



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Island Strategic Action Committee

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Tuesday, July 1, 2025

5:30 PM

City Hall, 6th Floor Conference Room  
14253 S. padre Island Dr. C.C. TX. 78418

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The City of Corpus Christi promotes participation regardless of race, color, national origin, sex, age, religion, disability or political belief. Reasonable accommodation is provided upon request and in accordance with the Americans with Disabilities Act. For assistance or to request a reasonable accommodation, contact (361) 826-3300 at least 48 hours in advance. Upon request, this information can be available in larger print and/or in electronic format.

**A. Call To Order**

**B. Roll Call**

**C. Public Comment**

*Members of the audience will be provided an opportunity to speak at the Committee meeting. A recording is made at these meetings. Hence, when addressing the committee, please give your name and address, and state your point as briefly as possible.*

*Please be advised that the Open Meetings Act prohibits the board members from responding to or discussing your comments at length. The law only authorizes them to do the following:*

- 1) Make a statement of factual information;*
- 2) Recite an existing policy in response to the inquiry; or*
- 3) Advise the citizen that this subject will be placed on an agenda at a later date.*

**D. Approval of Minutes and Action on Absences**

1. [25-1007](#) Island Strategic Action Committee (ISAC) 6/3/25 Meeting Minutes

**G. Unfinished Business**

2. **22-0397** Ex-Officio Member Updates
3. **24-0896** Beach Updates
4. **24-0897** Parks Updates
5. **25-0150** Island Area Development Plan (ADP) Subcommittee Updates

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

- 6.     [25-1008](#)     Island Projects July 2025 Update
- 7.     [25-1009](#)     Tax Increment Reinvestment Zone (TIRZ) #2 Update
- I.     **Future Agenda Items**
- J.     **Adjournment**



# City of Corpus Christi

1201 Leopard Street  
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## Meeting Minutes - Draft

### Island Strategic Action Committee

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Tuesday, June 3, 2025

5:30 PM

City Hall, 6th Floor Conference Room

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#### A. Call To Order

City Staff called the meeting to order at 5:30pm

#### B. Roll Call

**Present:** 10 - Robert Corbett, Roy Coons, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, Alan Guggenheim, R. Bryan Gulley, and Lauren Harris

**Absent:** 4 - Meagan Furey, Cheryl Segrest, Kamran Zarghouni, and Sandy Graves

#### C. Public Comment

No public comment.

#### D. Approval of Minutes and Action on Absences

1. [25-0840](#) ISAC Meeting Minutes for May 12, 2025

**Attachments:** [ISAC Meeting Minutes 5.12.25 UNAPPROVED](#)

This Minutes was approved.

#### G. Ongoing Business

2. **22-0397** Ex-Officio Member Updates

**Attachments:** VCC CEO Update Letter

Nueces County - Dr. Bryan Gulley

Just talked to Scott Cross, everything out for bids this week, bids came back on the restaurant for Bob Hall, too high, being negotiated back to within the budget, had several entities kick in funding, will use some of the existing pilings, will tear down most of the

structure and rebuild.

**3. 24-0896 Beach Updates**

Beach Updates - Darren Gurley

- Memorial Day went well, weather was good, tides and seaweed came and went
- 1441 preventables (talked to folks about beach safety), 3 rescues, 3 missing persons, and a whole bunch of jellyfish stings. Everyone that was missing was located.
- \$30k in beach permit sales
- Seawall survey closes soon, sending a letter to GLO to move the sand, will build the beach back out past the Windward parking lot, close it at 217-218, should give us more room. Closure for about two weeks, looking at other ways to nourish the beach. Permit we have is for the excessive sand on the top in the large pile, started moving it February-March time frame. Should have more trucks in the next few weeks to move more sand. Will work when beaches aren't as crowded.

**4. 24-0897 Parks Updates**

Parks Updates - Sergio Gonzalez

- Bill Witt opened Memorial Day, about 4,000 people came through, still at capacity as quickly as they open.
- Commodores Park update - no change, should be completed in next few weeks, looking at putting it out for bid ASAP with construction estimated to start in August 2025.

**5. 25-0839 Padre/Mustang Island Mobility Plan Draft Review**

**Attachments:** Island Mobility Plan Public Draft 4.28.25

Island Mobility Plan Discussion & Workshop

- See plan for more details.
- Discussion of free right turns (361 & PR 22, pedestrian safety question)

Drainage concerns – for golf carts, cyclists, pedestrians, etc.

- Plan includes some landscape buffers that could also serve as storm water solutions, looking at “green infrastructure” as an option, can be cost prohibitive to tear up pavement to replace with grass/landscaping so looking to integrate the existing sidewalks/asphalt.
- Is there still a plan to put the box culverts under the roads to collect all the water off the highway? Yes, looking at multiple options, green landscaping an “and” situation not an “or.”
- Concern that drainage is only mentioned in the landscaping section of the plan, would like a clear mention that some funding will be allocated for drainage (or at least prioritized clearly).
- “Proper storm water drainage and management for the facilities.” (example of proposed language)
- Concern about elevating roadways, can become an unintended dam. Staff noted.
- Emphasize the green landscaping and drainage – ISAC priorities

Golf carts in the same lane as bikes, how will CCPD handle?

- The shared use paths will be marked as 15 mph, it will be something we will work with CCPD on, it's sort of a new problem for us to work out. Want to work with all of the golf cart rental companies to figure out the best way to handle it.

Question about the ways to separate the lanes and the physical separations, are they safe?

- The plan does suggest a lowering of the speed limit and the separations are required by TXDOT design guidelines. "Armadillos" or "candlesticks" are referenced "may be deployed as needed" not "must" and it's based on the speed of the street, etc. Armadillos better for street sweepers.
- Looking at less green space to allow for a divided golf cart/bike lane? Is that an option?
- Per TXDOT bikes need 5-6 ft.
- Definitely open for discussion....the 2 ft. curbs....probably have some room to play with some options.
- Design will definitely require community input and TXDOT will hold community meetings, staff will keep ISAC updated and aware of the meetings when they happen.

Connectivity Discussion

- Sand Dollar connection was nixed by county (to Packery/Spohn Building), were not interested in motor vehicles in the area.

JFK Causeway Sidepath Bridge

- Aquarius to JFK Causeway
- In order to allow for all types of traffic, 20 ft. min. so a high-cost item, would come after the connectivity is completed on PR 22.

Whitecap – switch from 4 lanes to 2 lanes, concern about the new developments and ensuring it would allow for a smooth traffic flow.

Sand Dollar Ave. – looking at 10 ft. travel lanes (for car, bikes, and golf carts) with landscape buffer and sidewalk.

Sidewalks Discussion

- Concern about sidewalks without businesses built yet.
- What about sidewalks on just one side of the road?
- Definitely expecting to make compromises, but we want to know which projects/priorities ISAC wants staff to fight for.
- Concern about sidewalks in areas without the foot traffic and in undeveloped areas. Staff could work with developers to fill in the gaps and encourage connectivity.

Whitecap and Sea Pines

- All have the same recommendation (pg. 64-65)
- Also recommend reducing speed to 30 mph since these are primarily residential collectors. Would move to two lanes from four lanes. Plenty of roads around town that see

higher volume with only two lanes.

- Would need to isolate/design something to protect the golf lane.
- What about the additional traffic expected by the development?
- PR 22 sees about 35,500 average annual daily traffic (2 lanes each direction)
- Whitecap – 3,742 average annual daily traffic
- Concern that this could be extremely unpopular, think it should be taken out of the median.
- Are there any requirements for the ebikes? Training, licensing, registering, etc. It is not currently done.
- Scooters are only allowed on sidewalks and have a geofence.

#### Next Steps

- Two public hearings upcoming: Planning Commission & City Council
- Briefing to TIRZ #2 Board in between

Motion recommending adoption of the Island Mobility Plan with an amendment to emphasize greenscape and adequate drainage solutions on Park Road 22 and revise Sea Pines and Whitecap West interim and future recommendations with the Island Strategic Action Committee (ISAC).

#### **I. Future Agenda Items**

TIRZ #2 Updates

Island Projects Update

#### **J. Adjournment**

The meeting was adjourned at 7:05pm



Dear Board Members and Stakeholders,

Since the beginning of November, the Search Committee, comprised of key stakeholders and guided by SearchWide Global, has been working diligently to identify the next CEO for Visit Corpus Christi. This process has included conducting a needs assessment, developing a position description and marketing plan, and prospecting a qualified pool of candidates.

Throughout December, SearchWide Global actively recruited and vetted top candidates. In January, the Search Committee narrowed the applicant pool and conducted first-round interviews. We are now entering the final interview stage, with in-person interviews scheduled this week with the top three candidates. We intend to narrow down the final selection next week and aim for a start time in April.

Looking ahead, assuming the final interviews go as planned, the next steps will include the selection and appointment of our next CEO, with a targeted start date in early Spring 2025. As we move through this transition, we are confident in the leadership of Interim CEO Meredith Darden and the Visit Corpus Christi staff to maintain momentum and ensure a strong start to our Spring/Summer season.

We appreciate your ongoing support and engagement in this process. Please don't hesitate to reach out to either of us if you have any questions.

Best regards,

Richard Lomax Board Chair, Visit Corpus Christi

Krystof Kucewicz Board Chair, Corpus Christi TPID