

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

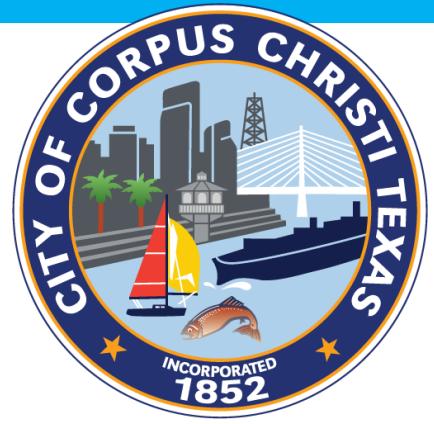
- Primary data sources: stakeholder input from local housing development and management representatives (market-rate and affordable), real estate professionals, housing finance and insurance sectors.
- Secondary data sources: U.S. Census Bureau; Texas Demographic Center; Nueces County Appraisal District; 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

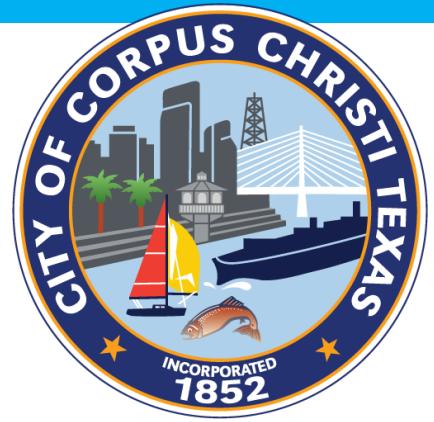
- Enter into a Cooperation Agreement between the Corpus Christi Housing Finance Corporation the Corpus Christi Housing Authority for this analysis;
- Solicit proposals from qualified firms;
- March City Council Agenda item to amend FY 2026 Budget for CCHA portion of project cost;
- Execute contract and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





Parks and Recreation Planning and Infrastructure

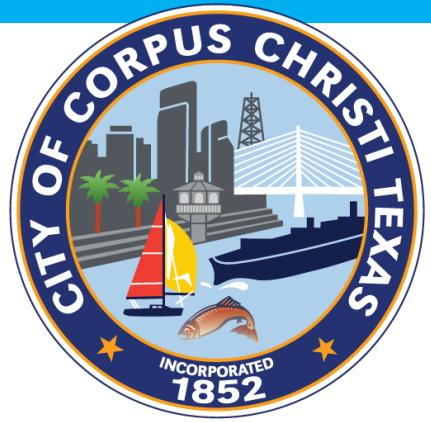
2/18/26



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.

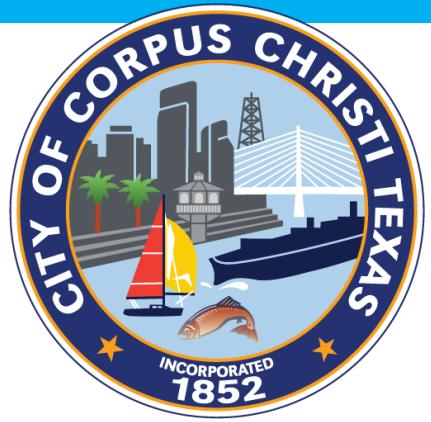


Parks and Recreation

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

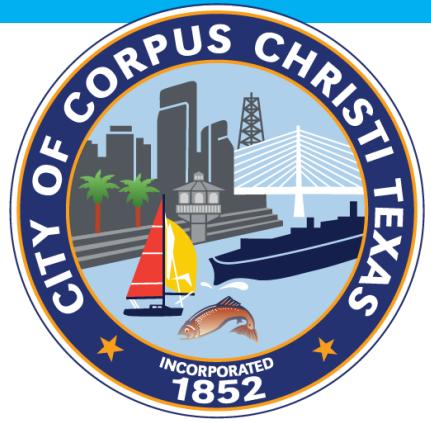


Park Planning



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		<ul style="list-style-type: none">Hosts events, festivals and tournamentsLocated near major roadsAccessed primarily by carUnique regional amenities or specialized facilities	ESPLANADES, PARKWAYS, AND TRAILS <ul style="list-style-type: none">Follows natural or man made corridorsFacilitates pedestrian and bicycle travelProvides links to other parks, schools, neighborhoods, civic buildings, and other destinationsOften serves as open space
COMMUNITY PARK		<ul style="list-style-type: none">Hosts events and festivalsLocated near major roadsAccessed by bike/walking as well as carActive and passive facilities cater to local needsOften includes open space and natural areas for casual recreation	SPECIAL USE PARK <ul style="list-style-type: none">Designed to serve a unique or niche use such as skate park or a dog parkAthletic complexes
NEIGHBORHOOD PARK		<ul style="list-style-type: none">Evenly distributed throughout residential areasAccessed primarily by walking and bikingActive and passive amenities for all agesOrganized play opportunities	NATURE PARK PRESERVE <ul style="list-style-type: none">Provide wildlife habitat, flood control and places for passive recreationThese parks can greatly vary in size depending on the resources available, but are meant to have a citywide service radius
NICHE PARK		<ul style="list-style-type: none">Located very close to residentsAccessed entirely by walking and bikingExtremely accessible but small size limits amenities offered	SHORELINE PARK <ul style="list-style-type: none">Provides access to waterfront featuresThese parks are highly visible, and often serve as a tourism draw for the cityOccupy environmental sensitive landsProper design can increase their value for environmental preservation and hazard mitigation



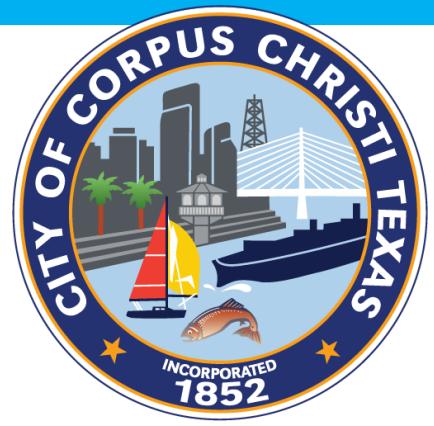
Parks Planning

Amenities

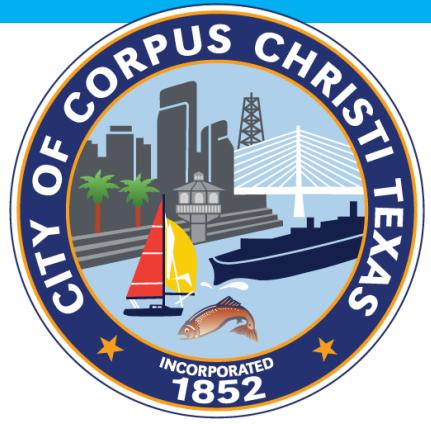


General Amenity Guidelines by Park Classification

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



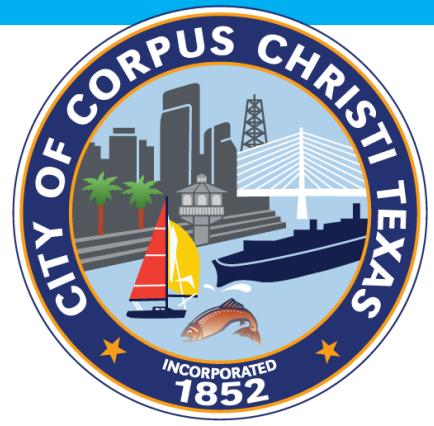
Park Infrastructure



Parks and Recreation playground
manufacturers

 landscape
structures[®]





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



DEVELOPMENT ROAD MAP



CITY OF CORPUS CHRISTI **PUBLIC WORKS**

**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 (3rd 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 (3rd 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 (3rd 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 (3rd 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 (3rd 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 (3rd 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 (3rd 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/department-directory/development-services/>

EXPLORING THE DEVELOPMENT SERVICES WEBSITE:



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

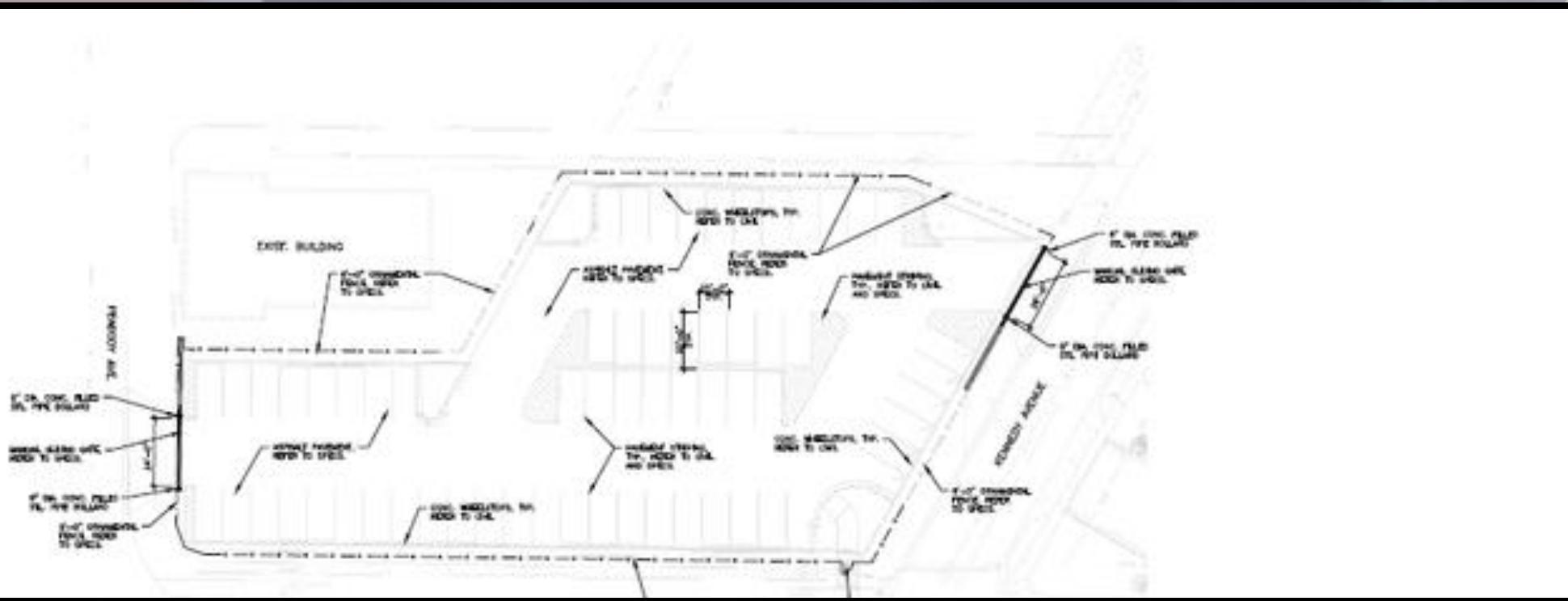
please visit:

<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!



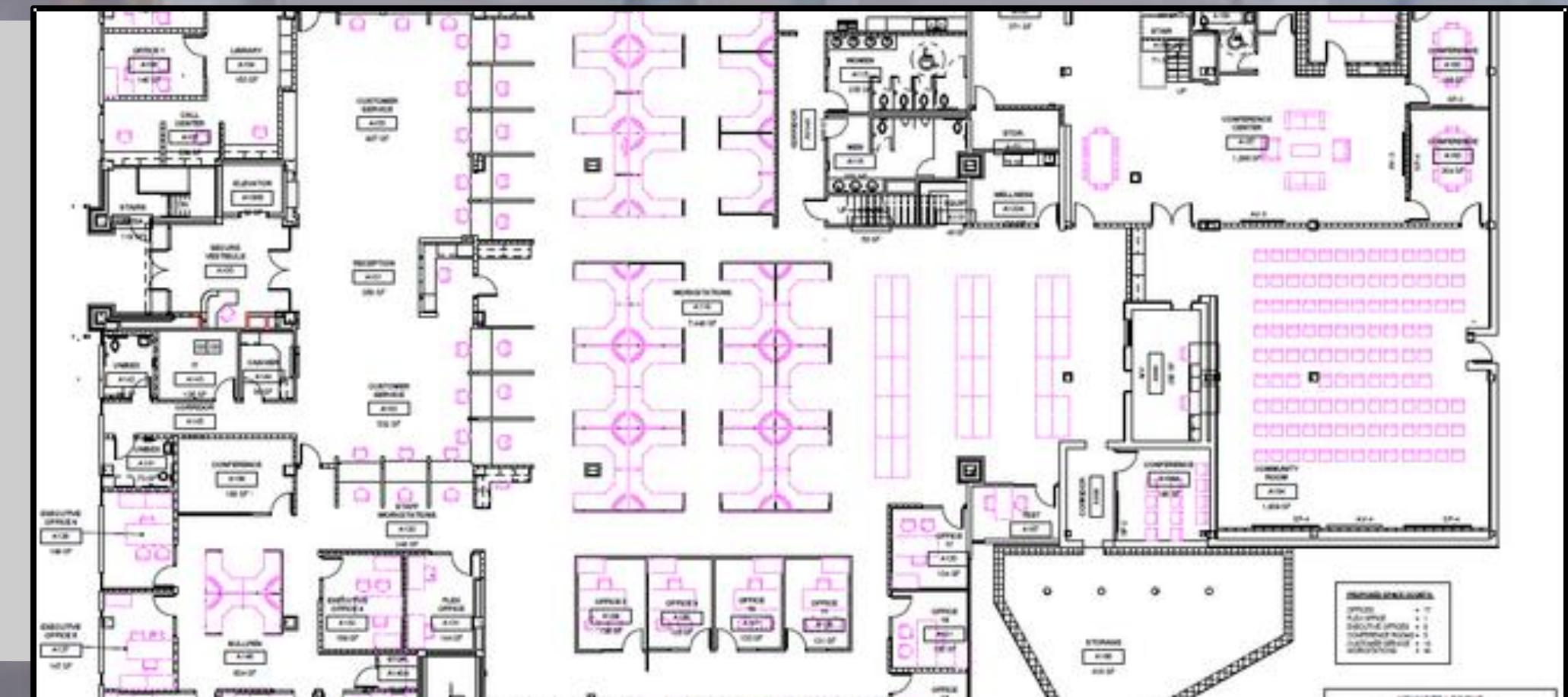
Transforming Our Space: Exciting Renovations Underway!



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:

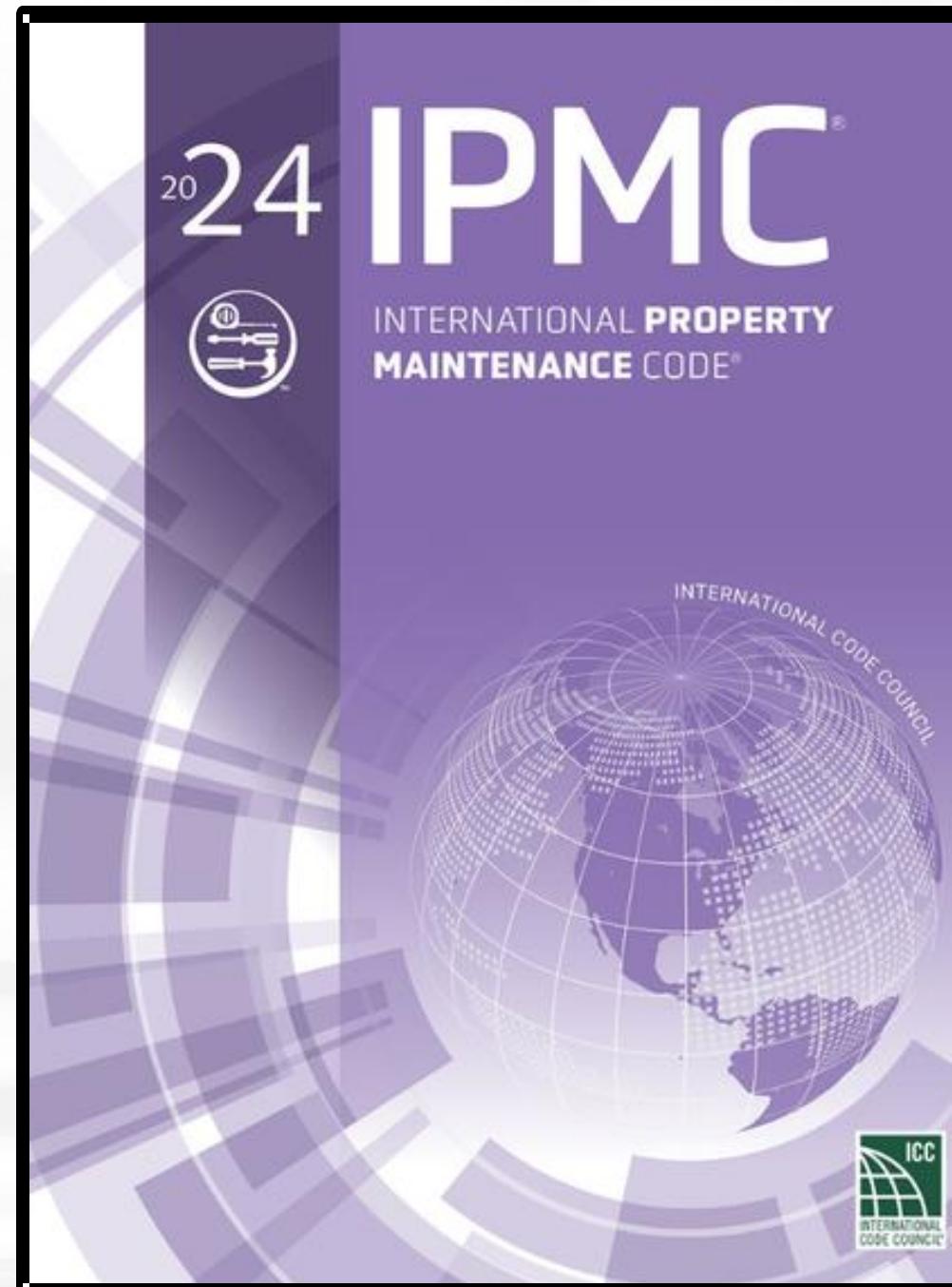
<https://www.corpuschristitx.gov/department-directory/development-services/>



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


Development Services Department
 Code Compliance Monthly Report

FY25-26
 December

In December, Code Compliance Officers initiated 731 new cases and completed 4,080 total inspections.

43%

Proactive - 314 new cases initiated by compliance officers patrolling their assigned areas.

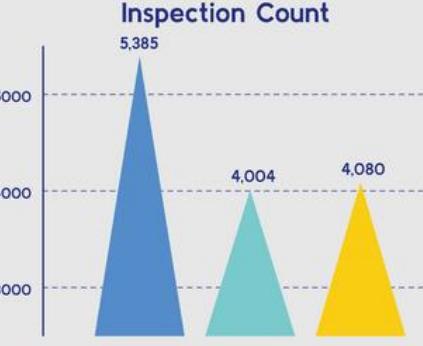
57%

Reactive- 417 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate



Inspection Count



Community Events



In December, our Code Compliance Officers proudly participated in the annual "Shop with a Cop" event. This initiative brings law enforcement and community members together to spread holiday cheer and provide gifts for local children. We're honored to support this program and help make the season brighter for families in need.

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.

Development Services Department
 Code Compliance Monthly Report

FY25-26
 December

District 1
 Senior Lead Compliance Officer - Michael Gutierrez
 361.945.0282 | mgutierrez@corpuschristitx.gov
 Compliance Officers - Aixa Gutiérrez, Zaida Zendejas, Paola García, María López, Jorge Ortiz, Anthony Flores

District 2
 Senior Lead Compliance Officer - Samuel Gomez
 361.945.0239 | sgomez@corpuschristitx.gov
 Compliance Officers - Arleen Carlos, María Flores, Shirley Ochoa, Branna Perez, Sthephania Moller, Jazik Guiza

District 3
 Senior Lead Compliance Officer - Grace Eledge
 361.945.0213 | gledge@corpuschristitx.gov
 Compliance Officers - Daniel T. Garcia, Daniel Biddle, Marlene Flores, Juana Ochoa, Cristina Morales, Benjamin Tafon

District 4
 Senior Lead Compliance Officer - Estella Padron
 361.945.0197 | estella@corpuschristitx.gov
 Compliance Officers - Gibran Salazar, Hazel Prado, George Chámanas, Emma Rodríguez, Joshua Novak

District 5
 Senior Lead Compliance Officer - Samuel Gomez
 361.945.0239 | samuelg@corpuschristitx.gov
 Compliance Officer - Jacqueline E. Martinez

Compliance Cases Initiated

Category	Count
Community Development Block Grant - Community Assistance Program	0
Tall Grass / Weeds	787
Building Permits Required	2
Emergency Demolitions	7
Illegal Dumping	22
Illegal Signs	22
Junked Vehicles	48
No Violation Found	1
Parking on Unimproved Surfaces	1
Property Maintenance Standards	41
Set Out Violations	0
Substandard Buildings	4
Unsecured Vacant Buildings	37
Water Restrictions	0
Zoning	31

Notices of Violations Issued

Category	Count
Citations Issued	28
Abatements Completed	28
Community Development Block Grant - Community Assistance Program	0
Moving & Debris Removal	0
Structures Secured (Board-up)	0
CD96 CAP	0
Illegal Signs Removed	24
Emergency Demolitions	0
Emergency Measures	0
Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Inspections Completed

Category	Count
Tall Grass / Weeds	690
Building Permits Required	0
Emergency Demolitions	4
Emergency Measures	0
Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	38
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Abatements Completed

Category	Count
Tall Grass / Weeds	546
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	0
Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	43
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Notices of Violations Issued

Category	Count
Citations Issued	45
Abatements Completed	2
Community Development Block Grant - Community Assistance Program	0
Moving & Debris Removal	0
Structures Secured (Board-up)	0
CD96 CAP	0
Illegal Signs Removed	2
Emergency Demolitions	0
Emergency Measures	0
Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Inspections Completed

Category	Count
Tall Grass / Weeds	546
Building Permits Required	0
Emergency Demolitions	2
Emergency Measures	0
Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	43
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

Abatements Completed

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Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	43
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Emergency Measures	0
Substandard Structure	0

Notices of Violations Issued

Category	Count
Citations Issued	27
Abatements Completed	66
Community Development Block Grant - Community Assistance Program	0
Moving & Debris Removal	0
Structures Secured (Board-up)	0
CD96 CAP	0
Illegal Signs Removed	43
Emergency Demolitions	0
Emergency Measures	0
Shared Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	26
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0

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CODE COMPLIANCE MONTHLY REPORT-

JANUARY 2026

Development Services Department

Code Compliance Monthly Report

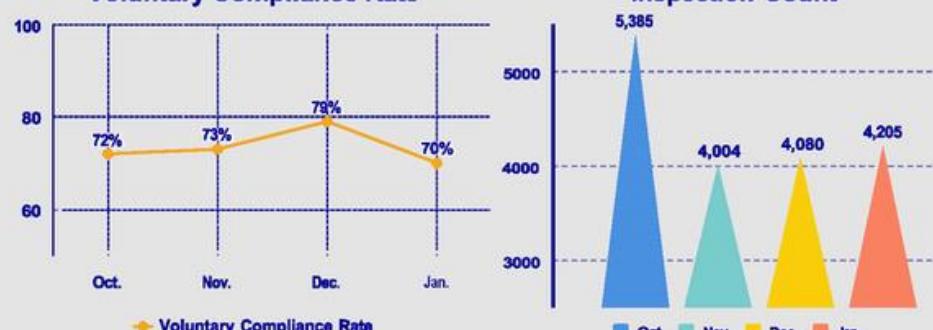
FY25-26
January

In January, Code Compliance Officers initiated 882 new cases and completed 4,205 total inspections.

42%

Proactive - 370 new cases
initiated by compliance officers
patrolling their assigned areas

Voluntary Compliance Rate



Employee of the Month

Employee of the Quarter

District 5 Code Compliance Officer Jackie Escalante shows exceptional dedication to public service through her strong work ethic and consistent high-quality productivity.

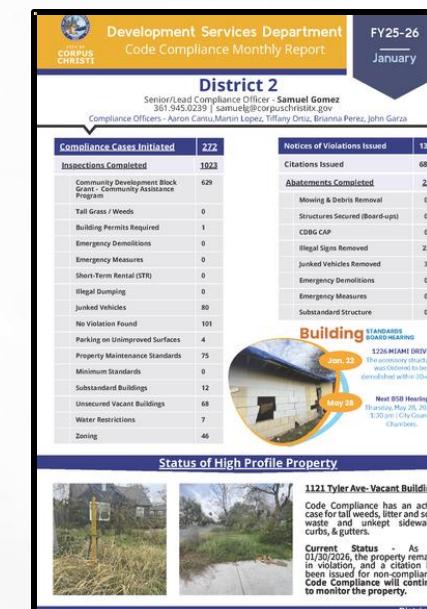
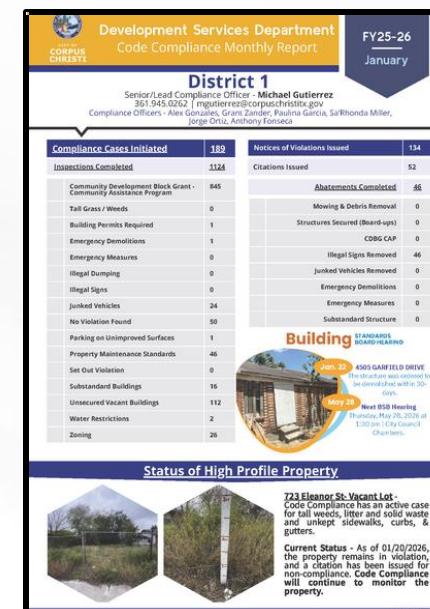
Jackie stands out for her proactive approach—she eagerly takes on additional assignments and continually expands her knowledge of our codes, processes, and systems.

Jackie's mantra of "anything you can learn can never be taken away" is reflected in her commitment to educate and empower the residents.

Beyond her professional contributions, Jackie is a devoted mother who enjoys DIY projects, Anime, and fitness. Jackie's positive attitude, and passion for public service make her truly deserving of this recognition.

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

Citations Filed & Disposed

Citations Filed in Municipal Court		525
<u>Status of Filed Citations</u>		
Deferred Disposition/Payment Plan-Deferral/Payment Plan		10
Dismissed by Prosecutor		6
Docket Closed - Fine Paid		3
Warrants Issued		163
Pre-trial Hearing		322
Court Clerk Action Needed		7
Community Service		3
Jury Trial		1
Pending Prosecutor Review		10

Total # Dispositioned Citations	605
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan-Deferral/Payment Plan	72
Docket Closed - Fine Paid	48
Community Service	10
Dismissed by Prosecutor/Deferred Disp.	90
Warrants Issued	385

fines paid **Totaling:** **\$ 33,621.27**

Offenses by District





LAND DEVELOPMENT

Presenter: Andrew Dimas

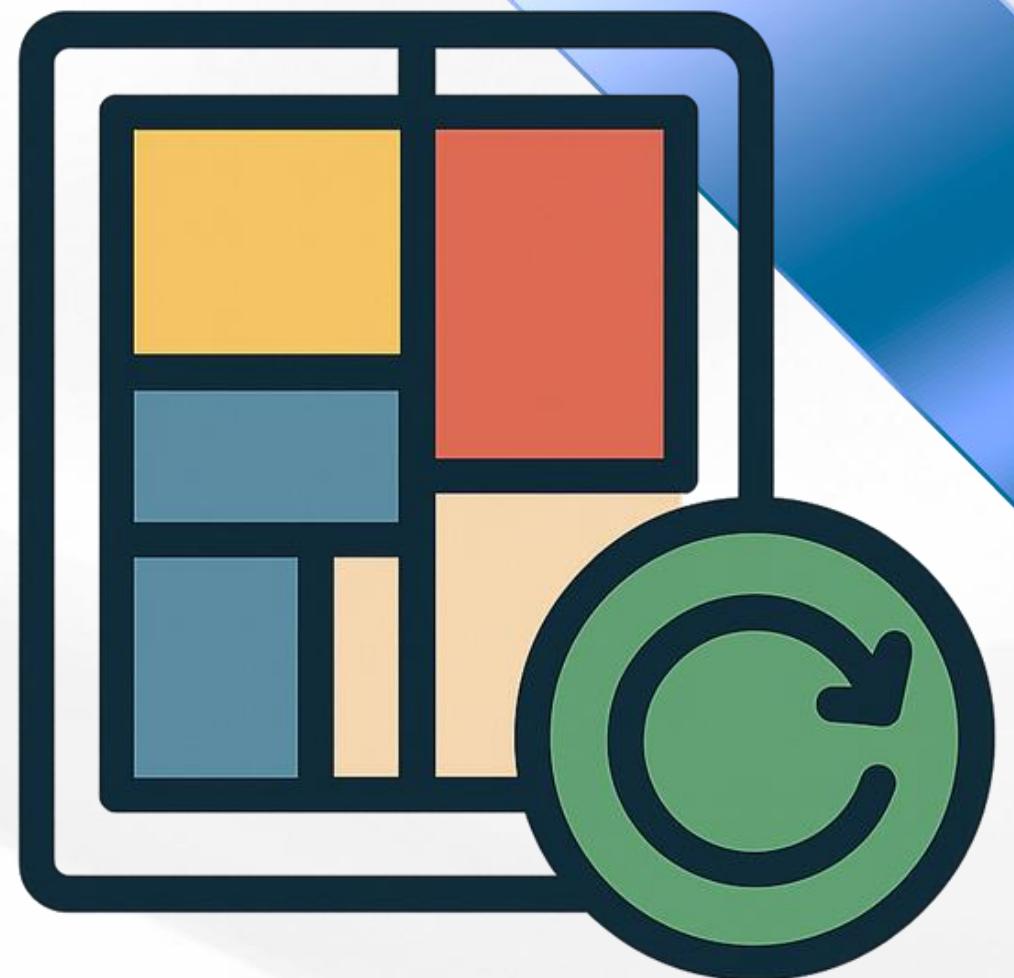
Plat Submittal Cycles

- 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	5/30/2018

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**