



Development Taskforce

November 19, 2025

CITY DEPARTMENTS:

Public Works

**Engineering
Services**

Gas

**Development
Services**

**Parks &
Recreation**

IGR

CCW

**Planning & Community
Development**

Fire

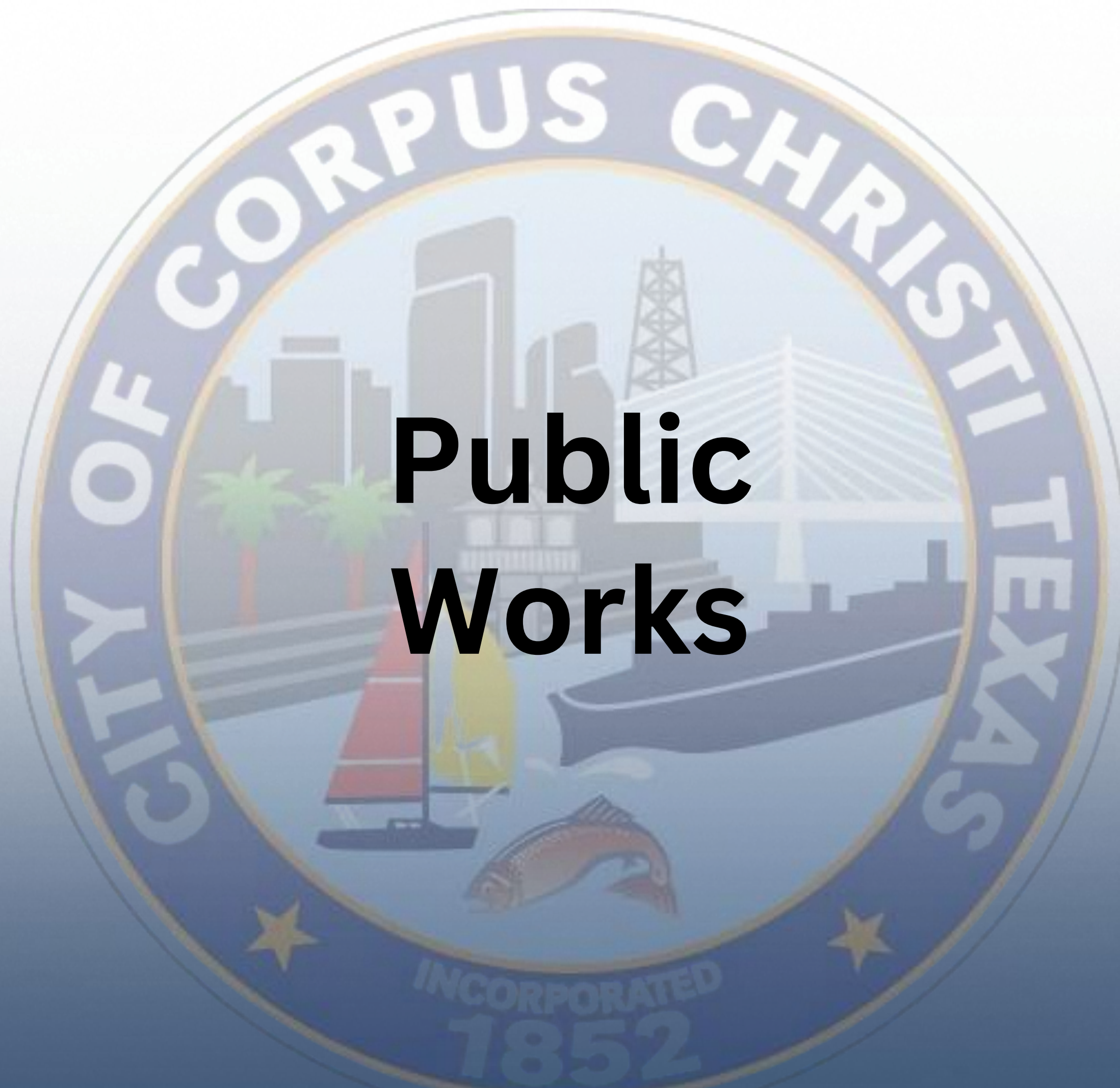
Solid Waste

**Economic
Development**

Budget



CCW



Public Works

CITY OF CORPUS CHRISTI

DRAINAGE DESIGN MANUAL

**APPENDIX TO THE
INFRASTRUCTURE DESIGN MANUAL**

DECEMBER 2024

Drainage Design Manual

Public Works Department

Where Did This Come From?

- **August 13, 2019**

- City Council directed DSD to investigate infrastructure needs including re-examining the benefits of Trust Funds and providing recommendations on industry best practices.

- **March 4, 2019**

- Through an RFQ process, the City contracted with Pape Dawson to prepare Master Plans, 10-year CIPs, Impact Fee Study and Drainage Design Manual.

- **January 23rd (1st Reading) and January 30th (2nd reading), 2024**

- Council adopted Water, Wastewater, Stormwater and Roadway Master Plans and 10-year CIPs

- **July 16, 2024**

- Impact Fees Discussion Postponed Until Further Notice

- **December 31, 2024**

- Contract completed and closed with Pape Dawson with delivery of Draft Drainage Design Manual.

What Is It?

- **Regulatory Authority, Coastal Flooding**

- FEMA, NFIP, Federal, State and City Authority
- Adverse Impact Analysis
- Coastal Zones of Special Considerations

- **Hydrologic & Hydraulic Concepts, Pavement Drainage, and Roadside Ditches and Inlets**

- Basic Hydrologic and Hydraulic Concepts
- Pavement Design/Roadside Ditches/Inlets
- Drainage ROW and Easements

- **Detention Analysis, Pump Stations, Water Quality, and Erosion and Sediment Control**

- Design Rainfall Events for Detention
- Pump Systems and Stations
- Outfall Structure Design and effects of Erosion and Sedimentation

Now What?

- **Review and Comment**

- Draft Document Available online on Engineering Services Website at:
<https://www.corpuschristitx.gov/department-directory/engineering-services/>
- Comments due by Mon, Dec 15th to:
lauragar@corpuschristitx.gov

- **Lunch Workshop**

- When: Wed, Dec 17th, 11:30a-3p (starts at 12p)
- Where: Corpus Christi Museum of Science & History
- Food?: LUNCH WILL BE SERVED so please RSVP at:

<https://form.jotform.com/252896476360166>



- **Following the review and resolution of all questions and comments, finalize the manual as reference material designated for official use.**

DEVELOPMENT SERVICES

MICHAEL DICE

DIRECTOR OF DEVELOPMENT SERVICES

**Winter Break
Closure
Schedule**

**DSD Parking Lot
Update**

PERMITS ISSUED



PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
11/1/23-11/1/24	1,175	985
11/1/24-11/1/25	1,251	1,275

Winter Break Closure Schedule

City of Corpus Christi – Winter Break Schedule

Thursday, December 25, 2025 – Thursday January 1, 2026

DSD will be closed for Winter Break

To ensure timely processing of Certificates of Occupancy (COs) before the end of the year, we are requesting your closeout schedules by November 28.

This will allow us to plan and facilitate **closeout inspections between Saturday, December 20th and Wednesday, December 24th**.

During this period:

- We will conduct final inspections with minor corrections allowed as passed finals.
- Life safety items will not be approved during this time and will require a re-inspection or photos for corrections made.
- COs may be issued without closing documents, but we ask that all required documents be submitted as soon as they are received so we can promptly update the Cos.
 - Properties requiring an elevation certificate or septic letter in order to operate must provide those documents before a full CO can be issued. If these are not received, only a Temporary Certificate of Occupancy (TCO) can be issued.
 - Please ensure these documents are submitted to the respective departments well in advance to avoid delays.
- Our priority is to issue all necessary COs by **December 24**.

Closing schedules should be sent to LaurenLe@corpuschristitx.gov and YvetteDo@corpuschristitx.gov

DSD Parking Lot Update

Exciting News!

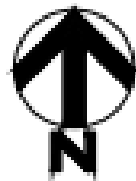
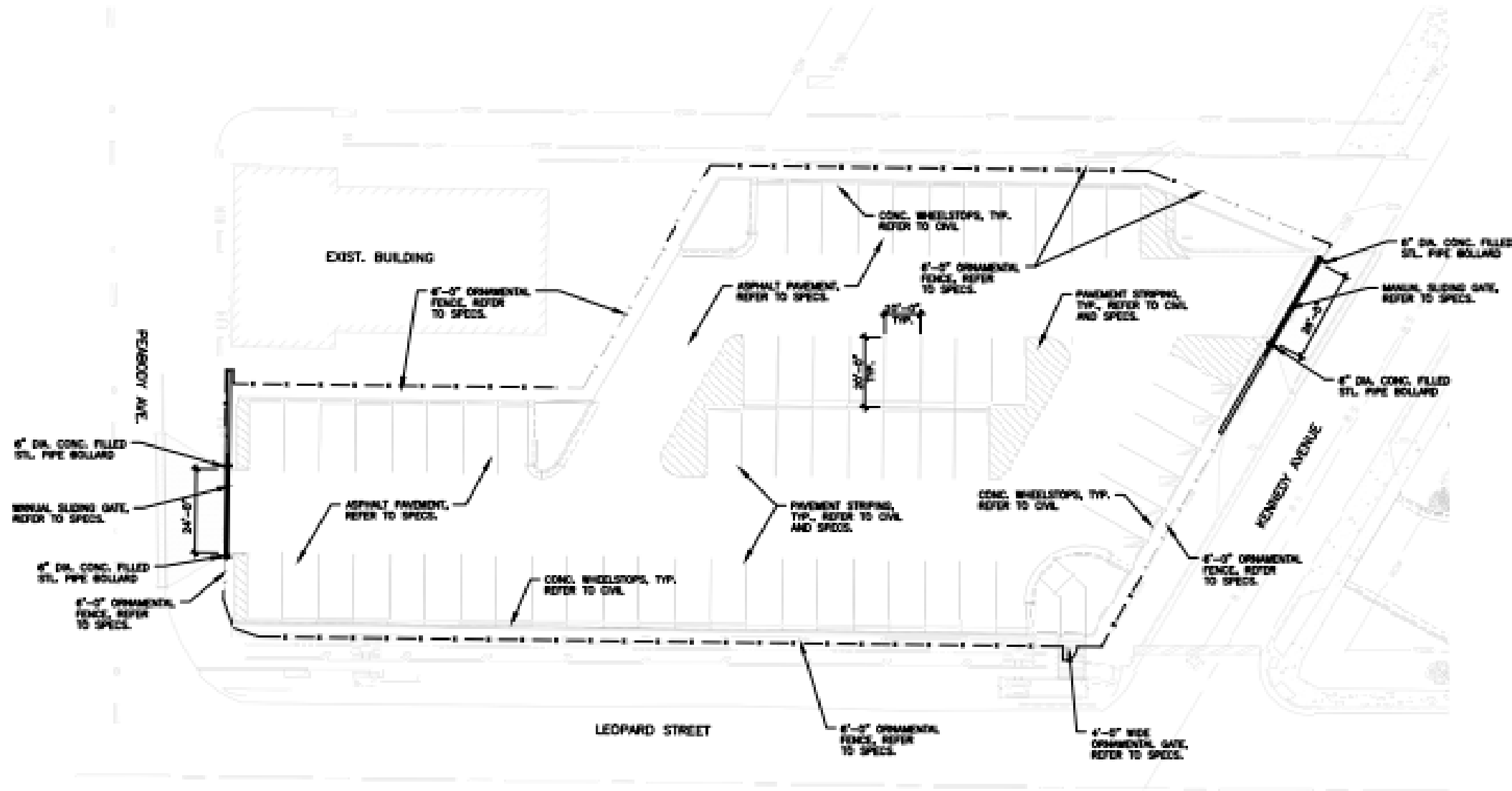
We're officially moving forward with the long-awaited parking lot construction project!

- Start Date: Wednesday, November 19th, 2025
- Estimated Completion: Mid-February
- What's Coming: *63 new parking spaces* across Kennedy to better serve staff and customers.

GENERAL NOTES:

1. ALL PARKING LOT STRIPING SHALL BE WHITE.
2. CONTRACTOR SHALL PROVIDE MIN. 6" HIGH TEMPORARY CONSTRUCTION FENCING AROUND THE ENTIRE CONSTRUCTION SITE.
3. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING.
4. REFER TO CIVIL DRAWINGS FOR SITE DIMENSIONS NOT SHOWN ON THIS PLAN.

0 2 4 8 16
1:20



1 SITE PLAN
1221

CONSULTANT'S SHEET 18-11
PROJECT NO. 24-61

FOR INTERIM REVIEW
THESE DOCUMENTS ARE FOR
INTERIM REVIEW AND ARE NOT
INTENDED FOR CONSTRUCTION
OR CONSTRUCTION PURPOSES
RICHARD D. GIGNAC JR. P.E.

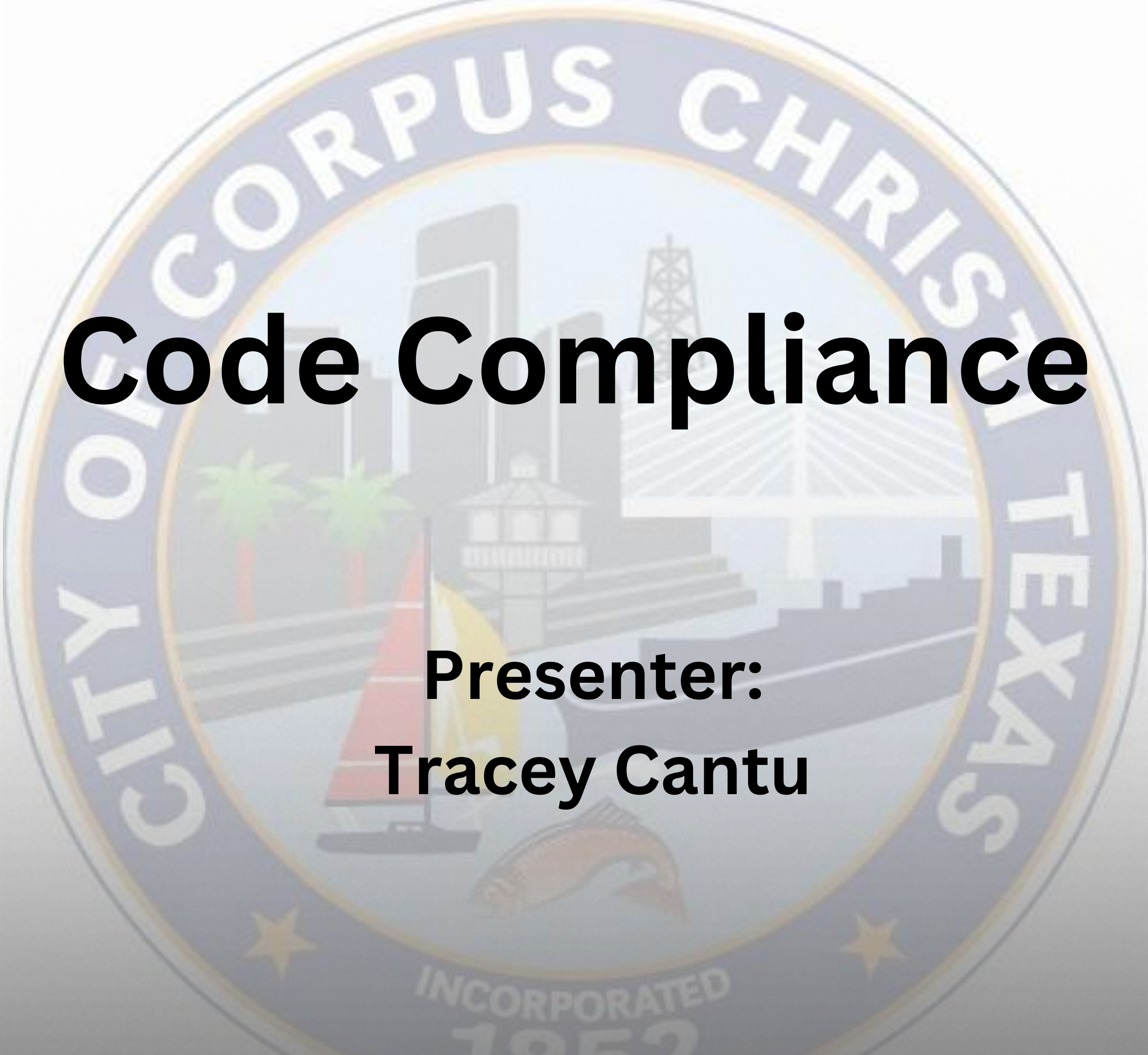
GIGNAC ARCHITECTS
416 STARR STREET
CORPUS CHRISTI, TEXAS 78401
T 361.884.3661
F 361.884.4232

**CITY OF CORPUS CHRISTI
TEXAS**
Department of Engineering Services

DEVELOPMENT SERVICES
PARKING LOT
2406 LEOPARD ST., C.C. TEXAS 78408

SITE PLAN

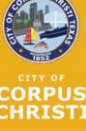
SHEET 18 of 25
RECORD DRAWING NO.
PBG-955
CITY PROJECT # 2025-4

The seal of the City of Corpus Christi, Texas, is a circular emblem. It features a central illustration of a coastal scene with a lighthouse, a sailboat, and a bridge. The text "CITY OF CORPUS CHRISTI TEXAS" is written around the top half of the seal, and "INCORPORATED 1852" is at the bottom. Two stars are positioned on the left and right sides of the bottom text.

Code Compliance

Presenter:
Tracey Cantu

OCTOBER CODE COMPLIANCE REPORT

**Development Services Department**
Code Compliance Monthly Report

FY25-26
October

In October, Code Compliance Officers initiated 1,266 new cases and completed 5,385 total inspections.

43%
Proactive - 543 new cases initiated by compliance officers patrolling their assigned areas.

57%
Reactive- 723 complaint-driven cases (311, councilmembers, & other sources)

**72%**
Voluntary Compliance

**5385**
Inspections Completed

~Community Outreach Event~ National Night Out



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 October
District 1		
Senior/Lead Compliance Officer - Michael Gutierrez 361.945.0292 mgutierrez@cccrs.com		
Compliance Officers - Alex Gonzalez, Grant Zarbo, Patricia Garcia, Martin Lopez, Jorge Ortiz, Anthony Rios		
Compliance Cases Initiated	204	
Inspections Completed	1266	
Abatements Completed	15	
Community Development Block Grant - Community Assistance Program	7	Mowing & Debris Removal 0
Tall Grass / Weeds	1002	Structures Secured (Board-ups) 0
Building Permits Required	0	CDRG CAP 0
Emergency Demolitions	2	Illegal Signs Removed 0
Emergency Measures	1	Junked Vehicles Removed 2
Illegal Dumping	0	Emergency Demolitions 0
Illegal Signs	0	Emergency Measures 0
Junked Vehicles	32	Substandard Structures 0
No Violation Found	90	Abatements Pending 0
Parking on Unimproved Surfaces	1	Mowing & Debris Removal 1
Property Maintenance Standards	46	Structures Secured (Board-ups) 3
San Over Violations	0	CDRG CAP 0
Substandard Buildings	14	Site Secured (Perimeter Fencing) 0
Unsecured Vacant Buildings	107	Junked Vehicles Removed 0
Water Restrictions	2	Emergency Demolitions 0
Zoning	36	Vacant Building 10
Notices of Violations Issued	196	Vacant Lot 21
Citations Issued	81	Next BDR Hearing - November 20, 2025

Status of High Profile Property


334 Brooks Dr., Vacant Property!
An active case for tall weeds, litter and solid waste, and sidewalks, curbs and gutters violations.
As of 10/08/25, the property remains in violation. The property owners are deceased. Without abatement funds, Code Compliance will continue researching means of sale in an effort to bring the property into compliance.

Development Services Department Code Compliance Monthly Report		FY25-26 October
District 2		
Senior/Lead Compliance Officer - Samuel Gomez 361.945.0239 samuelg@cccrs.com		
Compliance Officers - Juan Carlos, Alicia Torres, Tiffany Ortiz, Branna Perez, Soledad Mico, John Garza		
Compliance Cases Initiated	338	
Inspections Completed	1380	
Abatements Completed	22	
Community Development Block Grant - Community Assistance Program	10	Mowing & Debris Removal 0
Tall Grass / Weeds	808	Structures Secured (Board-ups) 0
Building Permits Required	0	CDRG CAP 10
Emergency Demolitions	3	Illegal Signs Removed 1
Emergency Measures	0	Junked Vehicles Removed 1
Illegal Dumping	0	Emergency Demolitions 1
Illegal Signs	0	Emergency Measures 0
Junked Vehicles	102	Substandard Structures 0
No Violation Found	126	Abatements Pending 8
Parking on Unimproved Surfaces	0	Mowing & Debris Removal 0
Property Maintenance Standards	92	Structures Secured (Board-ups) 0
San Over Violations	0	CDRG CAP 7
Substandard Buildings	7	Site Secured (Perimeter Fencing) 0
Unsecured Vacant Buildings	82	Junked Vehicles Removed 0
Water Restrictions	3	Emergency Demolitions 0
Zoning	37	Emergency Measures 0
Notices of Violations Issued	142	Substandard Structures 1
Citations Issued	81	Next BDR Hearing - November 20, 2025

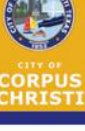
Status of High Profile Property


3745 Salsada Dr., Occupied Property!
There are active cases for roofing, litter and solid waste, and junked vehicle violations.
As of 10/17/25, the property remains in violation and citations were issued. A follow-up reinspection is scheduled for the second week of November. If the property remains in violation, additional citations will be issued as necessary until full compliance is achieved.

Development Services Department Code Compliance Monthly Report		FY25-26 October
District 3		
Senior/Lead Compliance Officer - Grace Elledge 361.945.0273 gredel@cccrs.com		
Compliance Officers - Diana T. Garza, Daniel Robles, Melanie Flores, Jose Olivera, Cristina Morales		
Compliance Cases Initiated	265	
Inspections Completed	1152	
Abatements Completed	20	
Tall Grass / Weeds	824	Mowing & Debris Removal 0
Community Development Block Grant - Community Assistance Program	0	Structures Secured (Board-ups) 0
Emergency Demolitions	0	CDRG CAP 0
Emergency Measures	0	Illegal Signs Removed 12
Illegal Dumping	0	Junked Vehicles Removed 8
Illegal Signs	0	Emergency Demolitions 0
Junked Vehicles	122	Emergency Measures 0
No Violation Found	91	Substandard Structures 0
Parking on Unimproved Surfaces	4	Abatements Pending 15
Property Maintenance Standards	48	Mowing & Debris Removal 0
San Over Violations	1	Structures Secured (Board-ups) 0
Substandard Buildings	9	CDRG CAP 2
Unsecured Vacant Buildings	16	Junked Vehicles Removed 0
Water Restrictions	6	Emergency Demolitions 0
Zoning	22	Vacant Building 0
Notices of Violations Issued	127	Vacant Lot 5
Citations Issued	57	Next BDR Hearing - November 20, 2025

Status of High Profile Property


2018 Brasswood Dr., Vacant Property!
An active case for tall weeds, litter and solid waste, and sidewalks, curbs, and gutters violations.
As of 10/10/25, the property is in compliance. Monthly inspections will continue to ensure the property remains in compliance.

**Development Services Department**
Code Compliance Monthly Report

FY25-26
October

Citations Filed & Disposed

Citations Filed in Municipal Court	637
Status of Filed Citations	
Deferred Disposition/Payment Plan-Deferral/Payment Plan	16
Dismissed by Prosecutor	12
Docket Closed - Fine Paid	7
Pending Group Scheduling	35
Pending Prosecutor Review	1
Warrant Issued	171
Community Service	5
Bench Trial	9
High Volume Pt/Ord. Pre-Trial/Jury Trial	377
Time Served Extension	3
Court Clerk Action Needed	1

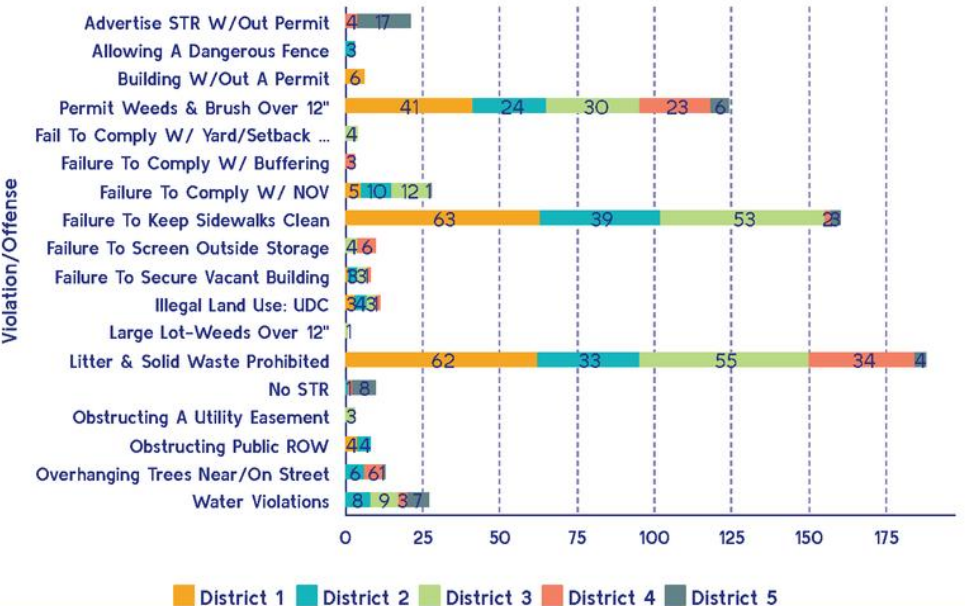
Total # Dispositioned Citations	639
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan-Deferral/Payment Plan	21
Docket Closed - Fine Paid	73
Dismissed by Prosecutor/Deferred Disp.	189
Balance Due	2
Community Service	1
Warrant Issued	353

finer paid

Totaling:

\$ 25,286.31

Offenses by District



Violation/Offense	District 1	District 2	District 3	District 4	District 5
Advertise STR W/Out Permit	4	17			
Allowing A Dangerous Fence	3				
Building W/Out A Permit	6				
Permit Weeds & Brush Over 12"	41	24	30	23	6
Fail To Comply W/ Yard/Setback ...	4				
Failure To Comply W/ Buffering	3				
Failure To Comply W/ NOV	5	10	12	1	
Failure To Keep Sidewalks Clean	63	39	53	25	
Failure To Screen Outside Storage	4	6			
Failure To Secure Vacant Building	3	3			
Illegal Land Use: UDC	3	3			
Large Lot-Weeds Over 12"	1				
Litter & Solid Waste Prohibited	62	33	55	34	4
No STR	1	8			
Obstructing A Utility Easement	3				
Obstructing Public ROW	4	4			
Overhanging Trees Near/On Street	6	6			
Water Violations	8	9	3	7	

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

***COMMENTS,
QUESTIONS,
SUGGESTIONS...***

***Next Development Taskforce Meeting*
Wednesday, February 18, 2026**