

DEVELOPMENT TASKFORCE



February 18, 2026

CITY DEPARTMENTS:

ECONOMIC
DEVELOPMENT

PLANNING & COMMUNITY
DEVELOPMENT

ENGINEERING SERVICES

PUBLIC WORKS

DEVELOPMENT
SERVICES

PARKS AND
RECREATION

SOLID WASTE

FIRE

CCW

GAS

IGR

BUDGET

PLANNING & ECONOMIC DEVELOPMENT

Presenter: Karen Costanzo

**Topic: Update on Housing Needs
Assessment**

Scope of Analysis

- Housing Needs Assessment will identify current and projected gaps between demand and supply of housing at various household income levels and types within the city limits.
- The toolkit will present prioritized policy and programs to the address the current and projects gap in housing availability.
- Assessment and Toolkit will establish quantitative metrics to measure progress.



Methodology

- Primary data sources: stakeholder input from local housing development and management representatives (market-rate and affordable), real estate professionals, housing finance and insurance sectors.
- Secondary data sources: U.S. Census Bureau; Texas Demographic Center; Nueces County Appraisal District; City data resources; Texas A&M Real Estate Center; Corpus Christi Association of Realtors; Commercial Real Estate data sources (ex. CoStar).
- Toolkit will address housing gaps and barriers identified.



Process

- Enter into a Cooperation Agreement between the Corpus Christi Housing Finance Corporation the Corpus Christi Housing Authority for this analysis;
- Solicit proposals from qualified firms;
- March City Council Agenda item to amend FY 2026 Budget for CCHA portion of project cost;
- Execute contract and start.





Parks and Recreation Planning and Infrastructure

2/18/26



VISION

To build a thriving Corpus Christi community through nature, play, and our unique coastal environment, we strive to become the premier Parks and Recreation Department in the State of Texas. We will achieve this vision by providing inclusive recreation and educational opportunities that bring people together; enhancing and maintaining our parks, beaches, trails, and public spaces; and protecting, preserving, and restoring our bays, shorelines, and natural resources for generations to come.



Parks and Recreation Oversight



- Park Operations
 - 190 Parks maintained
- Community Centers
 - 8 Sr. Centers
 - 4 Recreation Centers
- After Hour Kid Power
 - 21 school
 - 2,000 students
- Athletics
 - Programs
 - 62 Athletic Fields Maintained
- Cultural Services
 - Permit all special events
 - Vendors
 - Programming
- Aquatics
 - 8 pools
 - 5 Splash Pads
- Gulf Beach's
 - 10 miles of beach maintained
- Grants Division
 - RSVP (Retired and Senior Volunteer Program)
 - Nutrition Services
 - Meals on Wheels
 - Sr. Centers
- Oso Bay Wetlands Preserve and Learning Center



Park Planning

The Parks and Recreation relies on its 10-year master plan, adopted by the City Council in 2022, along with NRPA (National Recreation and Parks Association).

- **Top Priority Request Request**
 - Walking and Biking Trails
 - Shade Structures and picnic areas
 - Nature Center & Trails
 - Outdoor Swimming
 - Fishing Piers
 - Indoor running and walking track
 - Community Gardens
 - Playground Equipment & Play Areas
 - Large Neighborhood Parks
 - Small Neighborhood Parks



Parks Planning





NRPA (National Recreation and Parks Association) standards

- **Regional Park**
 - 100+acres
- **Community Parks**
 - 30-100 acres
- **Neighborhood Parks**
 - 5-10 acres

City of Corpus Christi Metrics

- Regional Parks-2
- Community Parks-15
- Neighborhood Parks-70

Park Classifications

| STANDARD PARK TYPE | SERVICE AREA | GENERAL CHARACTERISTICS | UNIQUE PARK TYPES |
|--------------------------|---|--|---|
| REGIONAL PARK |  Nueces County and Greater Region | <ul style="list-style-type: none">• Hosts events, festivals and tournaments• Located near major roads• Accessed primarily by car• Unique regional amenities or specialized facilities | ESPLANADES, PARKWAYS, AND TRAILS <ul style="list-style-type: none">• Follows natural or man made corridors• Facilitates pedestrian and bicycle travel• Provides links to other parks, schools, neighborhoods, civic buildings, and other destinations• Often serves as open space SPECIAL USE PARK <ul style="list-style-type: none">• Designed to serve a unique or niche use such as skate park or a dog park• Athletic complexes NATURE PARK PRESERVE <ul style="list-style-type: none">• Provide wildlife habitat, flood control and places for passive recreation• These parks can greatly vary in size depending on the resources available, but are meant to have a citywide service radius <div>SHORELINE PARK<ul style="list-style-type: none">• Provides access to waterfront features• These parks are highly visible, and often serve as a tourism draw for the city• Occupy environmental sensitive lands• Proper design can increase their value for environmental preservation and hazard mitigation</div> |
| COMMUNITY PARK |  Multiple Neighborhoods | <ul style="list-style-type: none">• Hosts events and festivals• Located near major roads• Accessed by bike/walking as well as car• Active and passive facilities cater to local needs• Often includes open space and natural areas for casual recreation | |
| NEIGHBORHOOD PARK |  Adjacent Neighborhood | <ul style="list-style-type: none">• Evenly distributed throughout residential areas• Accessed primarily by walking and biking• Active and passive amenities for all ages• Organized play opportunities | |
| NICHE PARK |  Nearby Residents | <ul style="list-style-type: none">• Located very close to residents• Accessed entirely by walking and biking• Extremely accessible but small size limits amenities offered | |



Parks Planning Amenities



General Amenity Guidelines by Park Classification

| EQUIPMENT | REGIONAL PARKS | COMMUNITY PARKS | NEIGH. PARKS | NICHE PARKS |
|----------------------|--------------------|--------------------------|--------------------------|--------------------|
| PARK BENCH | YES | YES | YES | Yes |
| PICNIC TABLE/SHELTER | 2 PER ACRE | 2 PER ACRE | 2 PER ACRE | 1 per acre |
| COVERED PAVILION | 2 PER ACRE | 2 PER ACRE | OPTIONAL | None |
| DRINKING FOUNTAIN | MULTIPLE | 1 PER PARK | 1 PER PARK | 1 per park |
| PARK SIGN | 1 AT EACH ENTRANCE | 1 AT EACH MAJOR ENTRANCE | 1 AT EACH MAJOR ENTRANCE | 1 at each entrance |
| PLAY EQUIPMENT | 145 - 150 CHILDREN | 60 - 65 CHILDREN | 15 - 20 CHILDREN | 5 - 10 children |
| SECURITY LIGHTS | YES | YES | YES | Yes |
| PERIMETER SIDEWALK | STREET FRONTAGE | STREET FRONTAGE | STREET FRONTAGE | street frontage |
| PED./BICYCLE ACCESS | YES | YES | YES | Yes |
| TRAIL | 1 LINEAR MILE + | 1 LINEAR MILE + | OPTIONAL | None |
| GRILL | OPTIONAL | OPTIONAL | OPTIONAL | Optional |
| WASTE RECEPTACLE | YES | YES | YES | Yes |
| RESTROOM FACILITY | 2 - 3 PER PARK | 1 PER PARK | OPTIONAL | None |
| PARKING | 250+ SPACES/PARK | 10 - 15 SPACES/PARK | ON-STREET | On-street |
| IRRIGATION SYSTEM | YES | YES | YES | Yes |



Infrastructure



Park Infrastructure

Parks and Recreation looks at different components when installing a new playground:

- **Age Group**
- **Biomechanical Skills**
 - Climbing
 - Swinging
 - Sliding
- **Framework**
 - Coastal Resilient
 - Safe
 - Maintenance Friendly
 - Creation



Park Infrastructure



Parks and Recreation playground manufactures





QUESTIONS?



CITY OF CORPUS CHRISTI
PUBLIC WORKS

DEVELOPMENT TASK FORCE MEETING

February 18, 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



CITY OF CORPUS CHRISTI
PUBLIC WORKS



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



CITY OF CORPUS CHRISTI
PUBLIC WORKS

DEVELOPMENT ROAD MAP



City of Corpus Christi
Richard E. Martinez Public Works Facility



Email: Rowmanagement@corpuschristitx.gov



CITY OF CORPUS CHRISTI
PUBLIC WORKS



CITY OF CORPUS CHRISTI DEVELOPMENT SERVICES



Congratulations!

Yvette Wallace

***Interim Director of
Development Services***



DSD BUSINESS

Impact Fees and Trust Funds

- Planning Commission on 3/4
- Take forward a resolution to set a public hearing for Impact Fees on May 12 and present the UDC Trust Fund Amendments for combined discussion and action on March 17.

| STAR Training Schedule 2026 | | |
|---|---|--|
| The dates for training will not be the only available opportunities to meet registration requirements. The classes posted will be ICC Continuing Education approved credits. DSD holds many events that encourage participation and outreach. STAR registrants will receive emails when these events occur. | | |
| Day and Time | Topic | Location |
| March 18, 2026 8 a.m. - 10 a.m. | Landscaping Handbook UDC 7.3 | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |
| April 15, 2026 8 a.m. - 10 a.m. | 10 Reasons Projects are Delayed / Building Safety Month Announcement | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |
| May 2026 (Date coming soon) 8 a.m. - 10 a.m. | Building Safety Month | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |
| June 17, 2026 8 a.m. - 10 a.m. | Commercial Vent Hoods | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |
| July 15, 2026 8 a.m. - 10 a.m. | Energy Conservation Codes | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |
| Sept. 16, 2026 8 a.m. - 10 a.m. | Look to 2027 ICC Code Adoptions | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |
| Oct. 21, 2026 8 a.m. - 10 a.m. | Fire safety awareness / Residential Fire Sprinklers | Development Services Building 2406 Leopard St. Corpus Christi, Texas 78408 (3 rd Fire Dept. Training Room) |

STAR PROGRAM

Discover the STAR Contractor Program—your go-to online tool for finding qualified registered contractors in Corpus Christi based on service type. Participation is voluntary, so explore the search tool today and make your next project easier!

For more information, please visit our website at:

<https://www.corpuschristitx.gov/departments-directory/development-services/>

EXPLORING THE DEVELOPMENT SERVICES WEBSITE:

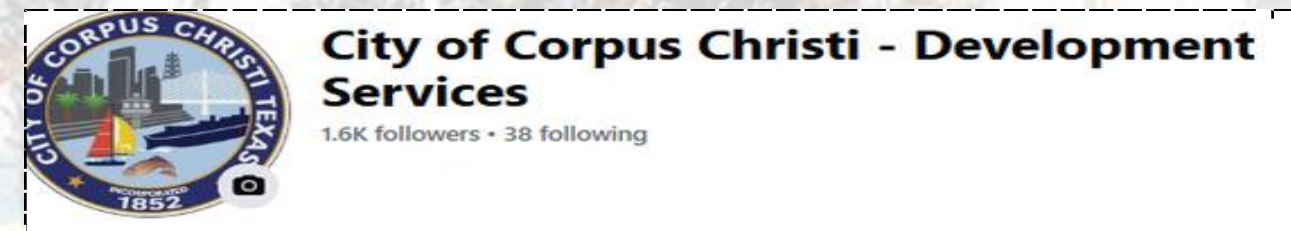
DSD 2025 ANNUAL REPORT: SEE WHAT DSD HAS ACCOMPLISHED AND WHATS TO COME!

please visit:

<https://www.corpuschristitx.gov/media/ntcjxrh4/2025-annual-report-1.pdf>

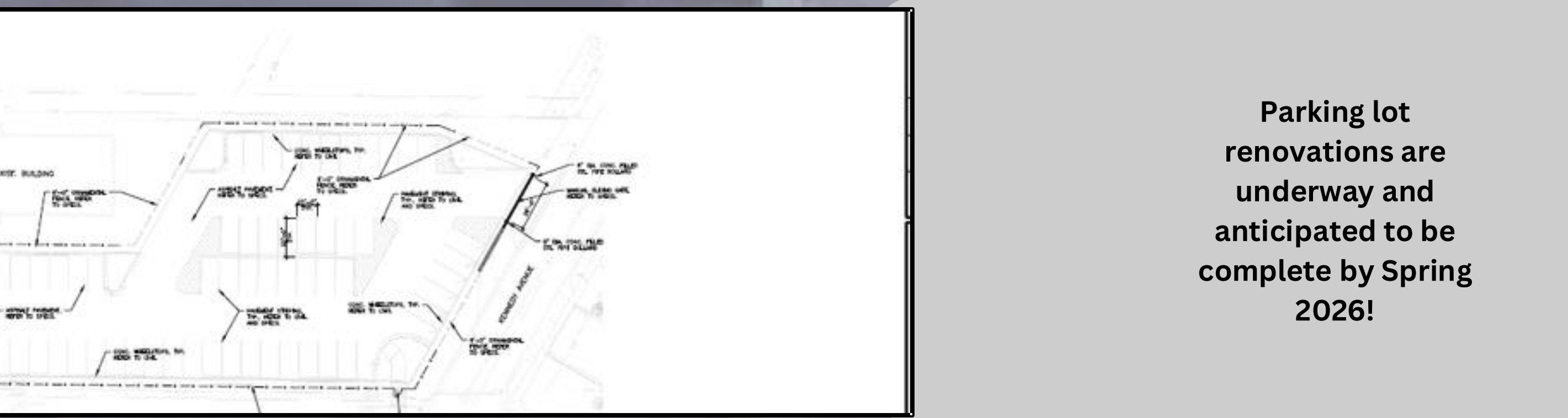


Follow us on our
social media
pages to keep up
with the latest in
DSD!





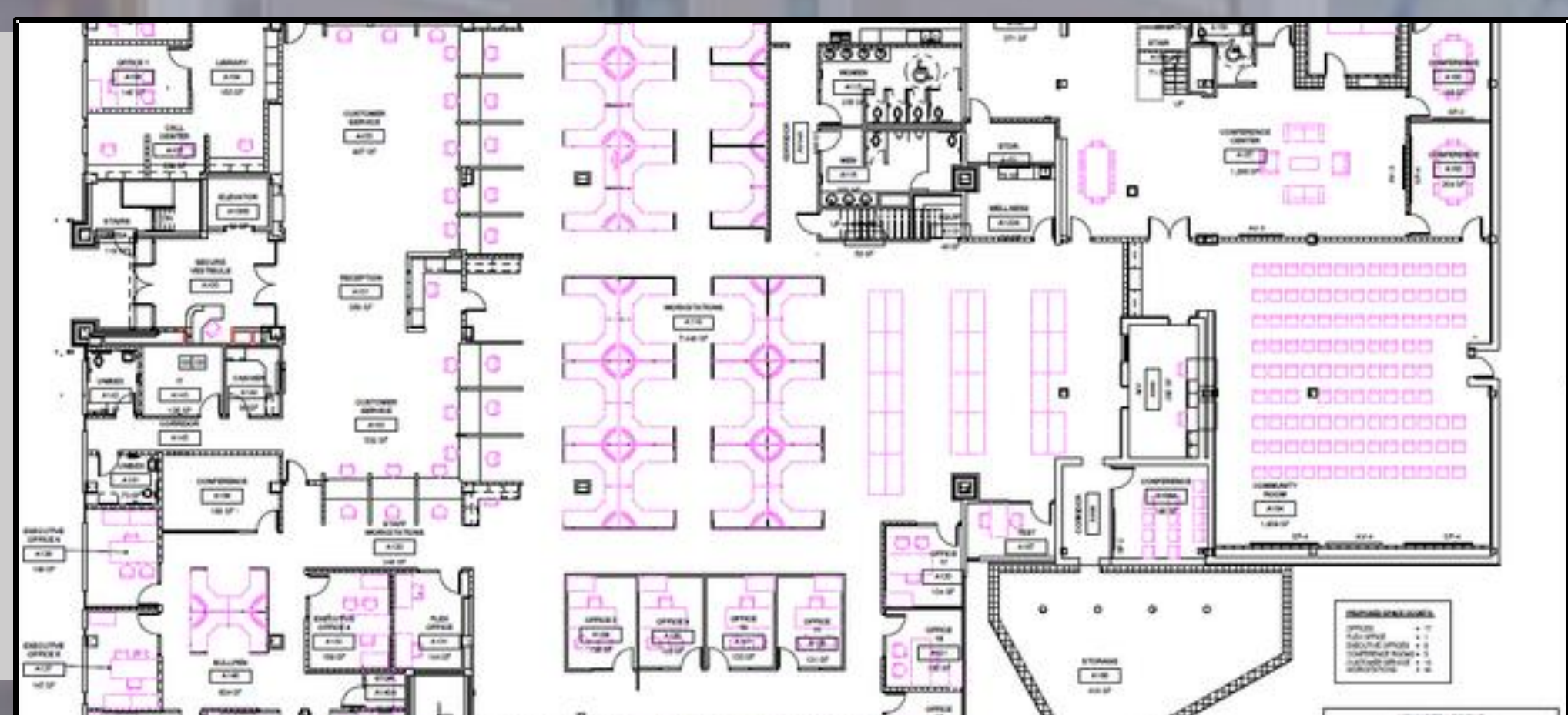
Transforming Our Space: Exciting Renovations Underway!



**Parking lot
renovations are
underway and
anticipated to be
complete by Spring
2026!**

**COMING
SOON**

**Stay tuned for
DSD's Building
Re-model moving
forward!**



BUILDING DIVISION

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361-826-3240

TO: Development Services Customers
Subject: **Informational Bulletin 021**
TDI 2024 ICC Code Adoptions
Date: 26 January 26, 2026
Created By: Building Division

Purpose: To keep customers and staff updated on code amendments and changes at state and local levels

Scope: This bulletin provides notice of the Texas Department of Insurance (TDI) adoption of the 2024 International Code Council (ICC) building codes and updated windstorm design requirements.

Policy: Effective **April 1, 2026**, TDI will adopt the 2024 ICC codes, including changes to wind speed design criteria.

All submittals submitted on or after April 1, 2026, must be designed to comply with the TDI-adopted wind speed design criteria.

2024 International Building Code 1609.3 – Basic Wind Speed

| Risk Category | Wind Speed (mph) | Wind Speed (m/s) |
|---------------|------------------|------------------|
| I | 140 | 63 |
| II | 150 | 67 |
| III | 160 | 72 |
| IV | 170 | 76 |

2024 ICC International Residential Code r301.2.1- Wind Design Criteria
Basic wind speed: **150 mph (67 m/s)** for applicable windstorm areas.

Prepared by: William Wittliff, DBO, Development Services
Reviewed by: Joann Salinas, Assistant to the Director
Authorized by: Yvette Wallace, Director (interim), and Assistant Director- Building, Development Services

◦ **2021 NEC Local Amendments**

◦ **IB 021 – TDI 2024 ICC Code Adoptions**

Permits Issued

| PERMITS | | |
|-----------------|------------------------------|---------------------------|
| Date | Single-Family Permits Issued | Single-Family CO's Issued |
| 01/1/24-01/1/25 | 1,234 | 990 |
| 01/1/25-01/1/26 | 1,229 | 1,283 |

For more information, please visit our website at:

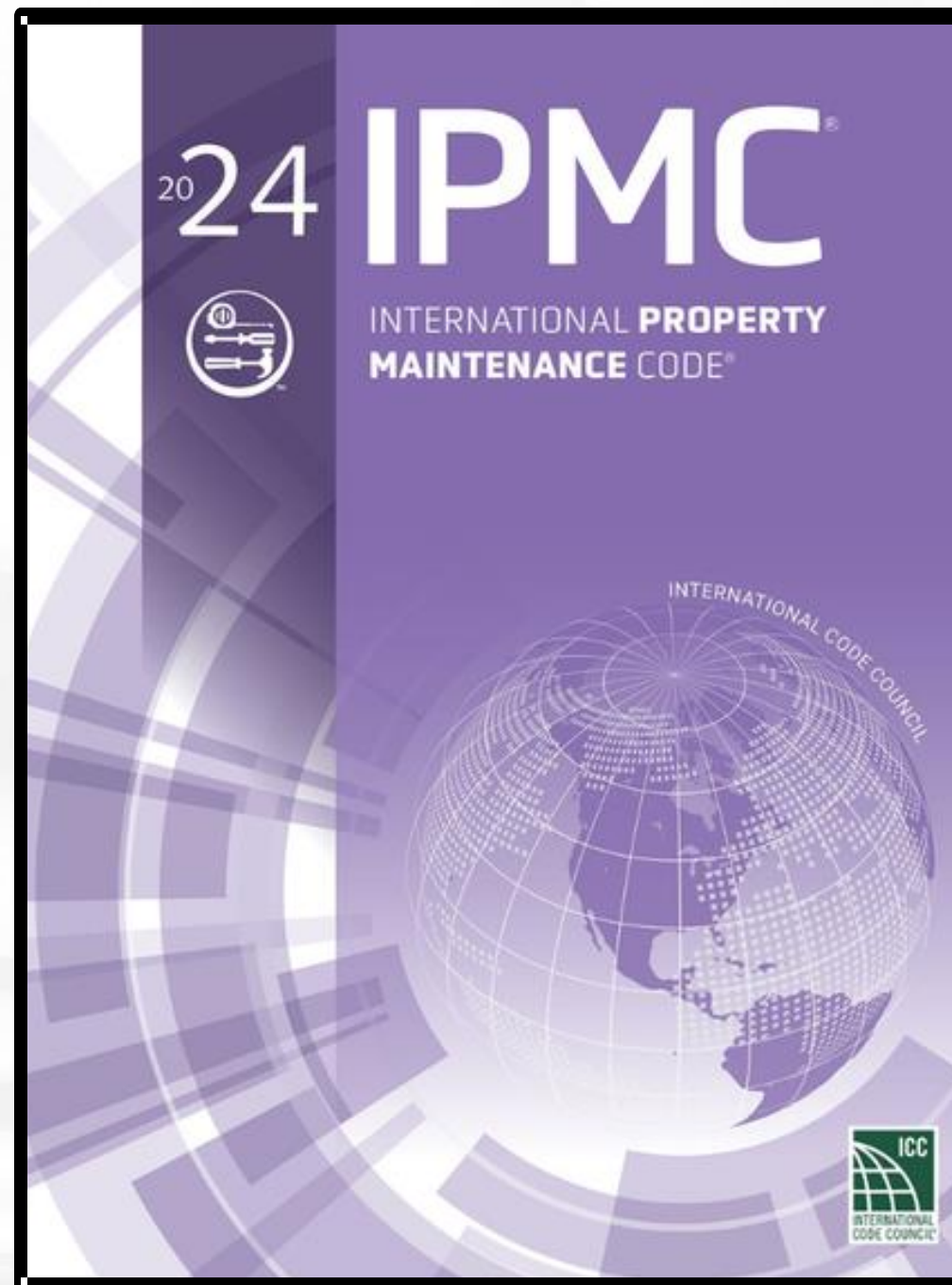
<https://www.corpuschristitx.gov/departments-directory/development-services/>



CODE COMPLIANCE

Presenter: Tracey Cantu

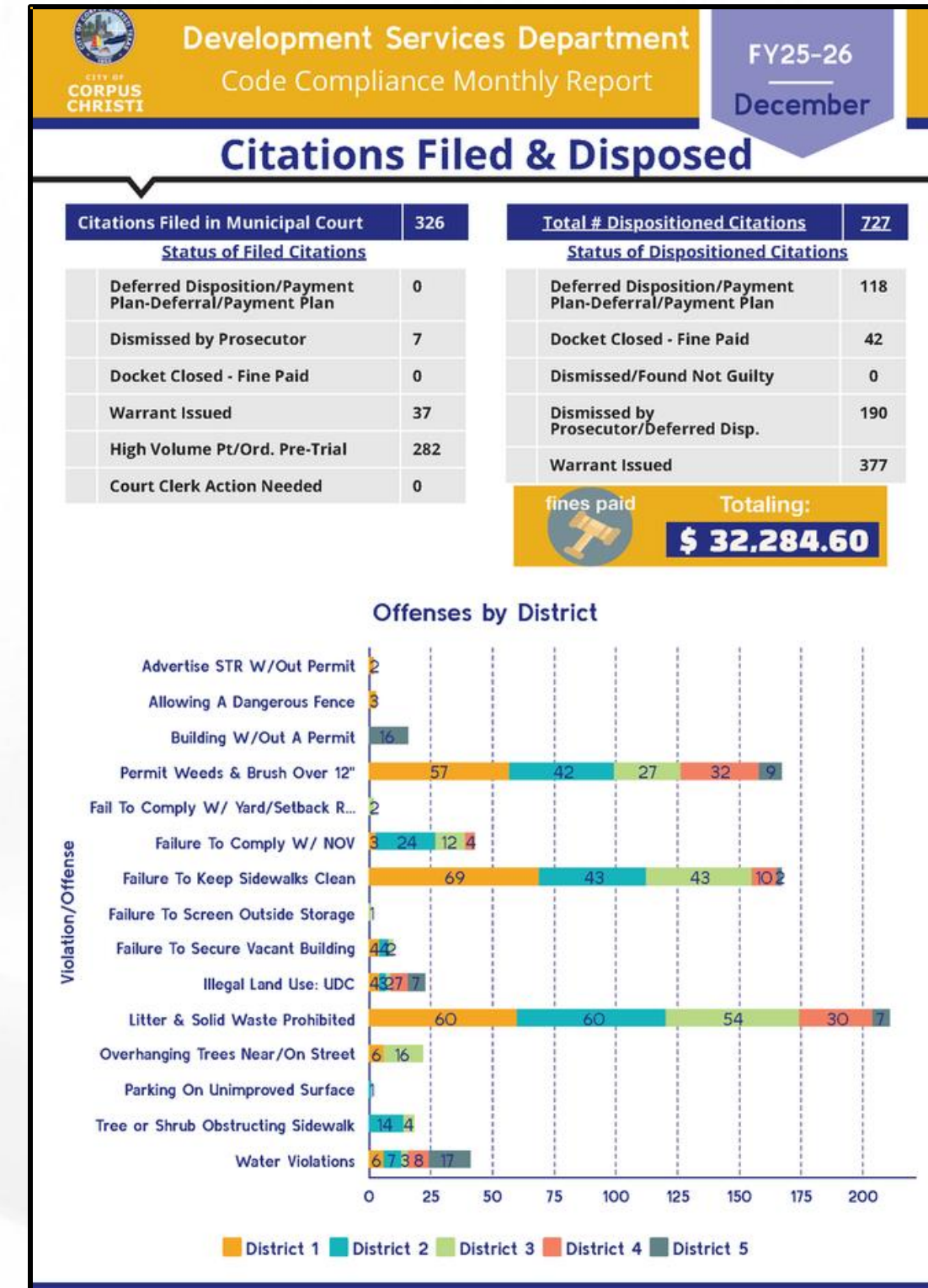
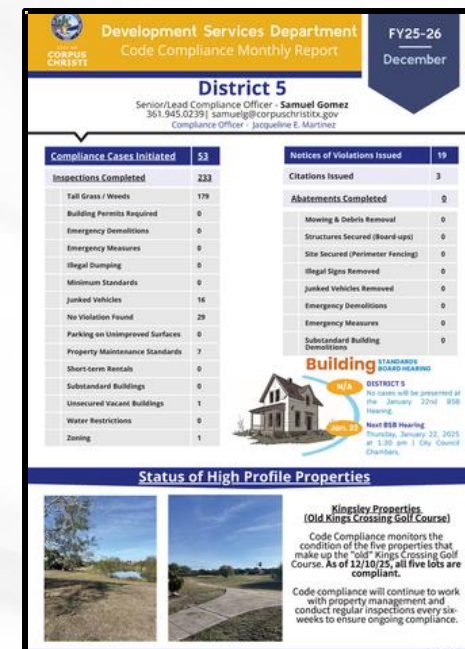
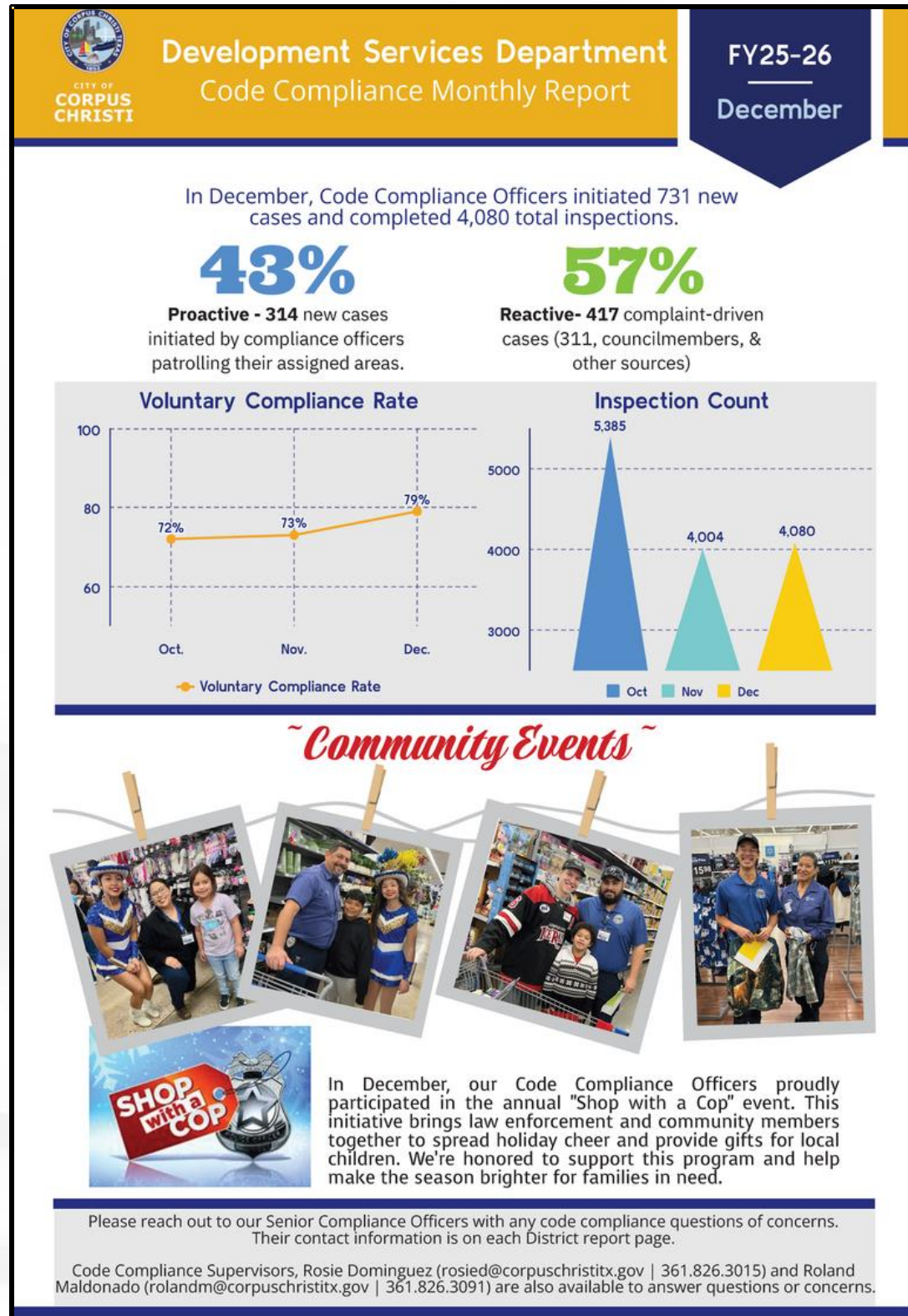
CODE COMPLIANCE DIVISION



□ 2024 IPMC Adoption

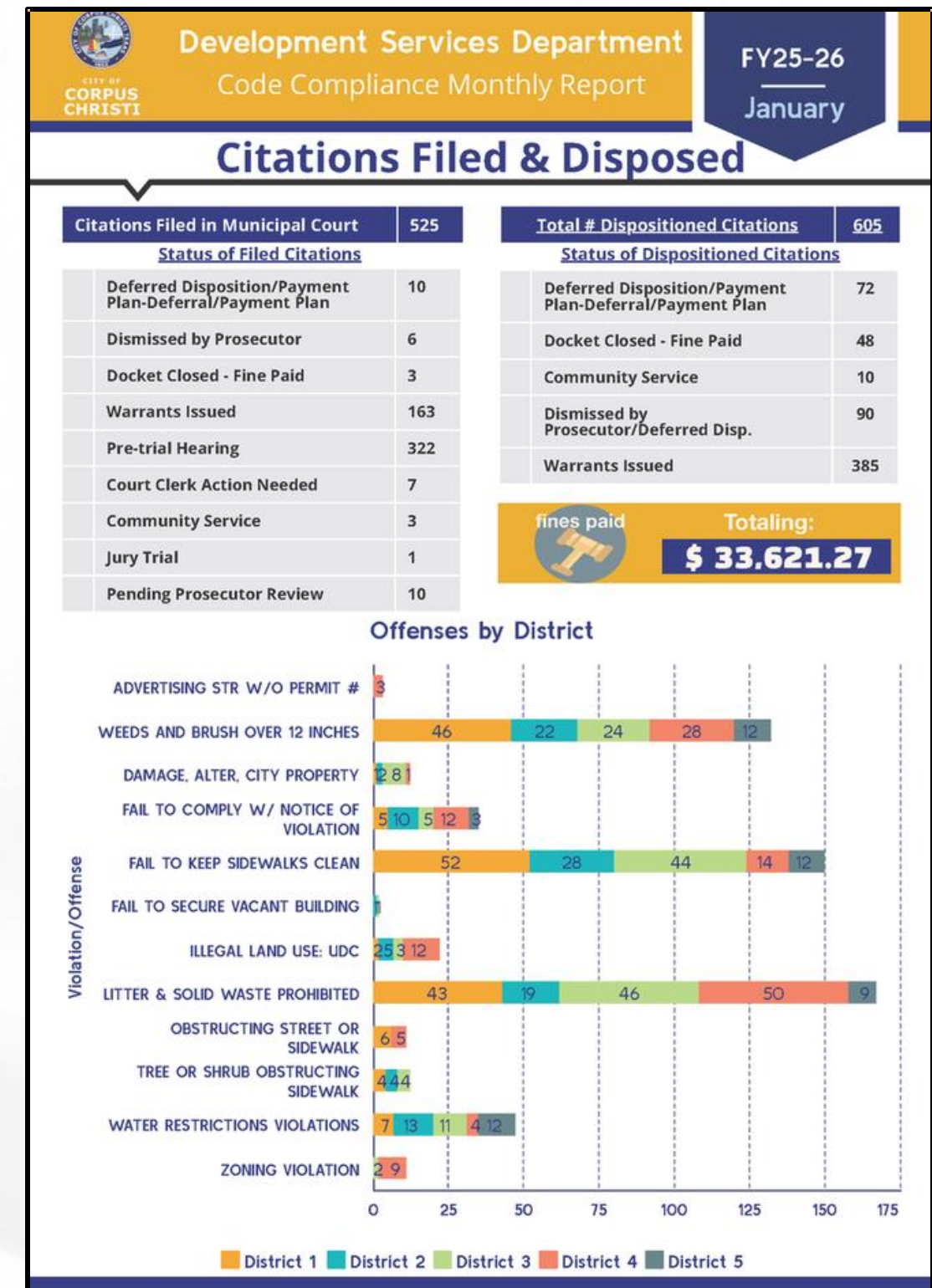
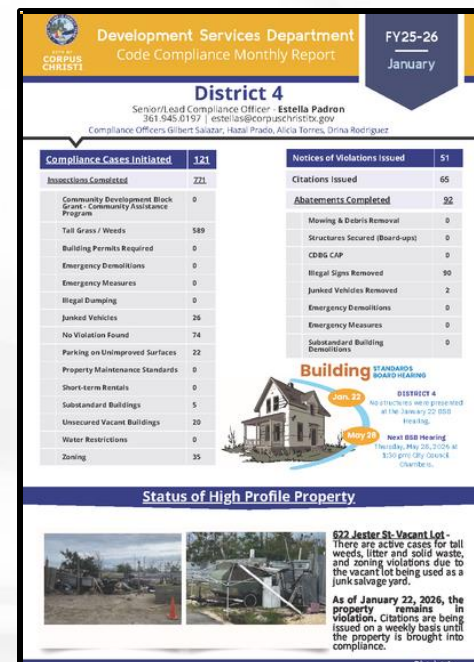
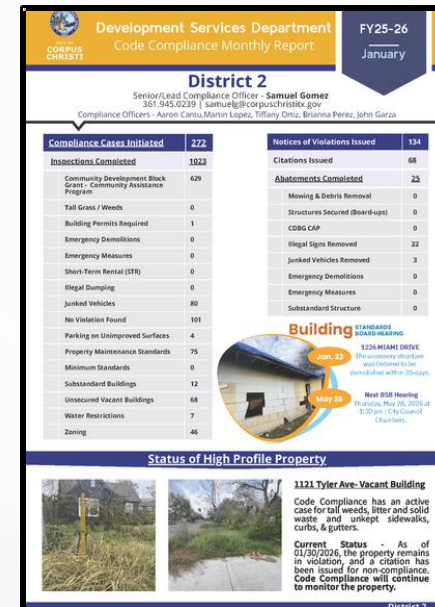
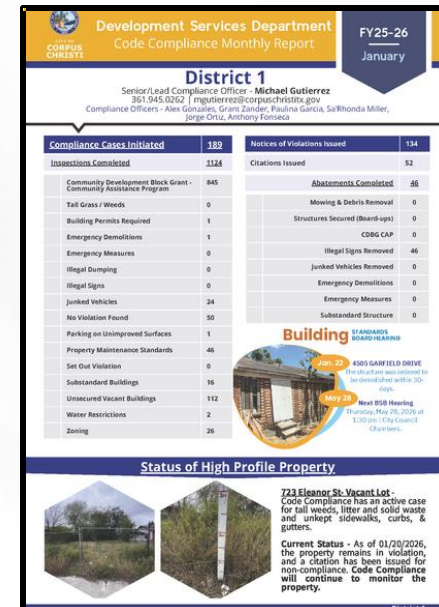
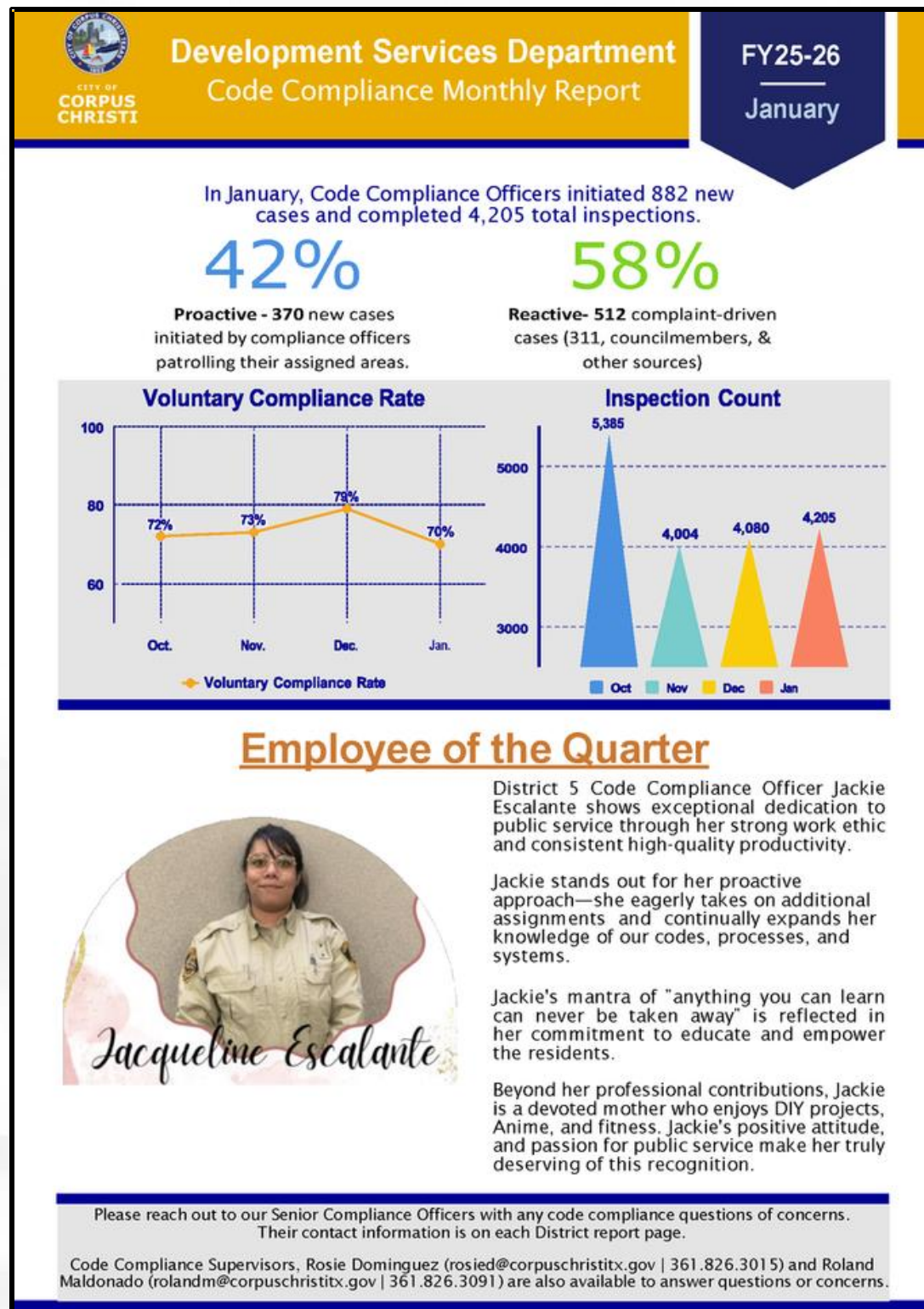
- the most up to date version of code establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.***

CODE COMPLIANCE MONTHLY REPORT- DECEMBER 2025



<https://www.corpuschristitx.gov/departments-directory/development-services/code-compliance/code-compliance-monthly-reports/>

CODE COMPLIANCE MONTHLY REPORT- JANUARY 2026



<https://www.corpuschristitx.gov/departments-directory/development-services/code-compliance/code-compliance-monthly-reports/>



LAND DEVELOPMENT

Presenter: Andrew Dimas

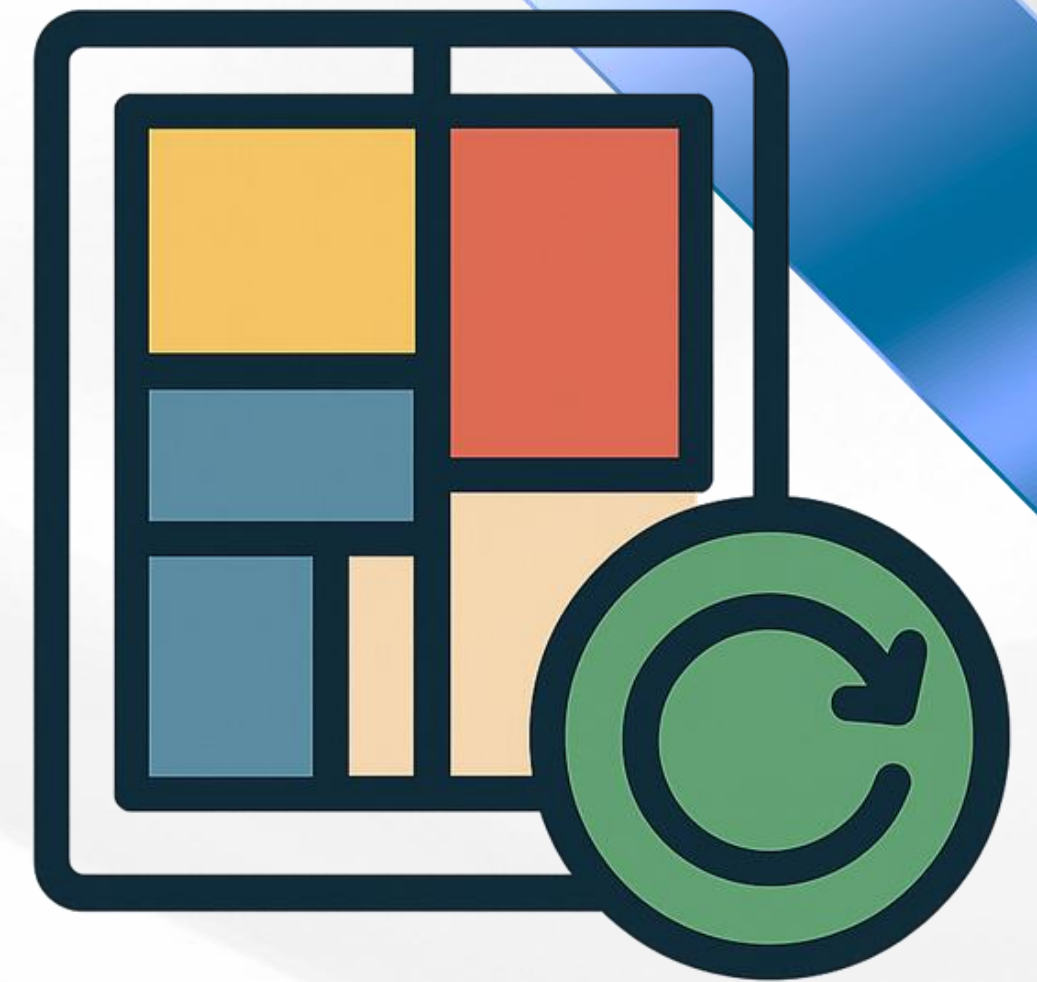
Plat Submittal Cycles

- Completeness of Application
- Predictability of Planning Commission meeting
- Streamline internal processes of plat review.

| 2018 PC Meeting Calendar w/ Plat & Zoning Deadlines | |
|--|--|
| Planning Commission Meeting Wed. @ 5:30 PM City Hall Council Chambers 1201 Leopard Street | Plat & Zoning Application Deadline - Wed @ 12:00 PM |
| 1/10/2018 | |
| 1/24/2018 | 1/10/2018 |
| 2/7/2018 | 1/24/2018 |
| 2/21/2018 | 2/7/2018 |
| 3/7/2018 | 2/21/2018 |
| 3/21/2018 | 3/7/2018 |
| 4/4/2018 | 3/21/2018 |
| 4/18/2018 | 4/4/2018 |
| 5/2/2018 | 4/18/2018 |
| 5/16/2018 | 5/2/2018 |
| 5/30/2018 | 5/16/2018 |

2026 Unified Development Code Updates

- Online submittal process for requests
- Development Services Technical Advisory Group (DSTAG)
 - Application for membership
 - Meeting Calendar (to begin in April)



QUESTIONS, COMMENTS, SUGGESTIONS...

***NEXT TASKFORCE MEETING:
WEDNESDAY, MAY 20, 2026
9AM-12PM**