



CITY OF  
**CORPUS CHRISTI**

**AGENDA MEMORANDUM**

First Reading Item for the City Council Meeting of March 17, 2026  
Second Reading Item for the City Council Meeting of March 24, 2026

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**DATE:** February 24, 2026  
**TO:** Peter Zaroni, City Manager  
**FROM:** Robert Dodd, Director of Parks & Recreation Department  
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**Amendment No. 1 to the Lease Agreement for the Management & Operation  
of the H-E-B & Al Kruse Tennis Centers**

**CAPTION:**

Ordinance approving Amendment No. 1 to the Lease Agreement with Elizondo Tennis Foundation, a Texas non-profit corporation regarding a transfer of the lease to Elizondo Tennis Foundation, a Limited Liability Company, and an increase in court and league fees.

**SUMMARY:**

The purpose of this item is to approve proposed amendments to an existing, three-year Lease Agreement with Elizondo Tennis Foundation for the management/operation of the H-E-B Tennis Center and Al Kruse Tennis/Pickle Ball Center.

**BACKGROUND AND FINDINGS:**

On November 1, 2024, the Parks & Recreation Department entered into a three-year Lease Agreement with Elizondo Tennis Foundation (Lessee) to manage the operations of H-E-B Tennis Center located at 1520 Shely Street and Al Kruse Tennis/Pickle Ball Center located at 502 King Street. The lease is currently in its second year of the year-year agreement. The amendment includes a transfer of the lease from Elizondo Tennis Foundation, formerly a Texas non-profit corporation, to Elizondo Tennis, LLC, and an increase in court and league fees is also proposed. Elizondo Tennis Foundation became a Limited Liability Company on March 1, 2025.

An increase in court fee and league fees are also being proposed. Most of the fees at both tennis centers have remained unchanged for over 10 years. The proposed fee adjustments are reasonable and align with those in other municipalities. Staff conducted a comparative analysis of fees among local municipalities. The court fees at San Antonio's McFarlin Tennis Center are \$6.25 before 5 p.m. and \$7.25 after to 5 p.m. The court fees at the High Point Tennis Center in Plano are \$4.00 for residents and \$5.50 for non-residents.

The Parks & Recreation Department met with local tennis community to gain feedback on the updated rates. On March 4, 2026, the Corpus Christi Tennis Association (CCTA) submitted a letter to the Parks & Recreation Department formally expressing their support to increase these fees to help maintain and improve the facilities, ensuring that tennis players in the community have access to high-quality courts.

**ALTERNATIVES:**

Council may choose to revise or not approve the proposed amendments to the Lease Agreement. If the Council opts not to approve the proposed amendments, the Lessee may need to reduce maintenance and planned improvements to the centers, which could affect the customer experience at those locations.

**FISCAL IMPACT:**

The fiscal impact for this profit-sharing agreement, in the current FY26, is an increase of \$31,500.00 in revenue. It is projected that an annual increase in revenue is approximately \$4,500.00 with the fee increases for court & league fees resulting in a total annual revenue of \$36,000.00 in FY26 in the 1020 General Fund.

The table below presents the increase in dollar amount and percentage for current and proposed rates.

<b>Court Fees</b>					
<b>Outdoor</b>	<b>Current Rate</b>	<b>Proposed Rate</b>		<b>Increase (\$)</b>	<b>Increase (%)</b>
Standard Court Play (per player)	\$3.00	\$4.00	per 1.5 hour	\$1.00	33%
Adult Open Play (per player)	\$5.00	\$6.00	per 1.5 hour	\$1.00	20%
Private/ Semi-Private/ Group Lesson Court Fee	\$1.50	\$2.00	per 1 hour	\$0.50	33%
<b>Covered Pavilion Courts (H-E-B Tennis Center)</b>					
Standard Court Play (per player)	\$5.00	\$8.00	per 1.5 hour	\$3.00	60%
Adult Open Play (per player)	\$7.00	\$8.00	per 1.5 hour	\$1.00	14%
Private Lesson Court Fee	\$4.50	\$3.00	per 1 hour	-\$1.50	-33%
Semi-Private/ Group Lesson Court Fee	\$2.25	\$3.00	per 1 hour	\$0.75	33%
<b>League Fees</b>					
<b>USTA Sanctioned Leagues</b>	<b>Current Rate</b>	<b>Proposed Rate</b>		<b>Increase (\$)</b>	<b>Increase (%)</b>
Adult 18 & Over Leagues (2 singles & 3 doubles)	\$59.20	\$65.00	per league match	\$5.80	10%
Adult 40 & Over Leagues (2 singles & 3 doubles)	\$59.20	\$65.00	per league match	\$5.80	10%
Adult 40 & Over Leagues (1 single & 3 doubles).	\$0.00	\$57.50	per league match		
Adult 55 & Over Leagues (3 doubles)	\$44.50	\$50.00	per league match	\$5.50	12%
Mixed 18 & Over Leagues (3 doubles)	\$43.00	\$50.00	per league match	\$7.00	16%
Mixed 40 & Over Leagues (3 doubles)	\$43.00	\$50.00	per league match	\$7.00	16%

**FUNDING DETAIL:**

Fund: 1020 General Fund  
Department: 27 Parks and Department  
Organization/Activity: 13210 HEB Tennis Centers Operations  
Project # (CIP Only): N/A  
Account: 309800 HEB Tennis  
Amount: \$2,250.00

Fund: 1020 General Fund  
Department: 27 Parks and Department  
Organization/Activity: 13222 AI Kruse Tennis Centers Ops  
Project # (CIP Only): N/A  
Account: 309900 AI Kruse Tennis Centers  
Amount: \$2,250.00

**RECOMMENDATION:**

Staff recommend approval of Amendment No. 1 to transfer the lease to Elizondo Tennis, LLC for the management and operation of the HEB & AI Kruse Tennis Centers and to increase court and league fees.

**LIST OF SUPPORTING DOCUMENTS:**

Presentation  
Ordinance  
Lease Agreement