

ISLAND STRATEGIC ACTION COMMITTEE RESOLUTION ADOPTING THE
RECOMMENDATIONS OF THE INFILL HOUSING SUBCOMMITTEE AND
RECOMMENDING THAT CITY COUNCIL SUPPORT THE RECOMMENDATIONS.

BE IT RESOLVED BY THE ISLAND STRATEGIC ACTION COMMITTEE,

SECTION 1. That the Island Strategic Action Committee adopts the recommendations of the Infill Housing Subcommittee, attached hereto and incorporated by reference.

SECTION 2. That the Island Strategic Action Committee recommends that City Council support the recommendations of the Infill Housing Subcommittee for drainage solutions related to infill housing on the Island.

PASSED AND APPROVED on the _____ day of _____, 20__ :

ATTEST:

ISLAND STRATEGIC ACTION COMMITTEE

Heather Hurlbert
Assistant City Manager

Jay Gardner
Chair

Island Strategic Action Committee

Subcommittee Report Regarding Infill Houses on North Padre Island

Committee Members

Bob Corbett, Chairman

Marvin Jones

Roy Coons

Mike Pittman

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The Problem- Construction of infill houses flooding adjacent properties.

FEMA redrew the floodplain map of North Padre Island. As a result of FEMA's new map, FEMA increased the elevation at which new homes must be built above the floodplain. The City of Corpus Christi adopted the increase from the existing level to one-foot above FEMA's new elevation. Therefore, new homes built next to or between two existing homes are elevated above the older homes ground level. The increased elevation causes rainwater runoff to inundate or flood the adjacent property. Home builders often use huge amounts of fill dirt to raise the building site to the new FEMA required level. As a result of the massive fill dirt, the slope between a new house and the neighboring property line can exceed 30 degrees with the Island's typical 5 foot setbacks. Consequently, the exaggerated slope causes the rainwater runoff to flood the neighboring property. Thus, the problem is abiding by FEMA requirements and not flood adjacent properties.

ISAC Subcommittee

The above-described problem was brought to the attention of the ISAC committee. Subsequently, the ISAC formed a subcommittee to study and review the infill flooding problem. The committee was charged with researching the issues, compiling a report, and, if appropriate, offering an ISAC recommendation to the City Management. Furthermore, a Resolution for presentation to the City Council will be offered.

Methods

1. Interviews

- a. Michael Dice, Assistant Director | Development Services
- b. Kathleen Chapa, Floodplain & Coastal Protection Manager | Public Works
- c. John Pope, New Home Builder | New Castle Homes
- d. Dan Suckley, City Council | District Four
- e. Sandy Graves, Homeowner
- f. Steve Popielski, Homeowner

2. Documents
 - a. Uniform Building Code
 - b. Texas Water Code
 - c. Coastal Construction Manual
3. Observations
 - a. Survey Island infill properties
 - b. Photographs of slopes of 30 percent or more
4. State Law
 - a. Texas Water Code, Section 11.086, “(a) No person may divert or impound the natural flow of surface waters in the state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded.”
5. UDC Section 7.3 16A12, Landscape Plan

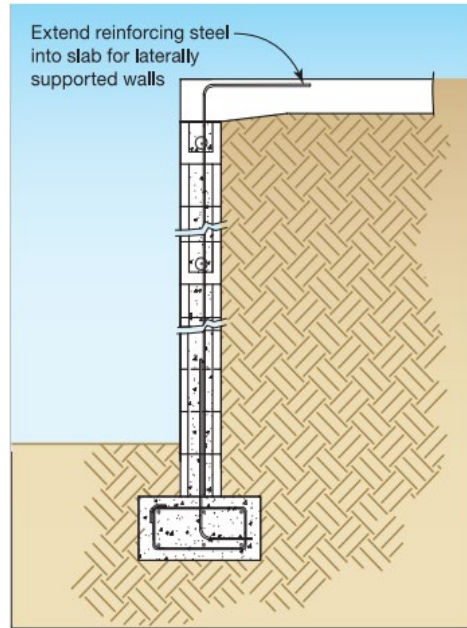
Recommendations

1. The City revises the Unified Development Code (UDC) to limit side and rear yard runoff slopes to 10% max or a 6” drop over a 5 foot setback.
2. The City implements inspections during the construction of infill houses to enforce the 10% rule.
3. The City increases inspection of the engineered drainage plan to ensure the plan is being followed.

Recommendations unanimously approved at the January 16, 2024 ISAC meeting for submittal to the City’s legal team for review and to create a draft resolution.

Figure 10-16.
Stem wall foundation
design

SOURCE: ADAPTED FROM
FEMA P-550, CASE F



The above design is one method to meet the proposed 10% max rainwater runoff slope. Some Island builders have already adopted the stem wall design.