



ISAC Drainage Resolution Handout

For review at 3/4/25 ISAC Meeting

Proposed language drafted with Homebuilders Association Support:

For new construction of any residential structure on Padre Island or Mustang Island, rear and side yard slopes may not exceed 10% grade slope from the foundation to the adjacent property except where a sealed drawing and plan have been submitted by a professional engineer licensed in the State of Texas verifying that stormwater runoff from said yard will not drain to adjacent neighboring properties. Such sealed drawings and plans must be submitted to the floodplain administrator for approval.

ISAC Subcommittee Proposed Language following meeting w/Homebuilders:

Builders for all new construction of any residential structure on Padre Island or Mustang Island are prohibited from constructing exterior drainage that will flood, impound water, or damage adjoining property. The side yard slope shall not exceed 10% grade slope from the foundation of the new construction to the adjacent property level. However, this requirement may be waived by the City of Corpus Christi in certain circumstances, such as corner lots, and where the engineered and stamped plans provide adequate alternatives, as described below. In addition, each new construction of any residential structure shall have a Texas state-licensed engineer design and seal plans for the above-required drainage. The plans shall be submitted to the City of Corpus Christi, including development services and the floodplain administrator, for approval. Each plan must specify the construction techniques to be used by the builder to facilitate compliance with this ordinance.



Updated Proposed Language by City Legal

For all new construction of any residential structure on Padre Island or Mustang Island, the following apply:

(1) Builders for all new construction of any residential structure are prohibited from constructing exterior drainage that diverts water in a manner that damages neighboring property.

(2) The rear and side yard slope shall not exceed 10% grade slope from the foundation of the new construction to the adjacent property level, except:

(a) for residential structures on corner lots; or

(b) where a sealed drawing and plan have been submitted by a professional engineer licensed in the State of Texas, verifying that stormwater runoff from said yard will not damage neighboring property. Such sealed drawings and plans must be submitted to the floodplain administrator. Each plan must specify the construction techniques to be used by the builder to facilitate compliance with this ordinance.

Staff & Legal Comments

- During the meeting with the ISAC subcommittee and the Builder's Association, there was a consensus for an exception, not a waiver, for licensed engineered plans. A waiver implies discretion where an exception is required.
- The term "will flood" may be too broad as flooding is allowed where a drainage easement exists.
- The term "adjoining" is too specific; "neighboring" is a better term.