



AGENDA MEMORANDUM

Public Hearing and Resolution for the City Council Meeting October 21, 2025

DATE: October 21, 2025

TO: Peter Zaroni, City Manager

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Reuse of City Parkland for the Civitan Service Center to be Located at Sacky Park

CAPTION:

Resolution authorizing the reuse of city parkland for the Civitan Service Center to be located at Sacky Park in Council District 3.

SUMMARY:

This resolution will authorize the reuse of public land designated and used as a park and recreation area for operational use at the City's industrial center on Civitan Drive.

BACKGROUND AND FINDINGS:

On September 17, 2024, City Council approved the City of Corpus Christi's FY 2025 Capital Improvement Program (CIP) for a total of \$1 billion with 646 projects. The approved FY 2025 CIP includes projects for various City services such as streets, parks and recreation, public safety, and improvements to public facilities. One of the projects approved was project number 25133, Asset Management - Service Center Facilities, which includes the full design only of service center facilities located at the City's industrial operations center on Civitan Drive.

Project number 25133 consists of a combination of designs for City buildings, designs for renovations to existing buildings, and designs for improved parking areas. This project, once complete, will provide the design concept for adequate office space for administrative staff, parking areas for staff and fleet vehicles, and equipment to maintain and repair City fleet vehicles. All designs will be based on project funding availability and the Service Center Master Plan which distinguishes land requirements for Asset Management, Public Works, Corpus Christi Water, Animal Care Services, Parks and Recreation, and the Police Department at the City's industrial operations center on Civitan Drive.

After the passage and adoption of the FY 2025 CIP, Asset Management finalized the Service Center Master Plan and identified the land designated as Sacky Park to be the best suited public land to be reused for the enhancement of City services at its operations hub because there was no feasible or prudent alternative.

Sacky Park is located at 2719 Sacky Drive and encompasses approximately seven acres of mixed-use park space. Sacky Park is positioned against the border of the City's industrial operations center which is home to 85 acres of various City operations like Animal Care Services, Facility Maintenance, Fleet Maintenance, Parks & Recreation, Police, Public Works, Solid Waste, Stormwater, Streets, and Water Utilities. In addition to housing the numerous facilities that serve various functions, the City operations center also stores materials and equipment such as gravel, dirt, crushed limestone, City vehicles, heavy machinery, and much more, worth millions in taxpayer dollars. As a matter of course, Sacky Park's land use is incompatible with the use of the land around it.

Due to Sacky Park's location, casual public park access has presented a higher degree of public safety challenges to the bordering City operations center that houses valuable City assets and materials. Over the last five years, there have been 34 total instances of crimes against people, crimes against property, and vandalism, all of which have negatively affected the City's resources.

In addition to the public safety challenges, Asset Management also determined that the City departments that operate out of the industrial complex have grown at a service rate that can no longer be sustained by the current allotments of land. For example, on average, the Fleet maintenance center services 19 City departments with 167 vehicles and pieces of equipment on site daily, reaching around 215 units during peak season. However, the current maintenance center can only support 200 units, causing lags in service during peak times. As the centralized fleet continues to grow at an average rate of 3% per year, the fleet maintenance workload will continue to rise, increasing the pressure for additional space to meet service demand. Furthermore, the Public Works Department, which facilitates critical City operations like Streets, Stormwater, and Traffic, has expanded services by approximately 42% since FY 2020. As a result, the need for employee accommodation at the operations center such as parking and storage space for fleet items and materials has not matched this growth. If approved, the Sacky Park land would alleviate these issues, increase connectivity of the Public Works Department, and improve emergency accessibility as demonstrated in the Service Center Master Plan.

Other City functions that would benefit from the expansion of the Civitan Service Center into Sacky Park include material storage for Parks and Recreation, a replacement fleet facility for the non-ADA compliant site, and increased vehicle and equipment parking for daily fleet operations.

In exploring all options to solve the issues of public safety and service growth at the Civitan operations center, the taking of 1.5 acres of public land at Sacky Park is presented as the most viable solution. After conducting a Nothing Further title search, the City determined that the Sacky Park land has no deed restrictions requiring that the area must remain a park. Therefore, pursuant to Texas Parks and Wildlife Code Title 3 Chapter 26, the city has determined there is no feasible or prudent alternative to the use or taking of 1.5 acres of designated as Sacky Park land. The supporting exhibit documents show the proposed 1.5 acres. Project 25133, Asset Management – Service Center Facilities, will begin in September 2025, after the approval of the resolution.

ALTERNATIVES:

The alternative is to reject the proposed repurposing of 1.5 acres of public land, and the City will have to look for other properties and options to meet its growth and public safety needs for the Civitan Service Center. Furthermore, the City would need to rehire an architect and engineer consultant to revise the Service Center Master Plan, costing the City thousands in unbudgeted consultant fees.

FISCAL IMPACT:

There is no fiscal impact proposed with this item.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Service Center Master Plan
Aerial Satellite Map
Capital Improvement Page 165