

DEVELOPMENT TASKFORCE

May 20, 2026



GOOD OF THE ORDER:

Economic Development

Planning & Community Development

Engineering Services

Public Works

Development Services

Parks and Recreation

Solid Waste

FIRE

CCW

GAS

IGR

BUDGET



CITY OF CORPUS CHRISTI
PUBLIC WORKS

DEVELOPMENT TASK FORCE MEETING

May 20, 2026

TEAM LEADS



Renee Couture, P.E.
Assistant Director – Traffic



Jorge Chavez, P.E.
ROW Management &
Land Development



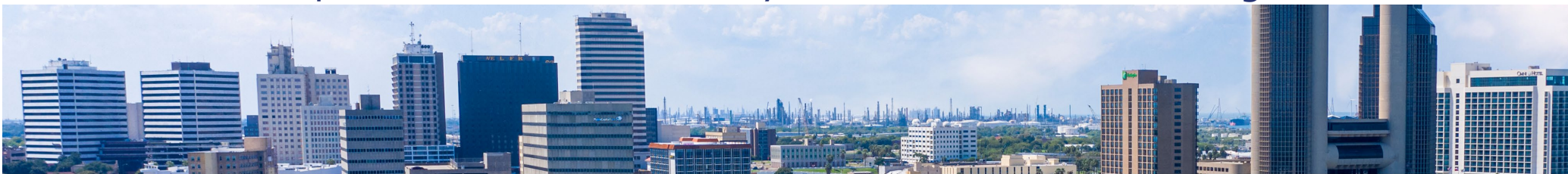
Gisell Orozco
Senior Management
Analyst



Curtis Ray
Infrastructure
Manager



Federico Espinoza
Traffic Management
Center Supervisor





What We do...

Traffic Engineering

Plan, design, and management of traffic and transportation infrastructure to keep you safe everyday.

- **Planning**
 - Development & Operations
- **Traffic Studies**
 - Review & Conduct
- **Plan Review**
 - Development & CIP
- **Permitting**
 - Construction Impacting ROW
- **Inspection**
 - Traffic Control, ROW Restoration, Driveways
- **Maintenance & Operations:**
 - Signs
 - Pavement Markings
 - Traffic Signals
 - City-Maintained Streetlights



DEVELOPMENT ROAD MAP



A few details ...



Driveways / Utility Tie-ins

If your development has the following items, please contact Traffic / ROW for permit processing, guidance, and clarifications.

- Driveways
 - Temp
 - Permanent
- Utility taps
 - Row
 - Easements



Lighting

When Development Services Department approves multi-housed developments – typically have accompanied a lighting layout, please inform Traffic / ROW. Our office will provide the letter to AEP and the approved lighting layout for construction / installation.



FRANCHISE UTILITY COORDINATION

PW Traffic / ROW will be starting coordinating meetings with operating departments – CCW, Gas, Engineering Services, Development Services, Stormwater & Streets regarding large franchise utility jobs that ROW will be reviewing and permitting.



City of Corpus Christi
Richard E. Martinez Public Works Facility



Email: Rowmanagement@corpuschristitx.gov





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

CODE COMPLIANCE

DEMOLITIONS

515 Scotland Dr – Demolished by White Star Services on **2/23/26**

BEFORE



AFTER



Code Compliance attended several demolition services donated by White Star and Ram-Bro Contracting this year. The before-and-after photos shown highlight the demolition of 515 Scotland Dr, completed by White Star Services on 2/23/26. Additional demolitions include 1002 Francesca St, 1211 11th St, 205 Sullivan St, and 2029 Stardust Ln. These demolitions services were donated due to Code Compliance not having an abatement fund this fiscal year.

MARCH CODE REPORTS

Development Services Department Code Compliance Monthly Report FY25-26 March

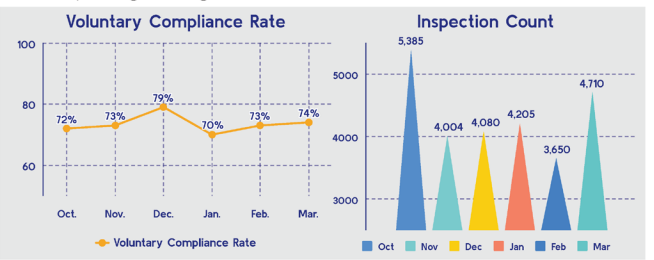
In March, Code Compliance Officers initiated 1096 new cases and completed 4,710 total inspections.

34%

Proactive - 377 new cases initiated by compliance officers patrolling their assigned areas.

66%

Reactive - 719 complaint-driven cases (311, councilmembers, & other sources)



~Collaborative Cleanup Spotlight~ Union Pacific Railroad Property

Code Compliance, CCPD & Union Pacific Railroad collaboratively inspected 330 Parr St. (1920 W. Broadway St.) to address a long-standing concern with encampments and illegal dumping on the property. CCPD cleared all the encampments, Union Pacific Railroad had the property mowed, all debris removed, and cleared all brush and overgrowth. Code Compliance will continue to monitor this location to ensure it remains in compliance.



Please reach out to our Senior Compliance Officers with any code compliance questions of 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.

Development Services Department Code Compliance Monthly Report FY25-26 March

District 1

Senior Lead Compliance Officer: Michael Gutierrez
361.945.0262 | mgutierrez@corpuschristitx.gov
Compliance Officers: Alex Gonzalez, Grant Zanetti, Pauline Garcia, S'ithonda Miller, Jorge Ortiz, Anthony Fonseca

Compliance Cases Initiated	220	Notices of Violations Issued	160
Inspections Completed	3,433	Citations Issued	95
Tall Grass / Weeds	369	Abatement Completed	34
Building Permits Required	4	Misleading & Debris Removal	0
Emergency Demolitions	3	Structures Secured (Board-up)	0
Emergency Measures	0	CSBG CAP	0
Illegal Dumping	0	Illegal Signs Removed	14
Illegal Signs	0	Junked Vehicles Removed	0
Junked Vehicles	48	Emergency Demolitions	0
No Violation Found	75	Emergency Measures	0
Parking on Unimproved Surfaces	3	Substandard Structure	0
Property Maintenance Standards	80	Substandard Buildings	0
Substandard Buildings	17	Minimum Standards	0
Unoccupied Vacant Buildings	148	Substandard Buildings	21
Water Restrictions	4	Unoccupied Vacant Buildings	85
Zoning	48	Water Restrictions	11

Building Inspection

3938 Lee St. The structure will be demolished on May 28, 2025.

Status of High Profile Properties

6302 Francisco St. Substandard Structure. The Building Standards Division issued the demolition of the structure. Due to budget constraints, the structure will be demolished by the City on March 27, 2025. The structure was demolished by the City on March 27, 2025.

Development Services Department Code Compliance Monthly Report FY25-26 March

District 2

Senior Lead Compliance Officer: Grace Elledge
361.945.0213 | gedge@corpuschristitx.gov
Compliance Officers: Aujan Carr, Martin Lopez, Tiffany Ortiz, Brianna Price, John Garcia

Compliance Cases Initiated	229	Notices of Violations Issued	120
Inspections Completed	2,278	Citations Issued	100
Tall Grass / Weeds	499	Abatement Completed	45
Building Permits Required	2	Misleading & Debris Removal	0
Emergency Demolitions	3	Structures Secured (Board-up)	0
Emergency Measures	0	CSBG CAP	0
Illegal Dumping	0	Illegal Signs Removed	46
Illegal Signs	0	Junked Vehicles Removed	0
Junked Vehicles	0	Emergency Demolitions	0
No Violation Found	119	Emergency Measures	0
Parking on Unimproved Surfaces	3	Substandard Structure	0
Property Maintenance Standards	92	Substandard Buildings	0
Minimum Standards	4	Minimum Standards	0
Substandard Buildings	21	Substandard Buildings	35
Unoccupied Vacant Buildings	85	Unoccupied Vacant Buildings	81
Water Restrictions	11	Water Restrictions	42
Zoning	42	Zoning	11

Building Inspection

3677 Chestnut St. The structure will be demolished on May 28, 2025.

Status of High Profile Properties

3677 Chestnut St. The structure will be demolished on May 28, 2025.

Development Services Department Code Compliance Monthly Report FY25-26 March

District 3

Senior Lead Compliance Officer: Grace Elledge
361.945.0213 | gedge@corpuschristitx.gov
Compliance Officers: Charles J. Garcia, David Hodge, Vladimir Torres, Jose Ochoa, Cristina Morales, Benjamin Taylor

Compliance Cases Initiated	223	Notices of Violations Issued	130
Inspections Completed	3,883	Citations Issued	98
Tall Grass / Weeds	768	Abatement Completed	64
Building Permits Required	0	Misleading & Debris Removal	0
Emergency Demolitions	0	Structures Secured (Board-up)	0
Emergency Measures	0	CSBG CAP	0
Illegal Dumping	0	Illegal Signs Removed	63
Illegal Signs	0	Junked Vehicles Removed	1
Junked Vehicles	99	Emergency Demolitions	0
No Violation Found	71	Emergency Measures	0
Parking on Unimproved Surfaces	1	Substandard Structure	0
Property Maintenance Standards	57	Substandard Buildings	11
Set Out Violation	0	Minimum Standards	0
Substandard Buildings	11	Substandard Buildings	31
Unoccupied Vacant Buildings	31	Unoccupied Vacant Buildings	31
Water Restrictions	1	Water Restrictions	4
Zoning	34	Zoning	34

Building Inspection

3247 Douglas St. The structure will be demolished on May 28, 2025.

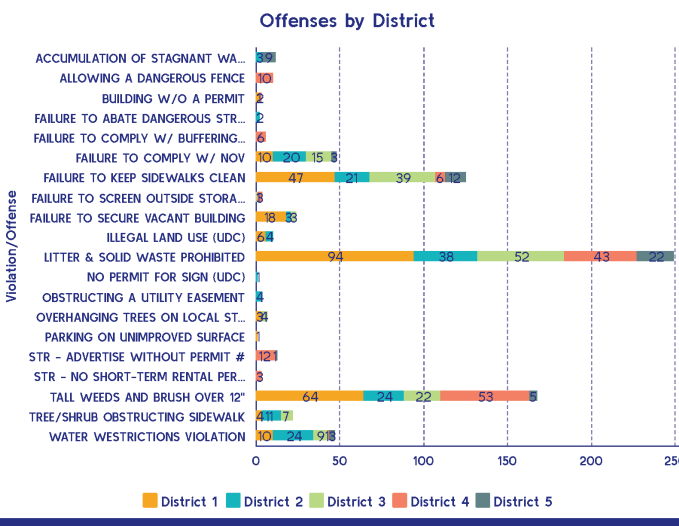
Status of High Profile Properties

6302 Winfield Dr., (Occupied Structure) On 03/24/2025, Code Compliance initiated cases for litter and solid waste, and junked vehicle violations. A reinspection is scheduled for the second week of April, after which, citations will be lifted if the property remains out of compliance.

Development Services Department Code Compliance Monthly Report FY25-26 March

Citations Filed & Disposed

Citations Filed in Municipal Court	740	Total # Dispositioned Citations	759
Deferred Disposition/Payment Plan-Deferral/Payment Plan	22	Deferred Disposition/Payment Plan-Deferral/Payment Plan	51
Dismissed by Prosecutor	20	Docket Closed - Fine Paid	105
Docket Closed - Fine Paid	18	Community Service	1
Warrants Issued	56	Dismissed by Prosecutor/Deferred Disposition	272
Pre-trial Hearing	606	Warrants Issued	330
Community Service	3		
Court Clerk Action Needed	12		
Pending Prosecutor Review/Group Scheduling	3		
		finest paid	Totalling: \$ 39,965.84



Development Services Department Code Compliance Monthly Report FY25-26 March

District 4

Senior Lead Compliance Officer: Estelita Padron
361.945.0197 | estelita@corpuschristitx.gov
Compliance Officers: Gabriel Salazar, Nazim Prado, Alex Torres, Cecelia Rodriguez

Compliance Cases Initiated	230	Notices of Violations Issued	111
Inspections Completed	82	Citations Issued	81
Tall Grass / Weeds	538	Abatement Completed	25
Building Permits Required	0	Misleading & Debris Removal	0
Emergency Demolitions	0	Structures Secured (Board-up)	0
Emergency Measures	0	CSBG CAP	0
Illegal Dumping	0	Illegal Signs Removed	35
Illegal Signs	0	Junked Vehicles Removed	0
Junked Vehicles	68	Emergency Demolitions	0
No Violation Found	106	Emergency Measures	0
Parking on Unimproved Surfaces	1	Substandard Structure	0
Property Maintenance Standards	48	Substandard Buildings	0
Set Out Violation	2	Minimum Standards	0
Substandard Buildings	2	Substandard Buildings	0
Unoccupied Vacant Buildings	27	Unoccupied Vacant Buildings	27
Water Restrictions	7	Water Restrictions	7
Zoning	53	Zoning	53

Building Inspection

2322 Santana Dr. Substandard Accessory Structure. On 02/20/2025, a case was initiated for an accessory structure exhibiting significant deterioration, including a collapsed rear roof section. On 02/24/2025, the property owner notified Code Compliance of their intent to demolish the structure. An extension was granted to allow completion of the demolition. Current Status: As of 03/12/2025, the structure was confirmed to be demolished by the owner.

Development Services Department Code Compliance Monthly Report FY25-26 March

District 5

Senior Lead Compliance Officer: Estelita Padron
361.945.0197 | estelita@corpuschristitx.gov
Compliance Officer: Jacqueline Martinez

Compliance Cases Initiated	92	Notices of Violations Issued	20
Inspections Completed	244	Citations Issued	18
Tall Grass / Weeds	142	Abatement Completed	0
Building Permits Required	0	Misleading & Debris Removal	0
Emergency Demolitions	0	Structures Secured (Board-up)	0
Emergency Measures	0	CSBG CAP	0
Illegal Dumping	0	Illegal Signs Removed	0
Illegal Signs	0	Junked Vehicles Removed	0
Junked Vehicles	12	Emergency Demolitions	0
No Violation Found	44	Emergency Measures	0
Parking on Unimproved Surfaces	0	Substandard Structure	0
Property Maintenance Standards	17	Substandard Buildings	0
Set Out Violation	0	Minimum Standards	0
Substandard Buildings	1	Substandard Buildings	0
Unoccupied Vacant Buildings	4	Unoccupied Vacant Buildings	4
Water Restrictions	2	Water Restrictions	2
Zoning	2	Zoning	2

Building Inspection

5926 & 6201 Oso Pkwy (Old Kings Crossing Golf Course). On 02/20/2025, a case was initiated for tall weeds, litter & solid waste overgrown vegetation and debris obscuring current signage and overgrown vegetation and debris obscuring current signage and overgrown vegetation and debris obscuring current signage. A reinspection on 03/19/2025 found both properties in compliance. Code Compliance will continue working with property management and monitor site monthly for compliance.

APRIL CODE REPORTS

Development Services Department
Code Compliance Monthly Report
FY25-26
April

In April, Code Compliance Officers initiated 1,062 new cases and completed 4,144 total inspections.

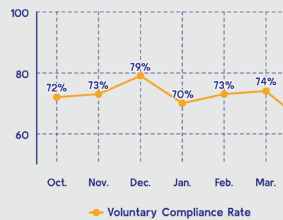
33%

Proactive - 349 new cases initiated by compliance officers patrolling their assigned areas.

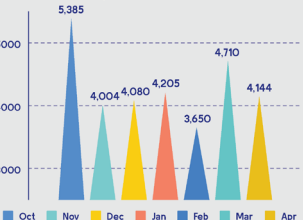
67%

Reactive- 713 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



-Community Outreach Events-

On April 13, 2026, Code Compliance Staff attended the Flour Bluff Citizens Council Meeting and delivered a presentation on current initiatives, including updates on new and ongoing cases. The event provided an opportunity to engage directly with community residents, helping build positive relationships while increasing public awareness and education about the Code Compliance Division.



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Development Services Department
Code Compliance Monthly Report
FY25-26
April
District 1

Compliance Cases Initiated	256	Notices of Violations Issued	147
Inspections Completed	3330	Citations Issued	79
Tall Grass / Weeds	922	Abatement Completed	28
Building Permits Required	2	Mowing & Debris Removal	0
Emergency Demolitions	4	Structures Secured (Board-up)	0
Emergency Measures	0	Illegal Signs Removed	27
Illegal Dumping	0	Junked Vehicles Removed	1
Illegal Signs	0	Emergency Demolitions	0
Junked Vehicles	55	Emergency Measures	0
No Violation Found	86	Substandard Structure	0
Parking on Unimproved Surfaces	2		
Property Maintenance Standards	81		
Substandard Buildings	14		
Unsecured Vacant Buildings	114		
Water Restrictions	0		
Zoning	48		



Status of High Profile Properties
2855 Coleman Ave. - Occupied Property
As of 04/16/2026, cases were initiated for property maintenance and zoning violations.
As of 4/20/26, the property remains in violation, and Code Compliance continues to monitor by weekly monitoring until compliance is achieved.

Development Services Department
Code Compliance Monthly Report
FY25-26
April
District 2

Compliance Cases Initiated	272	Notices of Violations Issued	110
Inspections Completed	896	Citations Issued	82
Tall Grass / Weeds	550	Abatement Completed	16
Building Permits Required	1	Mowing & Debris Removal	0
Emergency Demolitions	0	Structures Secured (Board-up)	0
Emergency Measures	0	Illegal Signs Removed	13
Short Term Rental (STR)	0	Junked Vehicles Removed	1
Illegal Dumping	0	Emergency Demolitions	0
Junked Vehicles	49	Emergency Measures	0
No Violation Found	131	Substandard Structure	0
Parking on Unimproved Surfaces	4		
Property Maintenance Standards	60		
Substandard Buildings	11		
Unsecured Vacant Buildings	54		
Water Restrictions	0		
Zoning	36		



Status of High Profile Property
4138 Ramsey Street - Occupied Property
As of 4/20/26, cases were initiated for zoning, property maintenance, and litter & waste violations.
As of 4/20/26, the property remains in violation. Citations have been issued. Weekly monitoring will continue until the property is brought into compliance.

Development Services Department
Code Compliance Monthly Report
FY25-26
April
District 3

Compliance Cases Initiated	347	Notices of Violations Issued	193
Inspections Completed	208	Citations Issued	56
Tall Grass / Weeds	681	Abatement Completed	43
Emergency Demolitions	0	Mowing & Debris Removal	0
Emergency Measures	0	Structures Secured (Board-up)	0
Illegal Dumping	0	Illegal Signs Removed	43
Illegal Signs	0	Junked Vehicles Removed	0
Junked Vehicles	78	Emergency Demolitions	0
No Violation Found	67	Emergency Measures	0
Parking on Unimproved Surfaces	1	Substandard Structure	0
Property Maintenance Standards	49		
Set Out Violation	0		
Substandard Buildings	4		
Unsecured Vacant Buildings	15		
Water Restrictions	4		
Zoning	29		



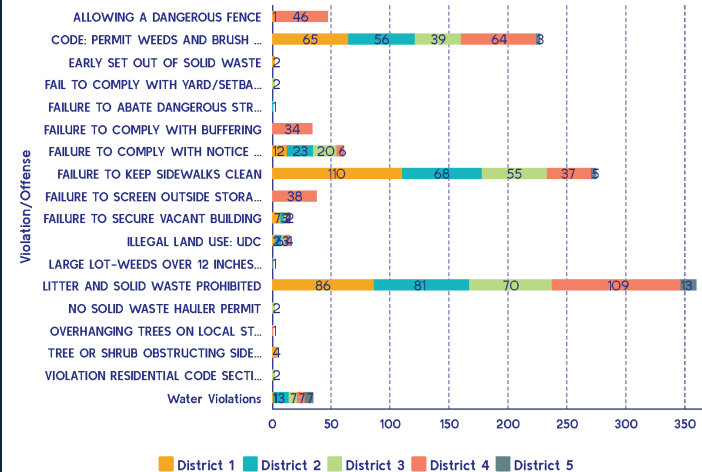
Status of High Profile Property
4589 Sheffield Lane - Occupied Property
On 4/20/2026, Code Compliance conducted a joint inspection with CDD and initiated cases for tall weeds, litter and solid waste, and zoning violations.
A reinspection is scheduled for the second week of May. Citations will be issued if the property remains in violation.

Development Services Department
Code Compliance Monthly Report
FY25-26
April

Citations Filed & Disposed

Citations Filed in Municipal Court	521	Total # Dispositioned Citations	1121
Status of Filed Citations		Status of Dispositioned Citations	
Deferred Disposition/Payment Plan-Deferral/Payment Plan	17	Deferred Disposition/Payment Plan-Deferral/Payment Plan	49
Dismissed by Prosecutor	27	Docket Closed - Fine Paid	69
Docket Closed - Fine Paid	11	Community Service	29
Warrants Issued	177	Dismissed by Prosecutor/Deferred Disposition	121
Pre-trial Hearing	277	Warrants Issued	852
Jury Trial	1	Balance Due	1
Pending Prosecutor Review/Group Scheduling	11	Totalling: \$ 29,807.6	

Offenses by District



Development Services Department
Code Compliance Monthly Report
FY25-26
April
District 4

Compliance Cases Initiated	174	Notices of Violations Issued	79
Inspections Completed	286	Citations Issued	63
Tall Grass / Weeds	474	Abatement Completed	20
Building Permits Required	1	Mowing & Debris Removal	0
Emergency Demolitions	0	Structures Secured (Board-up)	0
Emergency Measures	0	Illegal Signs Removed	69
Illegal Dumping	0	Junked Vehicles Removed	1
Illegal Signs	0	Emergency Demolitions	0
Junked Vehicles	43	Emergency Measures	0
No Violation Found	115	Substandard Building	0
Parking on Unimproved Surfaces	2		
Property Maintenance Standards	30		
Set Out Violation	0		
Substandard Buildings	4		
Unsecured Vacant Buildings	20		
Water Restrictions	0		
Zoning	47		



Status of High Profile Property
713 Purdie Rd. - Substandard Structure
On 2/26/2026, a case was initiated for those structures exhibiting significant deterioration and substandard conditions that present safety hazards.
On 4/20/26, the property owner advised their intent to demolish the structure. Demolition is scheduled for the third week of May.

Development Services Department
Code Compliance Monthly Report
FY25-26
April
District 5

Compliance Cases Initiated	110	Notices of Violations Issued	29
Inspections Completed	254	Citations Issued	13
Tall Grass / Weeds	142	Abatement Completed	1
Building Permits Required	0	Mowing & Debris Removal	0
Emergency Demolitions	0	Structures Secured (Board-up)	0
Emergency Measures	0	Illegal Signs Removed	0
Illegal Dumping	0	Junked Vehicles Removed	1
Illegal Signs	0	Emergency Demolitions	0
Junked Vehicles	15	Emergency Measures	0
No Violation Found	77	Substandard Building	0
Parking on Unimproved Surfaces	1		
Property Maintenance Standards	0		
Short Term Rentals	0		
Substandard Buildings	2		
Unsecured Vacant Buildings	4		
Water Restrictions	0		
Zoning	0		



Status of High Profile Properties
5617 Saratoga Blvd - Substandard Structure (Old Dog Palmetto)
On 4/13/26, cases were initiated for tall weeds and sidewalks, curbs and gutters violations.
Due to recent rainfall, an extension was granted to resolve the violations. A reinspection is scheduled for the second week of May.

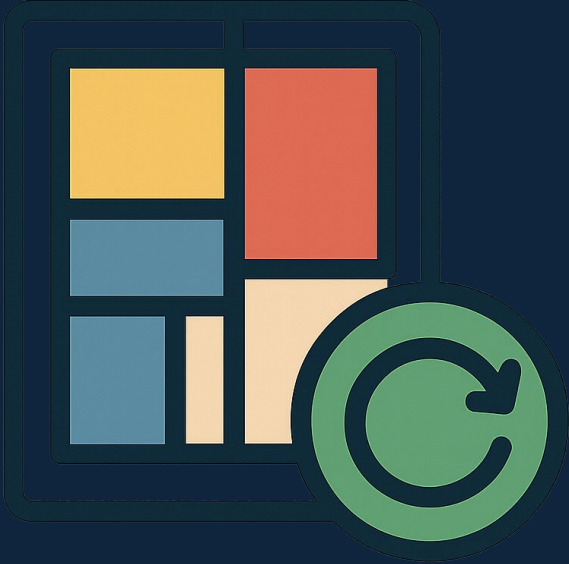
To see more code reports, please visit: <https://www.corpuschristitx.gov/department-directory/development-services/code-compliance/code-compliance-monthly-reports/>

LAND DEVELOPMENT

PRESENTER

ANDREW DIMAS, AICP
ASSIST. DIRECTOR OF DEVELOPMENT SERVICES

2026 Unified Development Code Updates



Development Services Technical Advisory Group (DSTAG) Dates and Topics		
Dates	Focus Section	Key Objectives
Kickoff: 4/22/2026	Introduction to the Unified Development Code	Project overview, timeline, and setting of expectations.
May	Article 8: Subdivisions	Coordinate with the Infrastructure Design Manual for subdivision standards.
June		
July		
August		

2026 Unified Development Code Updates

Parking Lot Topics		
Running List	Municipal Code Chapter 5, Article II	Short Term Rentals
	Article 5.3: Accessory Uses and Structures	Carports in front yard
	Article 4: Zoning Districts	Philanthropic Uses in Single-Family zoning
	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 5.5: Wireless Telecommunication Facilities	Cell Towers
	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
- <https://www.corpuschristitx.gov/departments-directory/development-services/unified-development-code-udc/>
- UDC Update Request Application



BUILDING DIVISION



Building Safety Month is Here

- **Week 1: Safe Homes, Strong Communities (May 1–10)** focuses on simple actions homeowners can take to improve safety at home
- **Week 2: Voices of the Built Environment (May 11–17)** spotlights building safety professionals and the roles they play in keeping communities safe
- **Week 3: Prepared to Protect (May 18–24)** encourages community preparedness and highlights how disaster-resilient building codes protect people and property
- **Week 4: Communities Without Limits (May 25–31)** showcases the importance of accessibility in building construction and design

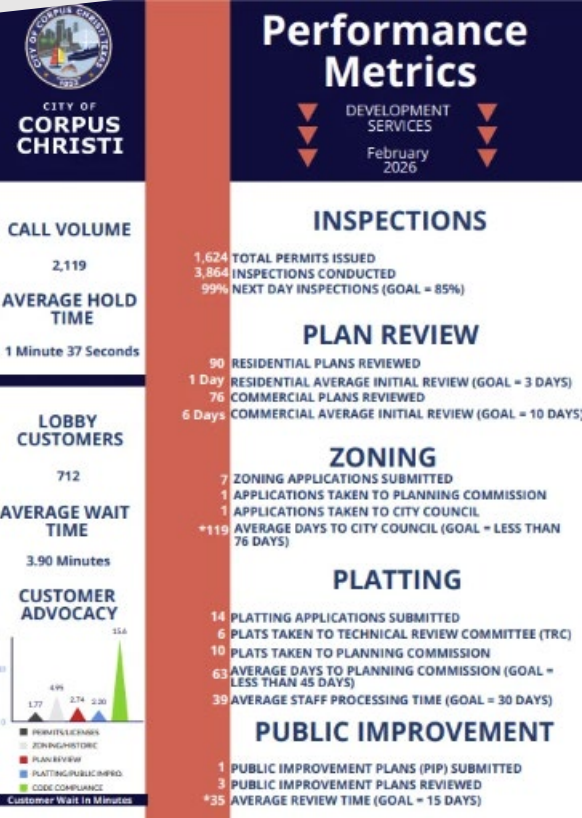
**PERMITS
ISSUED**



PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
04/1/24-04/1/25	1,378	1,039
04/1/25-04/1/26	1,157	1,245

DSD METRICS

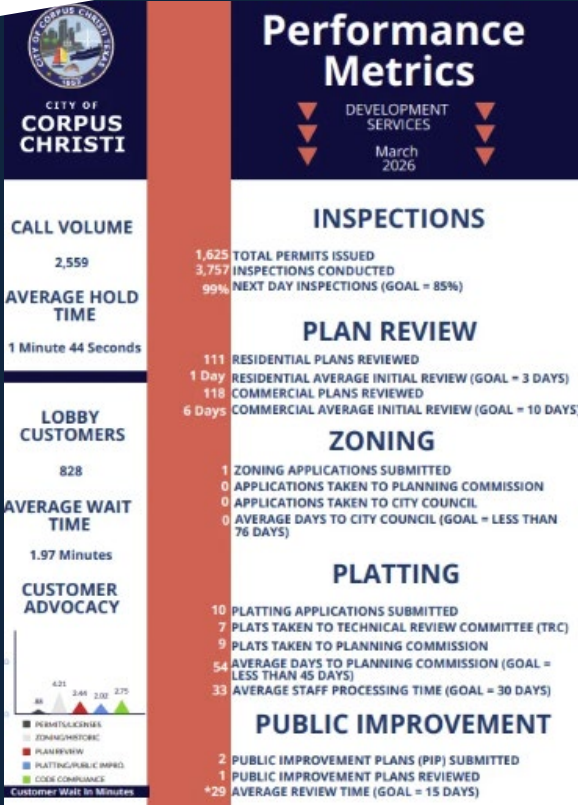
FEBRUARY



*Zoning Case Tabled

*PI metrics - Complex Projects

MARCH



*PI metrics - Complex Projects

APRIL



*Platting Metrics – 1 complex replat

SUBMISSIONS

LAND DEVELOPMENT

Year to Date (Oct-May)			
	2026	2025	VARIANCE
Zoning	30	25	20.00%
Platts	110	88	25.00%
Public Improvements	18	37	-51.35%

PERMITS

Year to Date (Oct-May)			
	2026	2025	VARIANCE
COM	270	344	-21.51%
RES	760	848	-10.38%
ALL PERMITS	2423	2617	-7.41%

DSD BUDGET

Development Services Adopted Vs. Actual Budget Analysis As of April 30, 2026



	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Adopted Revenue	\$801,115	\$1,602,942	\$2,404,482	\$3,205,999	\$4,007,156	\$4,807,665	\$5,608,007
Actual Revenue	\$634,507	\$1,173,739	\$1,869,673	\$2,572,256	\$3,429,692	\$4,221,373	\$5,031,393
Adopted Expenses	\$678,354	\$1,478,912	\$2,279,678	\$3,381,705	\$4,191,346	\$5,001,425	\$5,859,155
Actual Expenses	\$459,895	\$1,092,804	\$1,746,206	\$2,624,969	\$3,249,918	\$3,906,145	\$4,550,434

■ Adopted Revenue
 ■ Actual Revenue
 — Adopted Expenses
 — Actual Expenses



Comments, Questions, Suggestions...

*Next Development Taskforce Meeting will be

August 19th, 2026, 9am-12pm