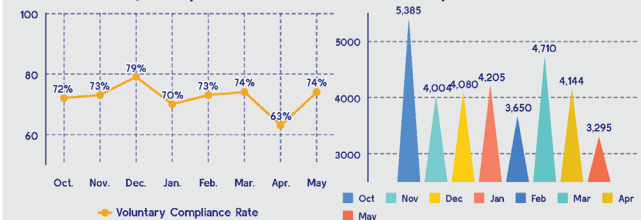
FY25-26
May

19%

81%

Voluntary Compliance Rate

Inspection Count



Community Outreach Event

On May 13, 2026, at the request of At-Large City Council Member Roland Barrera, Code Compliance staff, along with other city departments, attended the Corpus Christi Country Club HOA Meeting for to provide education on City-related matters and address concerns raised by residents in the area.



Please reach out to our Senior Compliance Officers with any code compliance questions or concerns.
Their contact information is on each District report page.

Code Compliance Supervisors, Rosie Dominguez (rosied@corpuschristitx.gov | 361.826.3015) and Roland Maldonado (rolandm@corpuschristitx.gov | 361.826.3091) are also available to answer questions or concerns.

FY25-26
May

Senior/Lead Compliance Officer - **Michael Gutierrez**
361.945.0262 | mgutierrez@corpuschristi.tx.gov
Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia, Sa'Rhonda Miller,
Joree Ortiz, Anthony Fonseca

Compliance Cases Initiated	299	Notations of Violations Issued	147
Inspections Completed	588	Citations Issued	58
Tall Grass / Weeds	462	Abatement Completed	31
Building Permits Required - 1		Mowing & Debris Removal	0
CDBG	2	Structures Secured (Board-ups)	0
Emergency Demolitions	0	CDBG CAP	0
Emergency Measures	3	Illegal Signs Removed	38
Illegal Dumping	0	Junked Vehicles Removed	0
Illegal Signs	0	Emergency Demolitions	0
Junked Vehicles	29	Emergency Measures	0
No Violation Found	138	Substandard Structure	0



Status of High Profile Properties

3818 Colima Street- Vacant Lot
On 04/20/2026, a case was initiated for violations to include Laid, weeds, litter and solid waste, tree obstruction, and sidewalks, curbs, and gutters.

As of 05/28/2026, the property remains out of compliance. The owner is deceased, so no citations can be issued. Without the option to abate, CCRD released the debris to the right of way to facilitate collection by Solid Waste Services. Code Compliance will continue to monitor the property and efforts to contact a potential buyer to bring the property back into compliance.

FY25-26
May

Senior/Lead Compliance Officer - Grace Ellledge
361.945.0213 | gracee@corpuschristitx.gov
Compliance Officers - Andres Cantu, Martin Lopez, Tiffany Ortiz, Brianna Perez, John Garza

Cases Closed	742	Notices of violations issued	90
Complaints	812	Citations Issued	72
Penalty Hearings	498	Abatement Completed	19
Penalties Required	0	Misting & Debris Removal	0
Penalty Demerits	0	Structures Seized (Board-appeal)	0
Penalty Measures	0	CDD CAP	0
Penalty Notices (31%)	0	Bugle Signs Removed	17
Penaltying	0	Junked Vehicles Removed	0
Vehicles	139	Emergency Demerits	0
Violation Found	26	Emergency Measures	0
Un-improved Surfaces	27	Substandard Structure	0
Un-improvement, Hazardous	2		



Status of High Profile Property

Southern Street - Vacant Building

There are active cases for property maintenance and tall weeds violations. The owner has failed to take the necessary maintenance actions. Several citations have been issued for non-compliance.

On 09/20/2024, the property remains in violation. Code Compliance continues to return to the property weekly, and takes enforcement actions for non-compliance.



25-26
May

Senior/Lead Compliance Officer - Grace Elledge
361.945.0213 | grace@corpuschristibx.gov
Compliance Officers - Diana T. Garza, Daniel Ritchie, Melvin Flores, Jose Olivera,
Cristina Morales, Benjamin Falcon

Violations Initiated	205	Notices of Violations Issued	116
Issued	526	Citations Issued	49
Is	389	Abatements Completed	1
Violations	0	Mowing & Debris Removal	0
11	11	Structures Secured (Board up)	0
EDS (ETS)	2	RCG CAP	0
erms	0	Illegal Signs Removed	0
0	0	Junked Vehicles Removed	1
0	0	Emergency Demolitions	0
58	58	Emergency Measures	0
91	91	Substandard Structure	0



Status of High Profile Property

Street Structures
cases for violations, call
structures. A
Order was
11/26 through a
by White Star
LLC.
lines in violation
die Compliance
monitor the



FY25-26
May

Citations Filed & Disposed

Citations Filed in Municipal Court	434	Total # Dispositioned Citations	701
Status of Filed Citations		Status of Dispositioned Citations	
Arraignment Hearing	78	Deferred Disposition/Payment Plan-Deferral/Payment Plan	84
Deferred Disposition/Payment Plan-Deferral/Payment Plan	7	Docket Closed - Fine Paid	26
Dismissed by Prosecutor	15	Community Service	8
Docket Closed - Fine Paid	5	Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	176
Warrants Issued	111	Warrants Issued	406
Jury Trial	1	Balance Due	1
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	197		
Pending Prosecutor Review/Bench Warrant/ Judicial Review	20		

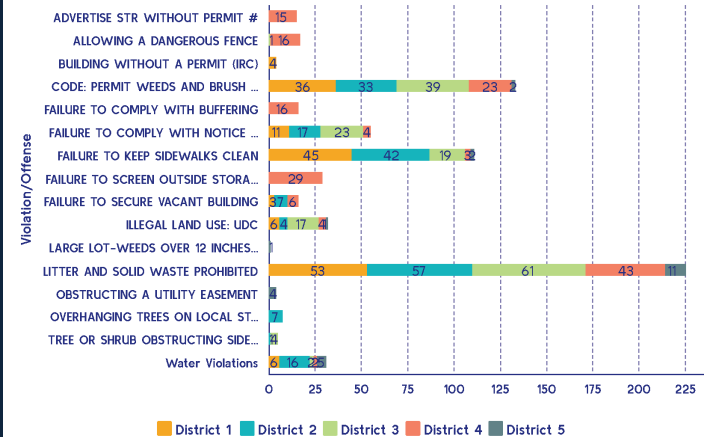


fines paid

Totaling:

\$ 25,376.37

Offenses by District



Code Compliance – Parking Control

IT'S MORE THAN PARKING. IT'S CODE COMPLIANCE.

Every violation affects our community.
Every action we take makes a difference.



PROTECT PUBLIC SAFETY

Clear streets allow emergency vehicles to get where they're needed—fast.



SUPPORT ACCESSIBILITY

Enforcing parking rules keeps spaces accessible for everyone.



IMPROVE QUALITY OF LIFE

Cleaner, safer neighborhoods make for a better community.



UPHOLD THE LAW

Consistent enforcement ensures fairness, accountability, and respect for our codes.

★ OUR MISSION ★

To promote safe, accessible, and vibrant communities through fair and consistent parking enforcement.



PROFESSIONAL



RESPECTFUL



ACCOUNTABLE



COMMUNITY FOCUSED

BUILDING DIVISION

PERMITS ISSUED



PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
07/1/24-07/1/25	1,320	1,159
07/1/25-07/1/26	1,069	1,173

SUBMISSIONS

PERMITS

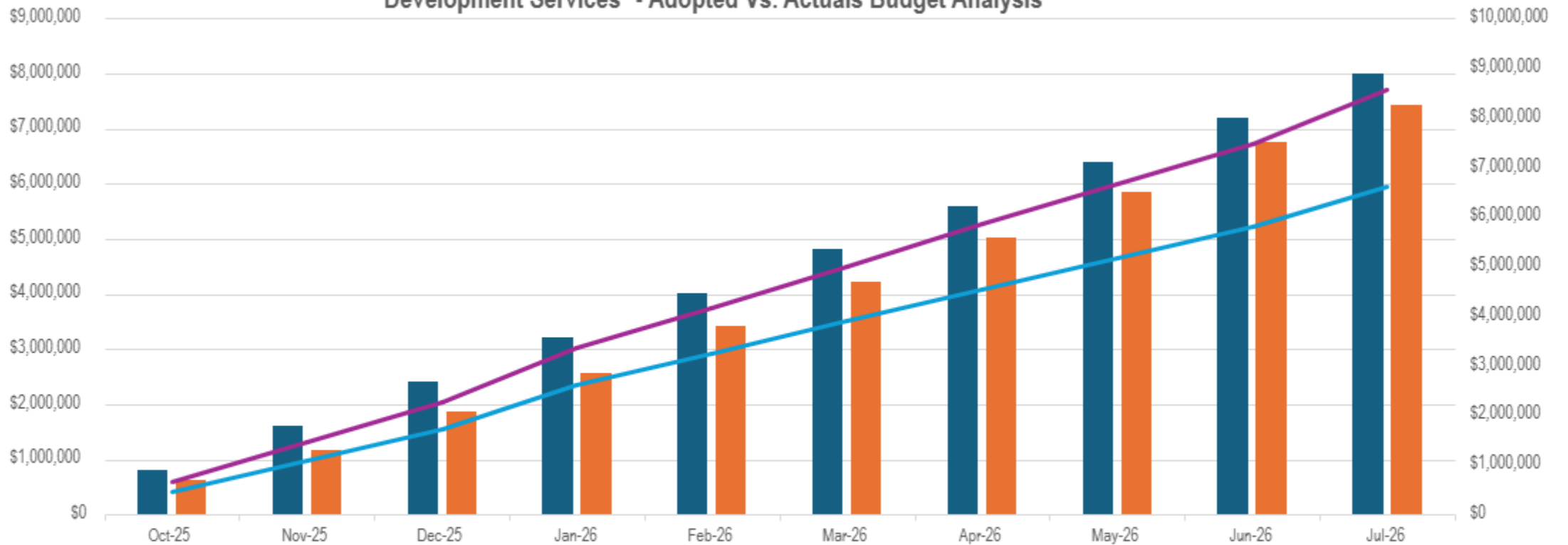
Year to Date (Oct-Aug)			
	2026	2025	VARIANCE
COM	396	469	-16%
RES	926	1129	-18%
ALL PERMITS	2823	3172	-11%

LAND DEVELOPMENT

Year to Date (Oct-Aug)			
	2026	2025	VARIANCE
Zoning	40	34	18%
Platts	142	122	16%
Public Improvements	27	41	-34%

DSD BUDGET

Development Services - Adopted Vs. Actuals Budget Analysis



	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
Adopted Revenue	\$801,115	\$1,602,942	\$2,404,482	\$3,205,999	\$4,007,156	\$4,807,665	\$5,608,007	\$6,408,415	\$7,210,054	\$8,010,763
Actual Revenue	\$634,507	\$1,173,739	\$1,869,673	\$2,572,256	\$3,429,692	\$4,221,373	\$5,031,393	\$5,854,518	\$6,749,085	\$7,428,412
Adopted Expenses	\$678,354	\$1,478,912	\$2,279,678	\$3,381,705	\$4,191,346	\$5,001,425	\$5,859,155	\$6,669,394	\$7,479,380	\$8,582,352
Actual Expenses	\$459,895	\$1,092,804	\$1,746,206	\$2,624,969	\$3,249,918	\$3,906,145	\$4,550,434	\$5,176,005	\$5,809,403	\$6,614,797

A decorative pattern of hexagons in various shades of blue, orange, and white, arranged in a honeycomb-like structure on the left side of the slide.

Comments, Questions, Suggestions...

*Next Development Taskforce Meeting

November 18, 2026 (9am-12pm)