DEVELOPMENT TASKFORCE

November 18, 2026

GOOD OF THE ORDER:

- Development Services
- Engineering Services
- Public Works
- Parks and Recreation
- Solid Waste
- FIRE
- CCW
- GAS
- IGR
- BUDGET

Parks and Recreation
Trail Connectivity and Playgrounds
11/18/26

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

Playground Infrastructure Update

National Demonstration Sites

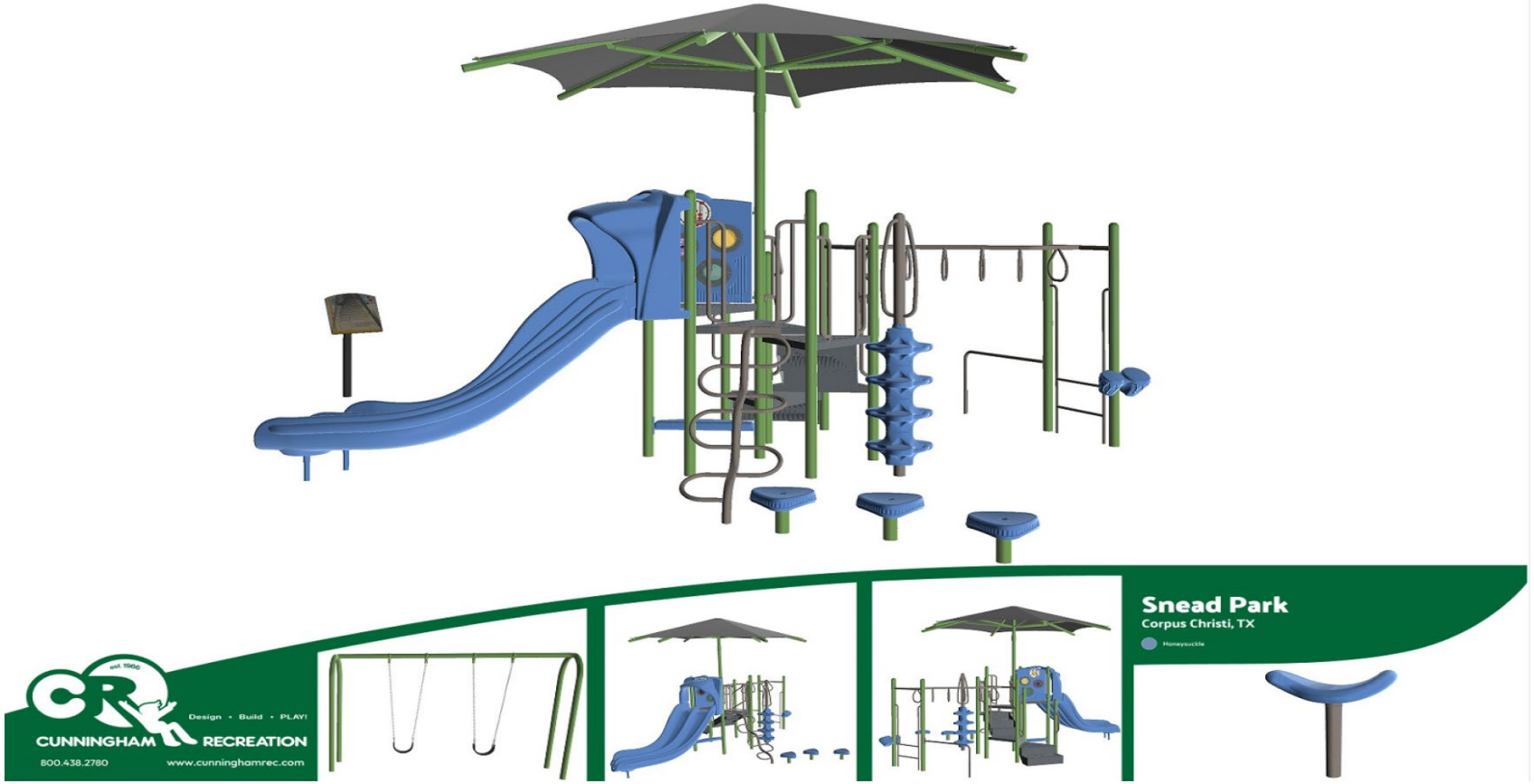
Corpus Christi Parks and Recreation is constructing a High-Quality Outdoor Recreation Site
The 7 Principals

- **Research-Based Design:** Incorporated PlayCore's evidence-based best practices and design principles.
- **Intentional Planning:** Prioritized inclusivity, accessibility, physical activity, and community engagement.
- **Thoughtful Design Elements:** Selected equipment, layouts, and amenities that support diverse ages and abilities.
- **National Recognition:** Met PlayCore's criteria to achieve National Demonstration Site designation.

1. *Be Fair*
2. *Be Included*
3. *Be Smart*
4. *Be Independent*
5. *Be Safe*
6. *Be Active*
7. *Be Comfortable*

National Demonstration Sites

Snead Park
6737 Snead Dr.



National Demonstration Sites

John Jones Park
4320 Shaw St.



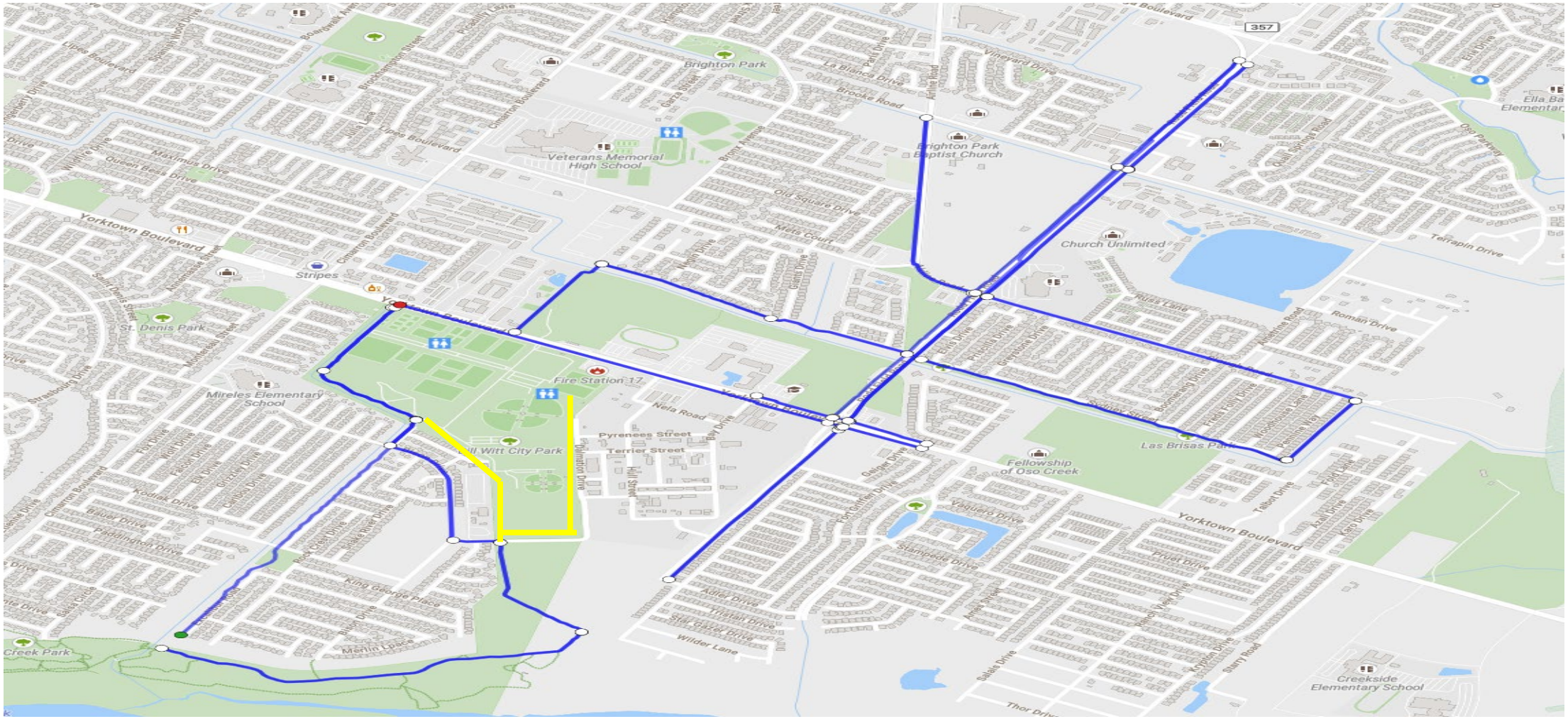
Trail Infrastructure Update

Trails and Connectivity

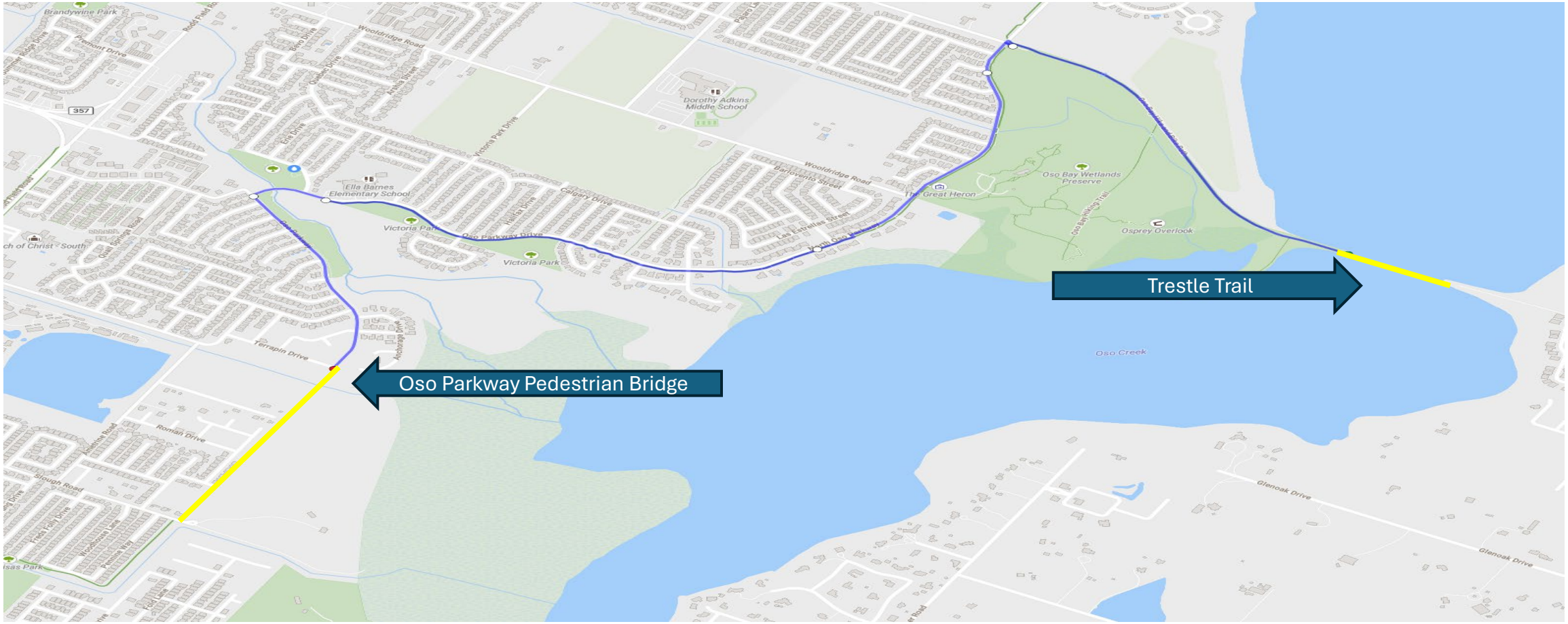
Parks and Recreation are developing trail connectivity thought-out the system

- **Bill Witt Trail**
  - Texas Parks and Wildlife Grant
- **Trestle Trail**
  - 90% Design and funded
- **Oso Parkway Pedestrian Bridge**
  - Preliminary Feasibility

Trails and Connectivity
Bill Witt



Trails and Connectivity
Trestle Trail and Oso Parkway



QUESTIONS?

CITY OF CORPUS CHRISTI
PUBLIC WORKS
STORM WATER DIVISION

Taskforce Announcement

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

DEVELOPMENT SERVICES

LAND DEVELOPMENT



Update: Data Centers

- Outreach meetings have been held with DSTAG, Public Works, IT, AEP, Code, and NAS-CC.
- Questions focused on Power, Water, Noise, Setbacks, Residential Adjacency, Appearance, Screening, and Emissions.
- Governor-Elect Hinojosa issued a statement about issuing a moratorium until “protections” are created during the legislative cycle.
- Draft Ordinance is being finalized incorporating notes from internal outreach meetings and language from other Texas cities.
- Public outreach will begin in January 2027.

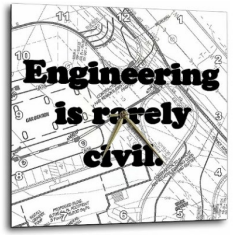
2026 Unified Development Code Updates



- Online submittal process for amendment ideas
- https://www.corpuschristitx.gov/department-directory/development-services/unified-development-code-udc/
- UDC Update Request Application



RIDs versus IBs

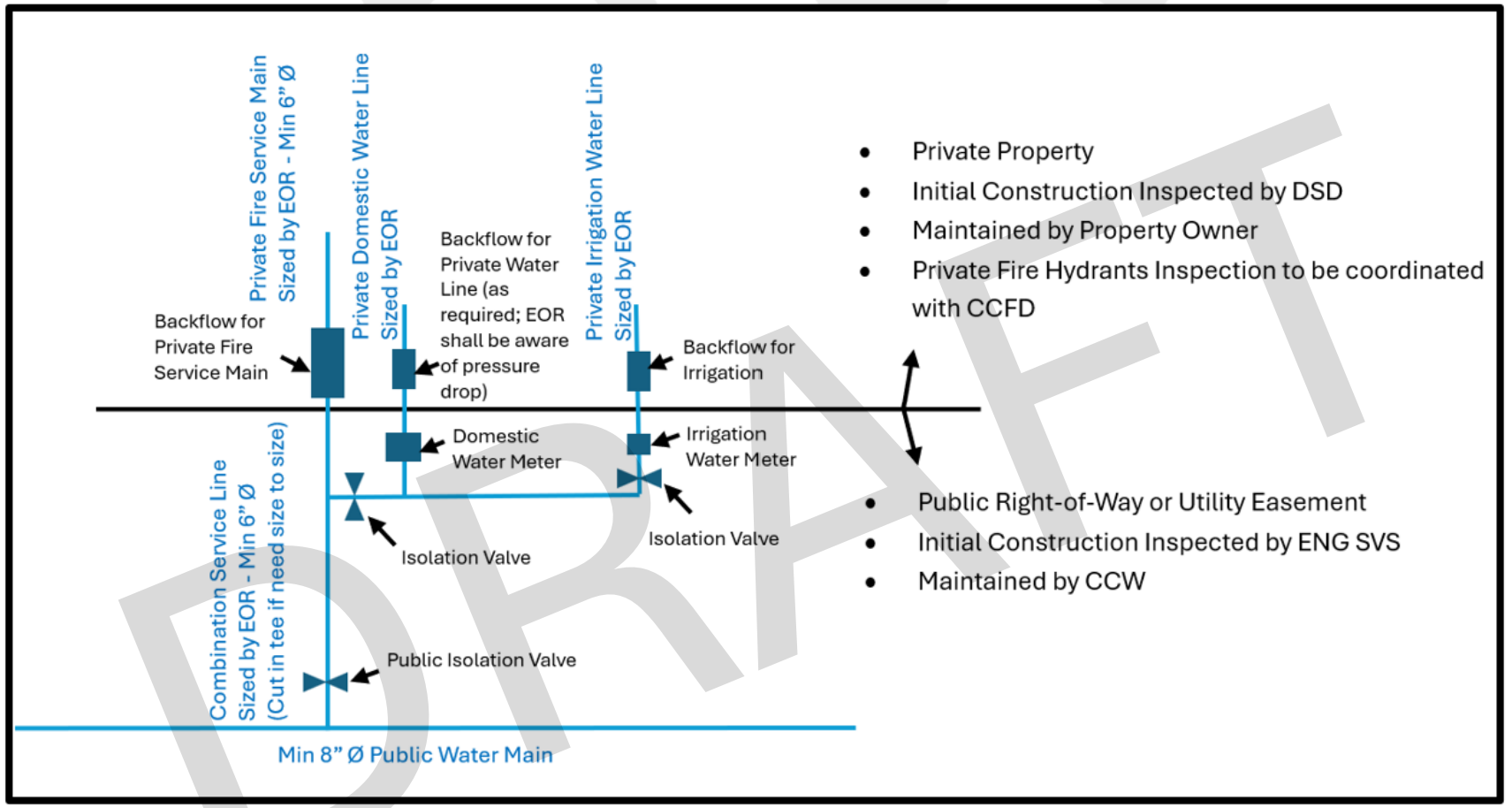


	Rule Interpretation Directive (RID)	**Information Bulletin (IB)**
Purpose	Interpret existing rules	Provide information or guidance
Authority	Official interpretation	Informational/advisory
Regulatory Effect	Influences code application and enforcement	Assists with compliance and understanding
Creates New Requirements	No, but clarifies existing ones	No
Used For	Ambiguous code provisions, standards, or regulations	Processes, procedures, reminders, FAQs, and updates



Information Bulletin 0020: Combined Taps for Fire/Domestic

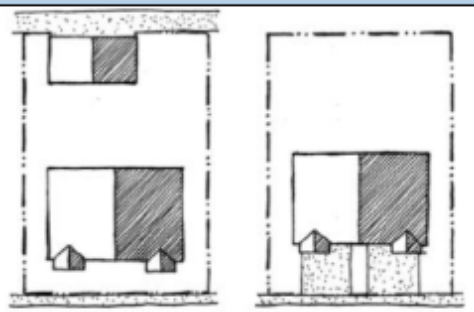
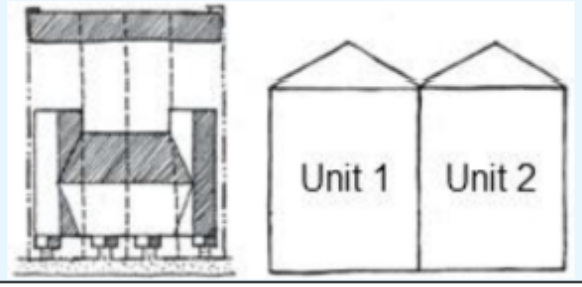
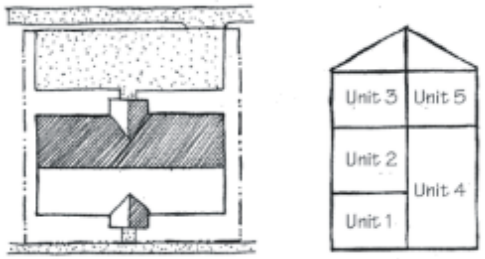




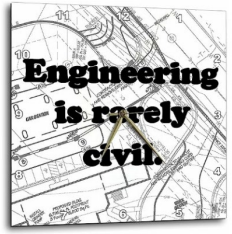
DRAFT

Note 1: Fire calculations shall include domestic and irrigation;
Note 2: Position backflow on domestic lines at the hazard, not at the ROW;
Note 3: Separate taps may be made as long as at least 2 feet apart along the main

Information Bulletin 00__:
Water Meters for Townhomes and Condominiums

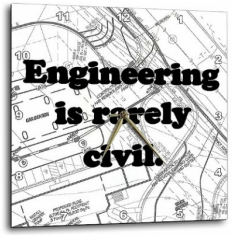
Table 4.4.4 Multi-family Housing Types	
DESCRIPTION	**ILLUSTRATION**
Two-Family House Two attached dwelling units under single ownership, in a single structure and on a single lot (often called a duplex). The two units may be located on separate floors or side- by-side.	
Townhouse Two or more attached single-family units where the units are lined up in a row and have abutting side walls, individual units may notbe mixed vertically. A townhouse development may be platted on separately owned lots and lots may be sold fee simple or the development may occupy a single lot with the units being leased or sold as condominiums.	
Apartment One or more structures with three or more units in a single structure on a single lot. An apartment can vary in height and individual units can be mixed vertically.	







Townhomes versus Condominiums

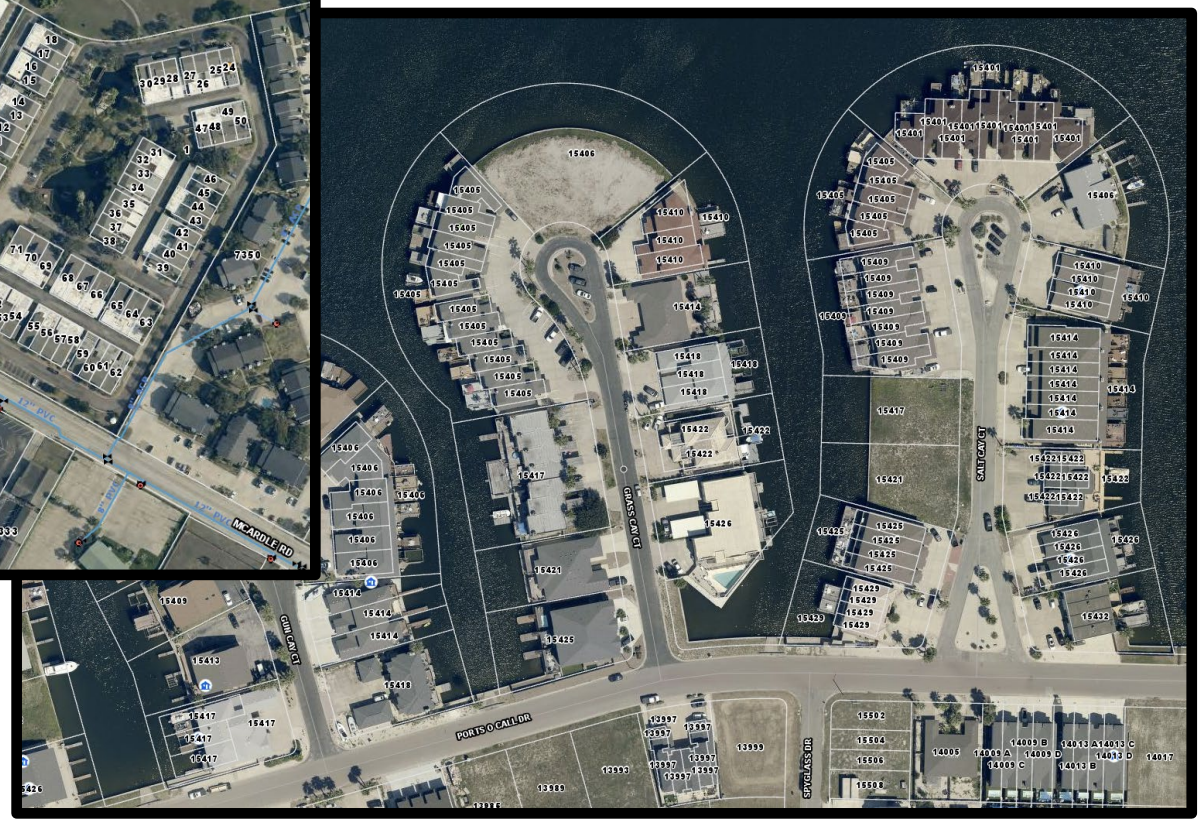


	Townhome	**Condominium**
Who owns the land?	Individual homeowner	Condominium association/common ownership
What is being owned?	The lot and the dwelling	The unit and a share of common elements
Why does it matter for development review?	Impacts platting, easements, utility service, and infrastructure ownership. Confirms required structural design for required fire separation.	Impacts common infrastructure, maintenance responsibilities, utility arrangements, and legal ownership structure

Information Bulletin: Townhomes and Condominiums







CODE COMPLIANCE

PRESENTER

TRACEY CANTU
ASSIST. DIRECTOR OF DEVELOPMENT SERVICES

AUGUST - CODE COMPLIANCE REPORTS

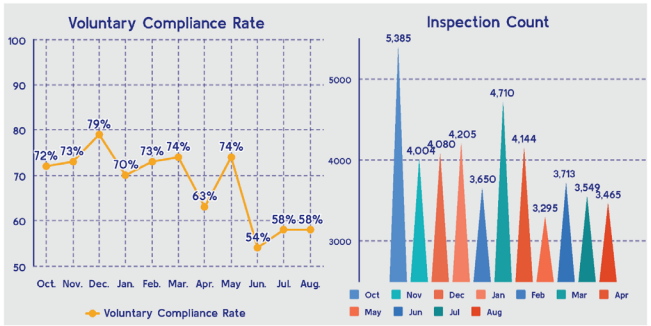
Development Services Department
Code Compliance Monthly Report

FY25-26 August

In August, Code Compliance Officers initiated 1,309 new cases and completed 3,465 total inspections.

20%
Proactive - 268 new cases initiated by compliance officers patrolling their assigned areas.

80%
Reactive- 1,041 complaint-driven cases (311, councilmembers, & other sources)



~Community Outreach Events~

On August 1, 2026, Code Compliance participated in Operation Safe Return, an annual outreach event led by the Corpus Christi Police Department(CCPD) through its Crime Reduction Unit. The event focused on helping local children and families prepare for the upcoming school year by providing safety information, resources, and opportunities to connect with community partners.



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 August

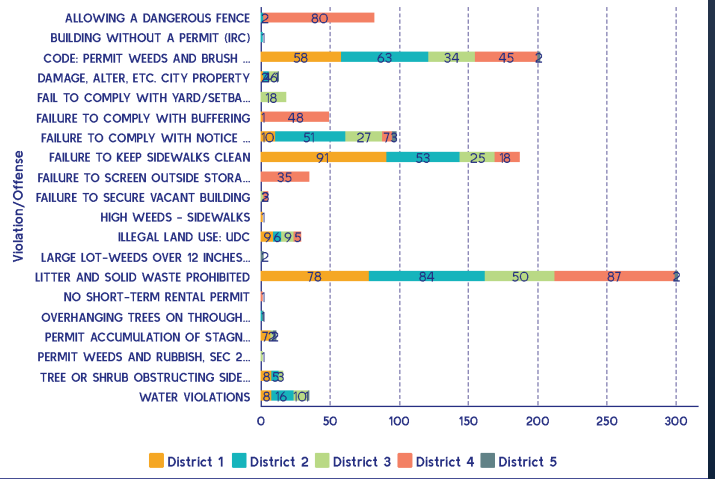
Citations Filed & Disposed

Citations Filed in Municipal Court	809
Status of Filed Citations	
Community Service	1
Deferred Disposition/Payment Plan-Deferral/Payment Plan	10
Dismissed by Prosecutor	7
Docket Closed - Fine Paid	6
Warrants Issued	65
Court Clerk Action Needed	9
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	699
Pending Prosecutor Review	12

Total # Dispositioned Citations	1,089
Status of Dispositioned Citations	
Deferred Disposition/Payment Plan-Deferral/Payment Plan	219
Docket Closed - Fine Paid	61
Community Service	6
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	246
Warrants Issued	551
Balance Due	6

fines paid — Totaling: **$ 51,868.35**

Offenses by District



SEPTEMBER – CODE COMPLIANCE REPORTS

Development Services Department
Code Compliance Monthly Report

FY25-26 September

In September, Code Compliance Officers initiated 1,160 new cases and completed 3,250 total inspections.

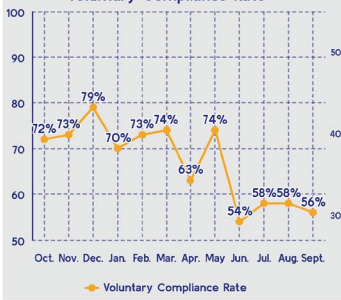
21%

Proactive - 239 - new cases initiated by compliance officers patrolling their assigned areas.

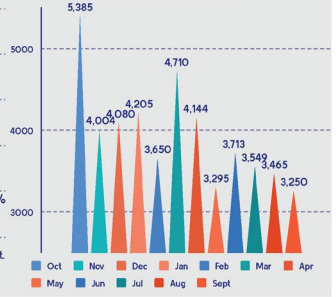
79%

Reactive- 921 complaint-driven cases (311, councilmembers, & other sources)

Voluntary Compliance Rate

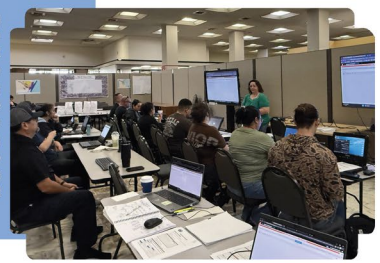


Inspection Count



Team Training

Code Compliance has been training and preparing staff for the transition from GOVQA cases management system to the new INFOR Code Module. Staff have been participating in hands-on training to become familiar with the new system. As the transition continues,staff are gaining experience and becoming more comfortable with INFOR to ensure a smooth transition and continued efficiency in daily operations.



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Development Services Department
Code Compliance Monthly Report

FY25-26 September

Citations Filed & Disposed

Citations Filed in Municipal Court	986

Status of Filed Citations

Community Service	1
Deferred Disposition/Payment Plan-Deferral/Payment Plan	15
Dismissed by Prosecutor	19
Docket Closed - Fine Paid	14
Warrants Issued	155
Jury Trial	2
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	774
Pending Prosecutor Review	6

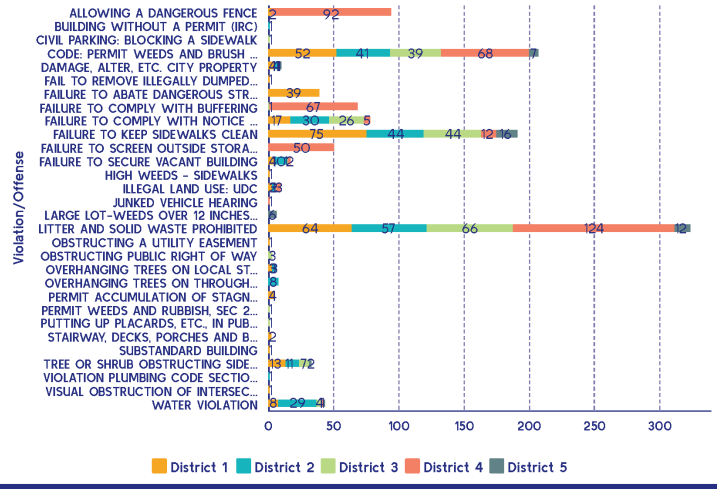
Total # Dispositioned Citations	1,202

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	165
Docket Closed - Fine Paid	72
Community Service	11
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	155
Warrants Issued	796
Balance Due	3

fines paid — Totaling: **$39,960.77**

Offenses by District



OCTOBER - CODE COMPLIANCE REPORTS

CODE COMPLIANCE MONTHLY REPORT

CITY OF CORPUS CHRISTI DEVELOPMENT SERVICES

FY26-27 October

In October, Code Compliance Officers initiated 971 new cases and completed 1,694 total inspections.

30%

Proactive - 293 - new cases initiated by compliance officers patrolling their assigned areas.

70%

Reactive- 678 complaint-driven cases (311, councilmembers, & other sources)

OCTOBER 2026 VOLUNTARY COMPLIANCE RATE

VOLUNTARY COMPLIANCE RATE



1,694

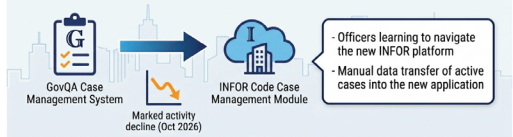
Inspections Completed for City Code Violations

October 2026

Preserves Property Values | Enhances Neighborhood Safety | Improves Community Appeal | Prevents Costly Repairs

OCTOBER 2026 CODE COMPLIANCE ACTIVITY: SYSTEM TRANSITION

Transitioning from GovQA to the In-House INFOR Code Case Management Module



Cost Savings
Eliminates third-party software licensing fees with an in-house built solution

Interdepartmental Access
Provides direct access to property information across the shared City platform

Community Outreach Event

On October 6, 2026, Code Compliance joined the Corpus Christi Police Department (CCPD) in recognizing National Night Out, an annual community event. The initiative promotes neighborhood unity, public safety awareness, and community involvement by bringing residents and local agencies together. Code Compliance's participation provided an opportunity to engage with the community, share information about City services, and reinforce the importance of working together to maintain safe and well-kept neighborhoods.



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CODE COMPLIANCE MONTHLY REPORT — District 1

FY26-27 October

Senior/Lead Compliance Officer - **Michael Gutierrez** 361.945.0262 | mgutierrez@corpuschristitx.gov

Compliance Officers - Alex Gonzales, Grant Zander, Paulina Garcia, Sa'Rhonda Miller, Jorge Ortiz

Compliance Cases Initiated	223
Inspections Completed	325
Tall Grass / Weeds	156
Emergency Demolition	1
CDBG Community Assistant Program	9
Short-Term STR	1
Parking Enforcement	8
Junked Vehicles	7
No Violation Found	103
Parking on Unimproved Surfaces	0
Property Maintenance Standards	11
Substandard Buildings	10
Unsecured Vacant Buildings	12
Water Restrictions	0
Zoning	7

Notices of Violation Issued	210
Total Citations Issued	12
Code Violations Citations Issued	7
Parking Violations Citations Issued	5
Abatements Completed	18
Mowing & Debris Removal	3
Structures Secured (Board-Ups)	1
CDBG Community Assistance Program	13
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	1
Emergency Measures	0
Substandard Structure	0



Status of High Profile Properties

2616 Ruth Street - Emergency Demolition

Code Compliance initiated an Emergency Demolition case on May 8, 2026, due to fire damage to the structure. Demolition could not proceed because all utilities and lands were not available at the first of the year. **On October 16, 2026, the structure was demolished by local contractor Riem-Oro Contracting, who generously completed the demolition at no cost to the City.**



District 1

CODE COMPLIANCE MONTHLY REPORT — District 2

FY26-27 October

Senior/Lead Compliance Officer - **Grace Elledge** 361.945.0213 | graceel@corpuschristitx.gov

Compliance Officers - Martin Lopez, Tiffany Ortiz, Jacqueline Martinez, John Garza

Compliance Cases Initiated	213
Inspections Completed	458
Tall Grass / Weeds	195
Building Permits Required	2
CDBG Community Assistance Program	8
Emergency Demolitions	0
Parking Enforcement	19
Emergency Measures	3
Short-Term Rental (STR)	0
Illegal Dumping	0
Junked Vehicles	13
No Violation Found	116
Parking on Unimproved Surfaces	1
Property Maintenance Standards	39
Substandard Buildings	4
Unsecured Vacant Buildings	32
Water Restrictions	6
Zoning	20

Notices of Violation Issued	95
Total Citations Issued	102
Code Violation Citations Issued	80
Parking Violation Citations Issued	22
Abatements Completed	74
Mowing & Debris Removal	10
Structures Secured (Board-Ups)	6
CDBG Community Assistance Program	13
Illegal Signs Removed	44
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	1
Substandard Structure	0



Status of High Profile Property

4418 Fir Street - Vacant Building

Code Compliance had active cases for the accumulation of litter and solid waste, tall weeds, property maintenance violations, and unsecured openings. Despite multiple attempts to work with the property owner, no response was received, and weekly citations were issued for outstanding violations. **On October 19, 2026,** in coordination with Solid Waste Service items in the right-of-way were removed, the house was secured, and the property was mowed and cleaned up by City contractors. Code Compliance will continue to monitor the property weekly to ensure it remains in compliance.



District 2

CODE COMPLIANCE MONTHLY REPORT — District 3

FY26-27 October

Senior/Lead Compliance Officer - **Daniel Rohde** 361.910.4389 | danielr6@corpuschristitx.gov

Compliance Officers - Melanie Flores, Jose Olvera, Cristina Morales, Benjamin Falcon

Compliance Cases Initiated	190
Inspections Completed	374
Tall Grass / Weeds	196
Emergency Demolitions	0
CDBG Community Assistance Program	1
Short-Term Rental (STR)	0
Emergency Measures	0
Illegal Dumping	0
Illegal Signs	0
Junked Vehicles	30
No Violation Found	69
Parking on Unimproved Surfaces	0
Property Maintenance Standards	38
Substandard Buildings	2
Unsecured Vacant Buildings	8
Water Restrictions	0
Zoning	13

Notices of Violation Issued	10
Total Citations Issued	46
Code Violations Citations Issued	40
Parking Violation Citations Issued	6
Abatements Completed	96
Mowing & Debris Removal	2
Structures Secured (Board-Ups)	0
CDBG CAP	1
Illegal Signs Removed	89
Junked Vehicles Removed	4
Emergency Demolitions	0
Emergency Measures	0
Substandard Structure	0



Status of High Profile Property

4442 Valdez Drive - Vacant Lot

Code Compliance currently has an active case for tall weeds on the property. The property owner is deceased, and no next of kin has been identified to potentially assume responsibility for the property. **By October 23, 2026, the property was mowed and cleaned up by City contractors.** Code Compliance will continue to conduct monthly monitoring inspections to ensure the property remains in compliance.



District 3

CODE COMPLIANCE MONTHLY REPORT — District 4

FY26-27 October

Senior/Lead Compliance Officer - **Estella Padron** 361.945.0197 | estellas@corpuschristitx.gov

Compliance Officers-Gilbert Salazar, Hazel Prado, Alicia Torres, Drina Rodriguez, Vanessa Scott

Compliance Cases Initiated	238
Inspections Completed	394
Tall Grass / Weeds	218
CDBG Community Assistance Program	0
Parking Enforcement	12
Junked Vehicles	24
No Violation Found	86
Parking on Unimproved Surfaces	2
Property Maintenance Standards	17
Substandard Buildings	0
Unsecured Vacant Buildings	6
Water Restrictions	0
Zoning	29

Notices of Violation Issued	120
Total Issued Citations	83
Code Violation Citations Issued	56
Parking Violations Citations Issued	27
Abatements Completed	5
Mowing & Debris Removal	3
CDBG Community Assistance Program	0
Illegal Signs Removed	0
Junked Vehicles Removed	2
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



Status of High Profile Property

16101 & 16105 Pionciana Street - Vacant Lots

Code Compliance currently has active cases for tall weeds on both properties. The owner of the properties is deceased, Compliance is working to locate next of kin to take responsibility for the upkeep of the properties.

By October 23, 2026, the properties were mowed and cleaned up by City contractors. Code Compliance will continue conducting monthly monitoring inspections to ensure both properties remain in compliance.



District 4

CODE COMPLIANCE MONTHLY REPORT — District 5

FY26-27 October

Senior/Lead Compliance Officer - **Estella Padron** 361.945.0197 | estellas@corpuschristitx.gov

Compliance Officer - Diana Garza

Compliance Cases Initiated	107
Inspections Completed	143
Tall Grass / Weeds	82
Building Permits Required	0
Emergency Demolitions	0
Parking Enforcement	6
Emergency Measures	0
Illegal Dumping	0
Minimum Standards	0
Junked Vehicles	4
No Violation Found	36
Parking on Unimproved Surfaces	0
Property Maintenance Standards	6
Short-term Rentals	0
Substandard Buildings	0
Unsecured Vacant Buildings	0
Water Restrictions	2
Zoning	7

Notices of Violation Issued	35
Total Citations Issued	3
Code Violation Citations Issued	0
Parking Violation Citations Issued	14
Abatements Completed	0
Mowing & Debris Removal	0
Structures Secured (Board-ups)	0
Site Secured (Perimeter Fencing)	0
Illegal Signs Removed	0
Junked Vehicles Removed	0
Emergency Demolitions	0
Emergency Measures	0
Substandard Building Demolitions	0



Status of High Profile Properties

7933 Wolverine Drive - Vacant Building

Code Compliance has an active case for a tall weeds violation.

A reinspection is scheduled for the last week of October to verify compliance. If the property remains in violation, a citation will be issued for noncompliance.



District 5

Development Services Department — Code Compliance Monthly Report

CITY OF CORPUS CHRISTI

FY26-27 October

Citations Filed & Disposed

Citations Filed in Municipal Court	354

Status of Filed Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	28
Dismissed by Prosecutor	16
Warrants Issued	115
Jury Trial	1
High Volume PT/Initial Ord. Appearance/Ordinance Pre-Trial	194

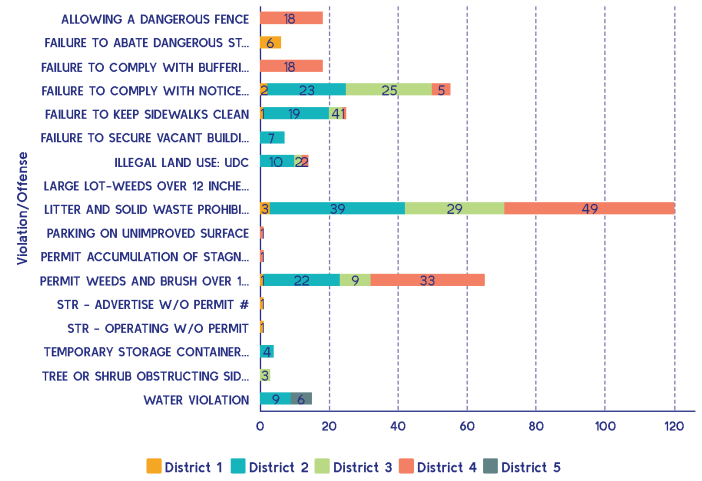
Total # Dispositioned Citations	1000

Status of Dispositioned Citations

Deferred Disposition/Payment Plan-Deferral/Payment Plan	26
Docket Closed - Fine Paid	66
Dismissed by Prosecutor/Deferred Disposition/Dismissed-Not Guilty	238
Warrants Issued	580

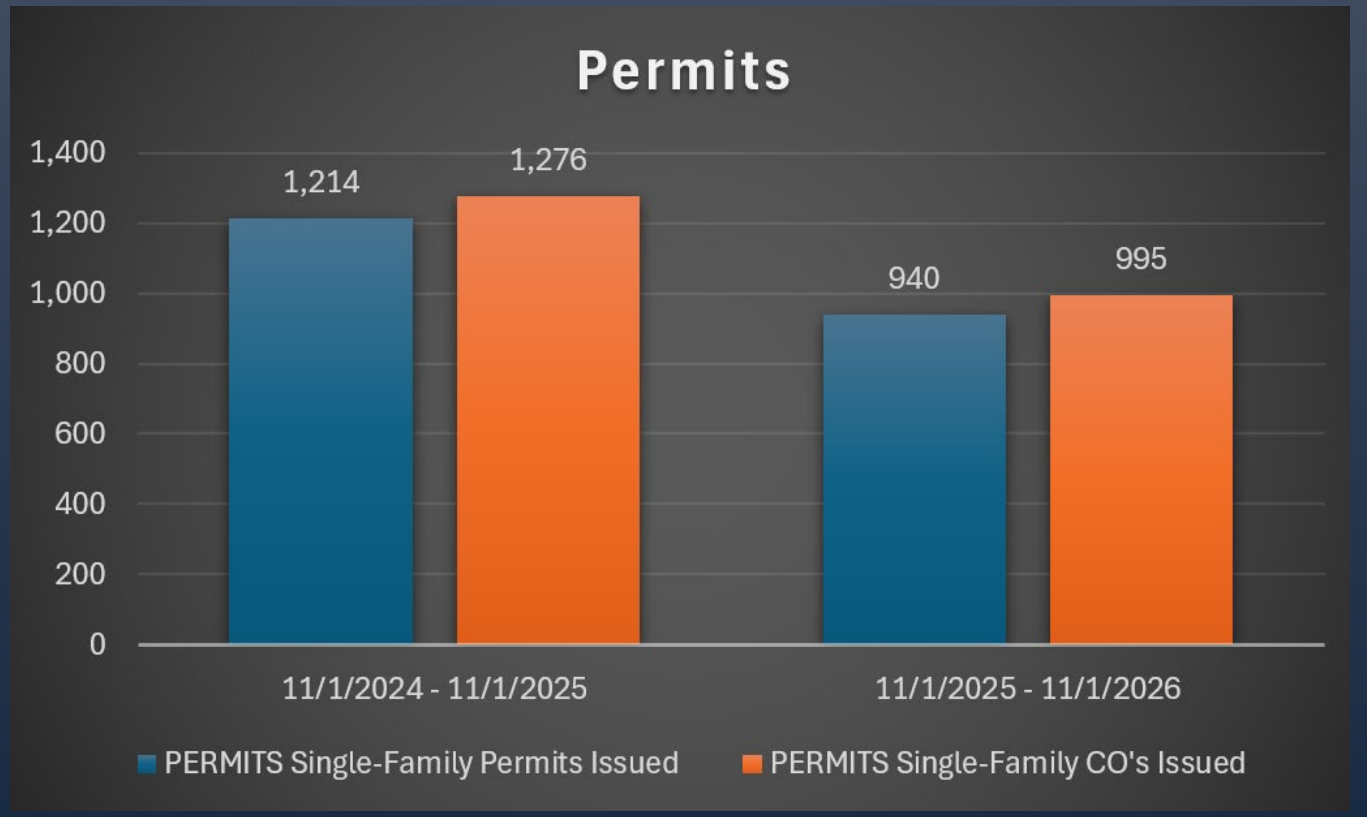
fines paid — **Totaling: $45.772.35**

Offenses by District



To see more code reports, please visit: Code Compliance Monthly Reports | City of Corpus Christi

PERMITS ISSUED



PERMITS		
Date	Single-Family Permits Issued	Single-Family CO's Issued
11/1/2024 - 11/1/2025	1,214	1,276
11/1/2025 - 11/1/2026	940	995

WINTER CLOSURE SCHEDULE

City of Corpus Christi – Winter Break Schedule

Friday, December 25, 2026 – Friday January 1, 2027

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 30th.

This will allow us to plan and facilitate **closeout inspections between Saturday, December 19th and Thursday, December 24th .**

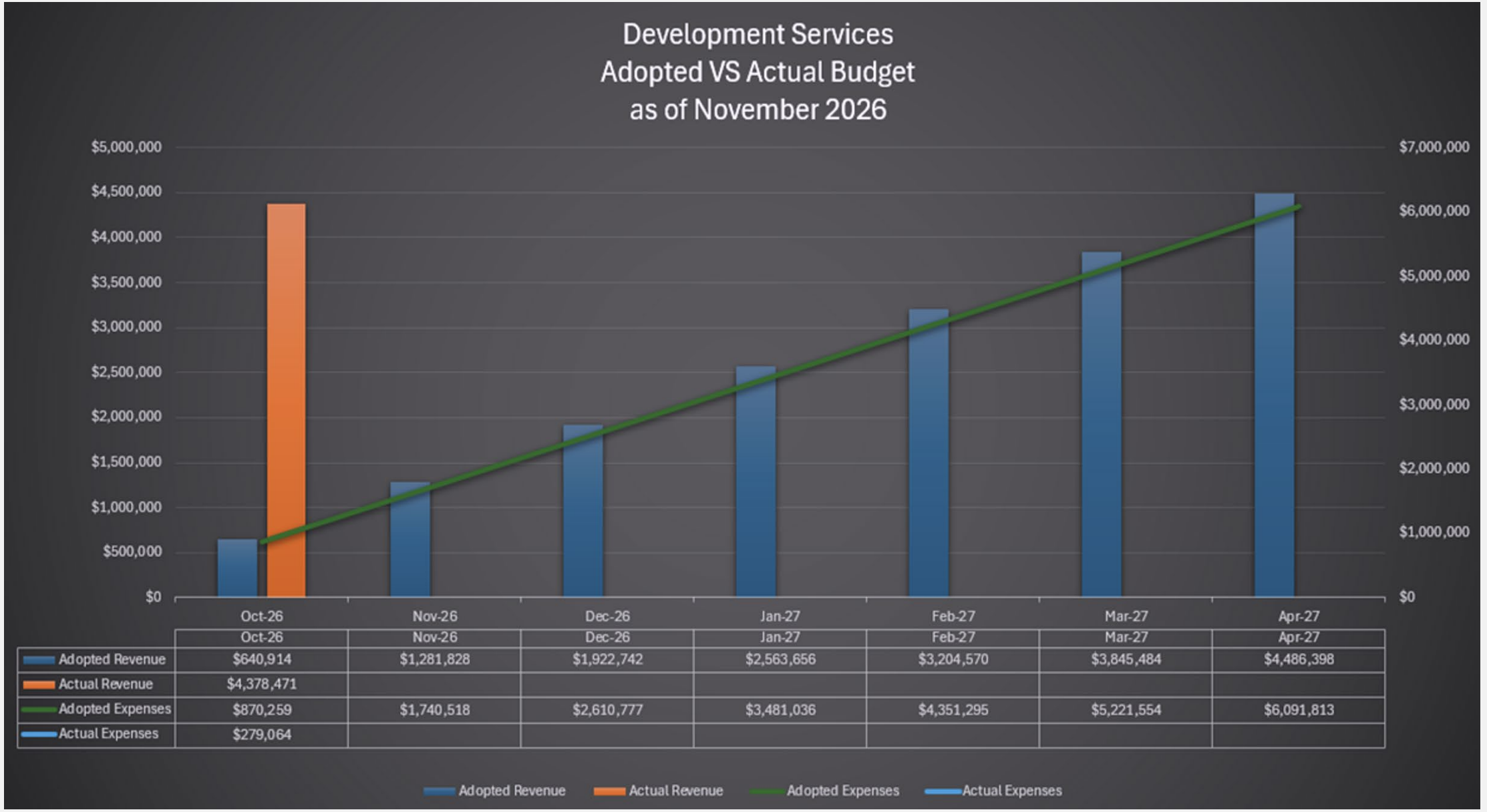
Important: Floodplain Closeout requests for 2026 must be received no later than **December 18th.**

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 CloseOutDocuments@cctexas.com
Floodplain Closeout requests should be sent to floodplainmanagement@corpuschristitx.gov and MelanieB2@corpuschristitx.gov

DSD BUDGET



	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27
Adopted Revenue	$640,914	$1,281,828	$1,922,742	$2,563,656	$3,204,570	$3,845,484	$4,486,398
Actual Revenue	$4,378,471						
Adopted Expenses	$870,259	$1,740,518	$2,610,777	$3,481,036	$4,351,295	$5,221,554	$6,091,813
Actual Expenses	$279,064						

Comments, Questions, Suggestions…

*Next Development Taskforce Meeting

February 17, 2027 (9am-12pm)