



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Island Strategic Action Committee

Tuesday, March 4, 2025

5:30 PM

City Hall 6th Floor Conference Room
1201 Leopard St. Corpus Christi, TX 78401

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A. Call To Order

B. Roll Call

Chair Charles Duffley was absent.

Present: 12 - Meagan Furey, Robert Corbett, Roy Coons, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, Alan Guggenheim, Kamran Zarghouni, and R. Bryan Gulley

C. Public Comment

No public comment.

D. Approval of Minutes and Action on Absences

This was passed.

1. [25-0334](#) ISAC Minutes for the February 4, 2025 Meeting

Attachments: [ISAC Meeting Minutes UNAPPROVED 2.4.25](#)

G. Unfinished Business

2. 22-0397 Ex-Officio Member Updates

Attachments: VCC CEO Update Letter

Parks & Recreation Advisory Committee (Jay Gardner)
Looked over Commodores Park Master Plan, encouraged the city to move forward,
Parks looking at waterlines being taken out to Billish, Briscoe King Pavilion discussion,
recommendation to support the ISAC resolution for skatepark on the island, would like to

leave it in the Commodores Plan and then move forward with the Billish resolution, whichever gets us there faster.

Nueces County (Dr. Bryan Gulley)

Big news is Briscoe King Pavilion, \$5.9 million from the TIRZ total for the project, looking to get it started right away 6 months of planning and then 12-14 months to build, wants to reserve for ISAC in the future, pier will be ready soon, Callen Marine is running on time, restaurant a little behind but not far, should be ready to go within a year or less than, had a \$3 million dollar plan to extend the boardwalk, set on large pilings for folks to walk on, money from the GLO, looking at the erosion problem with the living shoreline.

Visit Corpus Christi (Meredith Darden, submitted via email)

Spring Break Forecast & Preparedness – Key Takeaways

Increased Destination Marketing Efforts Align with Shorter Booking Windows

1. While occupancy on the books (OTB) is currently pacing behind last year, traveler sentiment data shows more visitors are booking closer to their travel dates, within as little as one week of departure., meaning there is still time to influence last-minute decision-makers.

2. Our data suggests March 14-22, 2025, will see the highest visitor activity, with an expected two-part peak around March 14-15 (weekend arrivals) and March 21-22 (extended family vacations and late-season travel). Last-minute bookings will be key to closing midweek occupancy gaps.

Increased Last-Minute Bookings Expected

1. While many travelers are booking within as little as one to two weeks of departure, we're starting to see the booking window close to shorter than 1 week – with many travelers deciding within a couple of days to determine weather conditions.

2. Weekend occupancy (Fridays & Saturdays) remains strong, reinforcing the potential for last-minute drive-market travelers to fill midweek gaps.

3. We are utilizing targeted digital campaigns, and real-time deals will help convert undecided travelers into Corpus Christi visitors.

Favorable Weather Strengthens the Value Proposition

1. Current forecasts for 78418 indicate mild temperatures and low precipitation risk for early March, reinforcing Corpus Christi as an ideal Spring Break getaway.

Destination Readiness Efforts Are in Place

1. Visit Corpus Christi's Spring Break Readiness Campaign is reinforcing visitor safety, beach cleanliness, and enhanced visitor information access, ensuring an optimal experience.

2. Our partnerships with local businesses, law enforcement, and hospitality partners ensure a seamless experience for both planned and last-minute visitors.

3. **24-0896** Beach Updates

Darren Gurley, Gulf Beach and Natural Resources Superintendent, Parks & Recreation Dept.

Hauled about 21,000 tons of sand from the pile on Zahn to the Seawall, made it through the Barefoot Mardi Gras parade, parade went off without a hitch, had a good turnout,

getting ready for spring break, trash cans and restrooms out, getting ready for the weekend, still moving sand.

4. **24-0897** Parks Updates

Sergio Gonzalez, Assistant Director, Parks & Recreation Dept.

Just a few updates, wanted to thank Darren Gurley, Stan Hulse, and Dan Suckley for all of their hard work for Barefoot Mardi Gras, only issues were the highway barricades that were oversized, fixed pretty quickly, great showing with staff and beach rescue in attendance. Director of Parks Robert Dodd and Sergio went to TRAPS recently to meet with other Parks departments and vendors, actually looking at samples for lighting for trails, lots of great ideas. The conference will be in Corpus Christi next year, expecting around 2,000 visitors, they're already excited to go to the beach (next February), lifeguards (10) on staff all week for Spring Break.

5. **25-0150** Island Area Development Plan (ADP) Subcommittee Updates

Attachments: ISAC ADP Sub-Committee Discussion Notes

Updates provided by Craig Thompson, Chair of ADP Subcommittee

Had some good meetings, included JJ Hart and Jay Gardner as subject matter experts, projects assessed from ADP project list as well as TIRZ projects, created one large spreadsheet, broken down by category for review.

Looking at the financial capabilities of the TIRZ prior to recommending projects. Also working to identify the funding options like CIP, Bond, etc. Mobility Plan is a high priority. Suggestion to look at grants for funding certain projects once the subcommittee has been able to dig into them.

Discussion about Whitecap Effluent Water Reuse, proposal to expand the scope to other areas like Billish Park and other public areas in need of irrigation. The project is fully funded currently, expansion would need additional funding. (was there any funding leftover from this project?) Looking at taking it up through Commodores and Billish as well. Also looking at pulling that under PR 22 to bring water to the other side.

See list of recommended priorities in presentation.

6. [25-0335](#) Island Drainage Resolution - Staff Response

Attachments: [ISAC Drainage Resolution Handout 3.4.25](#)

Item tabled to April meeting while staff meets with subcommittee to review language.

H. **New Business for Discussion and Possible Action**

7. [25-0153](#) FY25 Budget Priorities Discussion

Question about items that are funded and ongoing – should they be under consideration?

Definitely want to get some cost estimates for review, would like to see what funding has been allocated to which projects.

Heather Hurlbert, Assistant City Manager – right now based on the projects we have committed to plus the annual expenses, we don't have a ton of capacity in the TIRZ #2 so we need to prioritize the projects so as we move forward, we know which to move forward with.

Need what was expended on the effluent line to gauge if any money is leftover. Also need more information on the Paper Streets projects (Sand Dollar currently in design).

Discussion of Bond 2026 – have not run the numbers on the potential Bond program, parks the most popular, streets scheduled out but can be included, anything with utilities can be checked against Utility Department CIP/10-year plan (or CCW). There are a lot of projects that are already slotted within their 10-year plan.

Grants – importance of community buy-in, makes the application more competitive, perhaps utilize the Mobility Plan to leverage construction grants?

Remove (slide 9) Whitecap Wastewater Treatment Plant Odor Control & Bulkhead Improvements (complete!)

Question about money from older Bonds that could be used on the island, but bond money must be used within 3 years, not allowed, city tries to spend down the funding in entirety.

TPWD Grant for boat ramps? Priority on list could utilize Packery Channel money already being set aside.

Type B Question – used for commercial and industrial streets, can we use Type B money for Paper Streets? Eligible, also projects for coastal resiliency included.

Marvin Jones – question about the total amount of debt that the city has, we have it on our website under Financial Transparency.

I. Future Agenda Items

Island Drainage Resolution - Finalize
FY 26 Budget Recommendations - Finalize

J. Adjournment

Meeting adjourned at 6:45pm

Island Strategic Action Committee

Tuesday, March 4, 2025



Agenda

- Call to order & roll call
- Approval of minutes & consideration of request for excused absences
 - 2/4/25 - Meagan Furey & Robert Pruski
- Staff & Committee Updates
 - Parks & Recreation Advisory Committee (Jay Gardner)
 - Visit Corpus Christi (Meredith Darden)
 - Nueces County (Bryan Gulley)
 - Beach Updates (Darren Gurley)
 - Parks Updates (Sergio Gonzalez)

- **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 the meeting with the 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**

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.

FY26 Budget Recommendations

- **March 2025**
 - Subcommittee and committee members to bring recommendations forward to be considered by full committee.
 - Budget priorities resolution drafted during ISAC meeting for staff review.
- **April 2025**
 - Staff returns with resolution including staff comments and/or edits provided by Legal.
 - ISAC accepts or declines staff comments, finalizes resolution for submission to City Council.
 - Staff submits signed ISAC resolution to City Secretary for council consideration.

Island ADP Completed Projects – Short Term

Projects	Estimated Cost	Funding Source(s)
North Padre Island Beach Facility	\$2,293,422	Bond 2014
Douden Park Improvements	\$148,417	Bond 2020
Aquarius Park Improvements	\$34,000	Park Development Funds
Billish Park Amenity Improvements (Shade, BBQ grills, & picnic tables)	\$54,000	General Fund
Packery Channel Dredging & Beach Nourishment	\$4,923,776	TIRZ #2
Packery Channel Capital Repairs	\$2,056,000	TIRZ #2
Packery Channel FEMA Restoration	\$7,410,163	TIRZ #2/FEMA
Dune & Beach Monitoring (ongoing)	\$121,000	SHOT
Riley P. Dog Park (Civic Org./Water Dept.)	-	-
Park Road 22 Bridge	\$17,700,000	TIRZ #2/Bond 2004 & 2008/Water
Jackfish Ave. Improvements	\$1,834,830	Bond 2020
PR22 South Access Road Improvements	\$2,687,705	Bond 2020
Barataria Dr. Rehabilitation	\$57,868	RPP
Sea Pines Dr. Rehabilitation	\$124,320	RPP

Island ADP Completed Projects – Short Term

Projects	Estimated Cost	Funding Source(s)
Man O War Ct. Rehabilitation	\$52,600	Street Maintenance
Cruiser St. Rehabilitation	\$144,200	Street Maintenance
King Philip Court Rehabilitation	\$64,100	Residential St. Recon.
Aquarius St. Rehab (Topsail St. to Whitecap Blvd.)	\$615,000	Rapid Paving Program (RPP)
Caravel Dr. Rehabilitation	\$243,600	RPP
Yardarm Ct. Rehabilitation	\$63,000	Street Maintenance
Bowspirit Ct. Rehabilitation	\$68,700	Street Maintenance
Mutiny Ct. Rehabilitation	\$45,900	Street Maintenance
Beaufort Ct. Rehabilitation	\$38,900	Street Maintenance
Blackbeard Dr. Rehabilitation	\$57,868	RPP
Packery Channel Water Line	\$1,497,973	CCW
Sand Dollar Pump Station	Project cancelled	CCW
Park Road 22 Lift Station	\$3,722,239	WW

ADP Projects – In progress

Projects	Category	Notes
JFK Causeway Improvements (Bond 2018)	Short-Term	Waiting on environmental permits to construct parking lot
Island Mobility Plan	Short-Term	Funded, nearing completion
Impact Fee Study - Utility Master Plan updates	Short-Term	DSD/CIAC Project
Beach Access Road 2A (Design)	Short-Term	Bond 2020, 90% design, adjacent property owners contesting
Aquarius Lift Station Repairs	Short-Term	Rehab design pending
Commodore Park Improvements	Mid-Term	Bond & TIRZ funding for design
Paper Streets	Mid-Term	Funded, \$7.2M (TIRZ #2)
Seawall Repairs, Access Improvements, and Amenities (Private Owner-Funded)	Mid-Term	Funded, \$15M (TIRZ #2)
Multi-Purpose Community Meeting Facility	Long-Term	Included in Commodores Park MP

Incomplete ADP Projects

Park & Trail Improvements

Project	Category	Notes
Bike Path from Bali Park to Padre Island National Seashore	Long-Term	
Seawall Parking Lot Pavilion	Mid-Term	Parking lot in need of amenities, residents expressed interest in investment to the area
Ulberg Park Improvements	Mid-Term	Potential CIP Project for Parks, not mapped

Utility & Infrastructure Improvements

Project	Category	Notes
Whitecap Wastewater Treatment Plant Improvements	Mid & Long-Term	
Whitecap Wastewater Treatment Plant Odor Control & Bulkhead Improvements	Mid-Term	

Incomplete ADP Projects - Street Improvements

Projects	Category	Notes
PR22 Median Improvements (Compass St.)	Short-Term	Removed, permit rejected by TxDOT
Encantada Traffic Safety Improvements	Short-Term	Removed, TxDOT not in favor of project
Beach Access Road 2A (Construction)	Short-Term	Contingent upon completion of design
Pedestrian & Bike Safety Improvements (NPI Seawall area)	Short-Term	Incorporated into Mobility Plan, detailed cross sections mapped
Packery Channel Loop Road	Mid-Term	Needed to create a loop from Packery Channel to Zahn Road as a secondary access point
Mobility Plan Phase 1	Mid-Term	\$2,000,000 in TIRZ #2 funding earmarked already
Mobility Plan Phase 2	Long-Term	\$2,000,000 in TIRZ #2 funding earmarked already

ADP Subcommittee Recommendations

ADP Project	Cost Estimate	Notes
Billish Park Skatepark	\$1,000,000	ISAC & PRAC Resolutions passed
Packery Channel Boat Ramp Repairs & ADA Access	\$1,000,000	Part of "six-pack" projects, slope of boat ramp an ongoing issue
Paper Streets Development	\$7,300,000	Crows Nest & Sand Dollar design contract awarded in January 2025. Remaining streets below.
Mobility Plan Implementation Phase 1	\$2,000,000	TIRZ #2 funding earmarked
Mobility Plan Implementation Phase 2	\$2,000,000	TIRZ #2 funding earmarked
Whitecap Effluent Water Reuse	\$1,500,000	Project underway, interest in expanding the scope to include Billish Park and other public areas in need of irrigation, potential for city-wide initiative

Paper Streets (for discussion)

Sand Dollar North (through county park)	Aquarius to Commodores cut off
Leeward from Whitecap to Access Rd. 4	Palmira south of Sea Pines
Las Tunas (Palmira to PR22)	Sea Pines east of current stop



Next Meeting Date

Tuesday, April 1st
Seashore Middle Academy

Future Agenda Items

FY26 Budget Recs
(Review staff responses, finalize resolution)