



City of Corpus Christi

1201 Leopard Street
Corpus Christi, Texas
forward.cctexas.com

Meeting Agenda - Final

Parks and Recreation Advisory Committee

Wednesday, February 12, 2025

5:30 PM

City Hall, Basement Training Room

The Parks & Recreation Advisory Committee shall advise the City Council as to all public parks and the buildings therein, public outdoor recreation areas and centers, and any other grounds placed under its purview by the City Manager.

A. Call To Order/Roll Call

B. Public Comment

Members of the audience will be provided an opportunity to speak at the Committee meeting. When addressing the committee, please give your name and Council District & 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.*

C. Approval of Absences

D. Approval of Minutes

1. [24-0972](#) Regular Meeting Minutes of January 15, 2025

Attachments: [MeetingMinutes06-Feb-2025-02-06-51](#)

E. Director's Report

2. [24-0351](#) Parks & Recreation Updates for February 2025

Attachments: [Action Plan - Corpus Christi Marina Master Plan](#)

[Directors Report - 02.12..2025](#)

F. New Business for Discussion or Possible Action

3. [25-0181](#) Discussion or Action Regarding a Proposed Resolution Supporting the Implementation of a Skatepark at Billish Park located at 15601 Gypsy Street

Attachments: [Resolution - Skatepark signed](#)

4. [25-0159](#) Discussion Regarding Proposed Parks & Recreation Budget Initiatives/Priorities for FY26

G. Committee Liaison or Subcommittee Reports

- *Island Strategic Action Committee*
- *Water Shore & Beach Advisory Committee*
- *Pedestrian & Bicycle Connectivity Subcommittee*
- *Adopt-A-Park Subcommittee*
- *PRAC Strategic Action Plan Subcommittee*
- *Grant Subcommittee*
- *Marina Advisory Committee*

H. Future Agenda Items

I. Adjournment

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.



Meeting Minutes

Parks and Recreation Advisory Committee

Wednesday, January 15, 2025

5:30 PM

City Hall, Basement Training Room

A. Call To Order/Roll Call

Chair Lindsey called the meeting to order and a quorum was established.

Present: 8 - Linda Lindsey, Shawn Flanagan, Adam Rios, Thomas Cronnon, Joe De La Paz, George Woods, Jay N. Gardner, and Mark Borgeson

Absent: 2 - James Lehnert, and Joan Adams-Wolfe

B. Public Comment

Gail Anderson (District 2), with Harvest Tabernacle Church, addressed Committee and inquired of the policy pertaining to the disposal of City salvaged property, particularly Parks & Recreation playground equipment. She inquired if the policy would allow the donation of retired playground equipment for use at non-profit organizations (church). She asked how the equipment could be acquired and if they could find out which parks will be upgraded in the future. She previously inquired about this topic with someone within the Department and was told it was not practiced due to liability issues. She mentioned that her organization would be more than willing to sign a waiver releasing any responsibility.

C. Approval to Excuse Absences: Joe De La Paz & Mike Lehnert

A motion was made by George Woods to approve the absence of Joe De La Paz and it was seconded by Adam Rios. The motion passed.

A motion was made by Joe De La Paz to approve the absence of Mike Lehnert and it was seconded by George Woods. The motion passed.

D. Approval of Minutes

1. [24-0972](#) Regular Meeting Minutes of December 11, 2024

A motion was made by Jay Gardner to approve the minutes listed above and it was seconded by Joe De La Paz. The motion passed.

E. Director's Report

2. [24-0351](#) Parks & Recreation Updates for January 2025

Robert Dodd, Director of Parks & Recreation, gave the following updates:

- Drought Preparedness (Tree T-Pees)
- Grants Process
- Oso Bay Wetlands Preserve Programming
- Permit Process for Special Events (e.g., Beach to Bay)

F. New Business for Discussion or Possible Action

3. [24-2087](#) Approval of the Parks & Recreation Advisory Committee 2024 Annual Report

A motion was made by Jay Gardner to approve the annual report and it was seconded by Joe De La Paz to open the floor for discussion. The motion later failed.

The Committee discussed the draft of the annual report and gave suggestions for amendments. The Committee made amendments to sections pertaining to the goals and objectives for 2024/2025.

A motion was made by Thomas Cronnon to approve the annual report with recommended amendments and it was seconded by Shawn Flanagan. The motion passed.

G. Committee Liaison and Subcommittee Reports

Adam Rios volunteered to be the Marina Advisory Committee liaison.

H. Future Agenda Items

- ISAC Resolution regarding skate park at Billish Park
- Budget Discussions

I. Adjournment

There being no further business to discuss the meeting adjourned at 6:50 p.m.



Introduction

The following action plan is the implementation guide for the Marina Master Plan completed by EDSA in March 2024. It is the intent of this document to provide strategic direction to the City of Corpus Christi for the development of the city marina over the next 10 years.

Background

In February 2023, an RFP was sent out by the City of Corpus Christi seeking a consultant with experience creating master plans for marinas and waterfront developments. In July 2023, the City initiated a contract with EDSA to develop a master plan for the city marina. The intent of this master plan is to create a vision for the future of the marina that will guide the city to continue improvement and further development for the next 10 years. Following the completion of the marina master plan document in March 2024, the recommendations were presented to city staff for review and further discussion.

Findings

EDSA started the development of the Marina Master Plan after studying the Corpus Christi Marina during a site visit in September 2023 and holding a series of stakeholder meetings with City Council Members, Marina Advisory Committee Members, City Executive staff, Parks and Recreation leadership, and the Marina Manager.

At the completion of the stakeholder meetings, feedback was summarized with four common themes that included, marina related concerns, parking, development concepts, and general.

1. Marina Related Concerns
 - a. Concerns about breakwater height and the infrequency of maintenance dredging, which puts dockage at risk of damage.
 - b. Silting at docks due to ship movements in the channel.
 - c. Consider the use and management of dredge material. Challenges related to occupancy rates, derelict boats, and slip rates.
 - d. Importance of sailing, regattas, and fishing activities.
 - e. Improvements suggested included boat repair facilities, bait stands, fuel stations, and boat ramps.
 - f. Considerations for storm preparedness, accommodation of transient boaters.
2. Parking
 - a. Parking is an issue during peak times and special events. Suggestions for shuttle services and revisiting past parking plans.
 - b. Alternative transportation methods and reducing reliance on private vehicles considered as potential solutions.
 - c. Desire to maintain north bound traffic at seawall.

Action Plan - Corpus Christi Marina Master Plan



3. Development Concepts

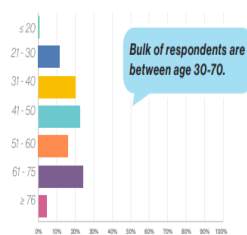
- Enhancement ideas include floating buildings, environmental demonstration areas, and concepts for a fisherman's village.
- Discussions centered around cultural identity, outdoor activities, and attracting both locals and tourists to the area.
- The need for public facilities, retail spaces, food trucks, and movable retail options was emphasized.
- Responsible, feasible, and phased development was stressed, addressing challenges such as parking, FEMA requirements, and public accessibility.
- Plans for new marina offices at Coopers L Head.

4. General

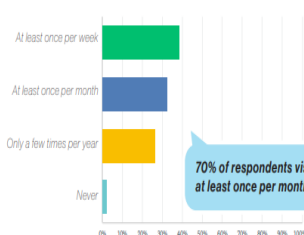
- Mention of local events and attractions, such as air shows, and festivals as important community aspects.
- Downtown challenges highlighted, including underutilized land, the lack of residential, and the need for more mixed-use activities.
- Lack of shade is a big issue.
- Pedestrian connectivity is lacking safety.

Additional stakeholder outreach included a public survey that was conducted online November 2023 and received 602 respondents.

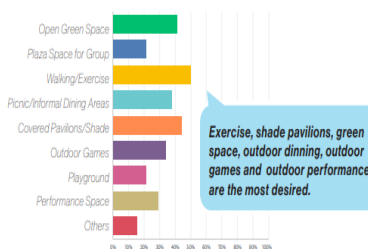
HOW OLD ARE YOU?



HOW OFTEN DO YOU GO TO THE MARINA?



WHICH TYPES OF PROGRAMS AND SPACES WOULD YOU MOST LIKELY UTILIZE?



RESULTS OF PUBLIC SURVEY

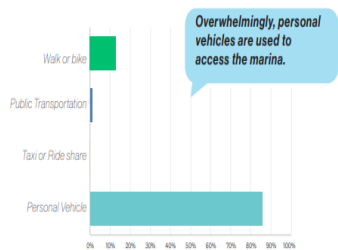
(Approximately 600 Respondents)

The planning team worked closely with the City to prepare a survey of marina related questions for public input and comment. This survey was posted on the City of Corpus Christi website for a period of six weeks. A summary of the questions posed and resulting responses are noted here.

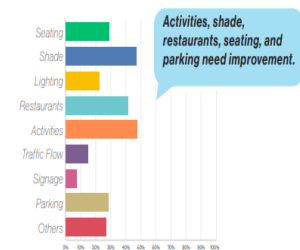
WHY DO YOU GO TO THE MARINA?



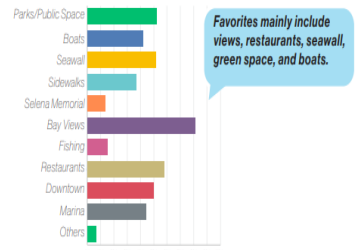
WHAT MODE DO YOU USE TO ACCESS THE MARINA?



WHAT IS ONE THING THAT COULD BE MOST IMPROVED AT THE MARINA?



WHAT IS YOUR FAVORITE THING ABOUT THE MARINA AND GENERAL SURROUNDINGS?



Upon reviewing the comments from the stakeholders and the results of the public survey, EDSA created a list of guiding principles to help shape the marina master plan.

Action Plan - Corpus Christi Marina Master Plan



MARINA PRIORITY

Maintain the marina to serve as a safe, convenient, functional and attractive hub for boaters while also making it a desirable destination for residents and tourists.



BALANCE USES

Balance public access with the need for financial sustainability of the marina operations, including the role of restaurants and retail operations such as bait and seafood and the ongoing maintenance of public spaces.



PROGRAM ACTIVITIES

Design and program public areas for community activities and for visitors to enjoy waterfront views and engage in recreational activity, including seating, fishing, water sports, picnicking, Wednesday night sailing, family celebrations, etc.



INCLUSIVITY

Incorporate universal design principles to make the space welcoming and accessible to people of all ages, abilities, and backgrounds.



TRAFFIC & PARKING

Address parking, access and traffic control, not only for the marina islands, but also for Shoreline boulevard. Incorporate public transit.



CONNECTIVITY

Enhance pedestrian and visual connectivity to the islands and with the urban fabric of Downtown, including biking, public transit and shade along walking routes.



REGULATORY COMPLIANCE

Consider the impacts of FEMA regulations for any proposed enhancements.



CULTURE

Celebrate Corpus Christi's culture and create sense of place through design character and public art installations in the marina and on the waterfront.



RESILIENCE

Address resilience enhancements to the breakwater due to the impacts of climate change, rising sea levels, storm surge and mitigation of siltation.



ENVIRONMENTAL ENHANCEMENT

Enhance natural systems within the marina by considering a natural shoreline against the breakwater.



SUSTAINABILITY

Incorporate sustainable materials and low-impact development techniques such as rain gardens and permeable surfaces to enhance water quality.



FLEXIBILITY

Provide infrastructure for adaptable and flexible public spaces on the islands and along the seawall. Include elements such as power supply, movable furniture and modular design elements to accommodate various activities and events.



URBAN DESTINATION

Create a varied and engaging seawall and shoreline boulevard promenade with features such as seating, kiosks, shelters, lighting and hardscape design.



ACCOMMODATE EVENTS

Consider emergency services and public safety for daily activity and for large events.

GUIDING PRINCIPLES

The Corpus Christi Municipal Marina and Waterfront is the crown jewel of the city. As such, this community asset should enhance the quality of life and contribute to the overall well-being of the city, its residents, visiting tourists and the boaters who use the marina facilities on a regular basis.

The established Guiding Principles serve to direct the planning process and shape a vision for the future. These principles articulate the fundamental values, aspirations, and priorities that guide decision-making throughout the planning and implementation stages. They also serve to provide stakeholders and the community at large a shared understanding of overarching goals and desired outcomes for the Marina Master Plan.



Plan Organization and Action

During the planning process the marina master plan was separated into 4 areas of focus that include the major components of the marina.

- Marina slips and Basins
- T-Heads and L-Head
- Causeways
- Seawall / Shoreline Blvd.

Within each of these areas, EDSA has provided development opportunities and enhancements that will improve the overall function and aesthetics of the marina.

This action plan will categorize the projects in these main areas of focus and break them down into a recommended order for completion. Project completion timelines will be dependent on funding, design, permitting, and contract approval. Design and construction of projects 1-3 can be planned for completion in 5 years. Design and construction of items 4-7 can be planned for an additional 5 years with completion of all projects over a timeline of 10 years.

1. Breakwater	2025-2027
2. Community Sailing Center and Events Venue	2026-2028
3. Seawall/Shoreline Blvd.	2025-2030
4. Peoples T Head	2030-2034
5. Lawrence T Head	2030-2034
6. Causeways	2032-2034
7. Pedestrian Bridge	2033-2035

1. Breakwater

Timeline: 0-5 Years

Action: Repair and raise breakwater.

The existing rock breakwater was intended to provide essential protection to the Corpus Christi Marina facility, including the landforms, buildings, and marina infrastructure (docks, utilities, etc.). In its current condition, the breakwater has a relatively low average crest(top) elevation compared to storm water level elevations in the area. This low height contributes significantly to the wave and flooding hazards that impact the facility as the breakwater is overtopped during storm events.

The porous nature and narrow width of the breakwater crest also decreases its level of protection under storm event water levels. Sea level rise and frequent tropical systems that impact the Gulf Coast/Corpus Christi area will only increase these risk exposures into the future. Improvements to the existing rock breakwater structure are a critical requirement to ensure the long-term resilience of the existing facility and proposed master plan improvements. Incorporation of a nature-based solution (NBS) such as a living shoreline, beneficial use of dredged material, or similar elements, in combination with structural improvements, will increase the overall performance and resiliency of the breakwater. Added benefits of this approach may include improved aesthetics, habitat creation, water quality benefits, efficient dredge operations, and funding support, among others. As outlined in the master plan document, there are numerous grant/funding programs targeted toward resiliency and nature-based solution projects that could help offset the cost for breakwater and nature-based improvements at the Corpus Christi Marina.



2. Community Sailing Center and Events Venue

Timeline: 0-5 Years

Action: Build a community sailing center and events venue.

At the south end of the marina basin, where the breakwater meets McGee Beach, siltation drift has slowly created a living shoreline condition. This zone represents an opportunity for an activity that supports the overall function and mission of the marina. Several involved and interested in the marina and its operations have suggested to establish a Sailing Center at this location. The existing pavilion at this location can be upgraded as a Sailing Center clubhouse, giving access to docks for rowing and sailing as well as access to the breakwater, the beach, and the park spaces immediately to the west. Nearby parking is plentiful in the context of the park. This facility can also serve the needs of beach volleyball tournaments and other community events hosted on McGee Beach.



3. Seawall/Shoreline Blvd.

Timeline: 0-5 Years

Action: Shift Shoreline Blvd. drive lanes, improve pedestrian safety, add landscaping along the seawall and shoreline Blvd., and add mixed-use nodes on the seawall at the entrance to Peoples and Lawrence T Heads.

To bring the Shoreline Boulevard promenade to life, the design team suggests considering Mixed-Use Nodes of activity where each causeway meets the seawall. Each node would provide some level of commercial offering, which could be a restaurant, small food and beverage outlet, or a retail shop. This concept would attract more foot traffic to these locations, with a continuation of the pedestrian facilities onto each causeway leading to the T-Heads. Each location can take on the feel of a small village scale collection of structures that have the ability to engage with both the seawall and promenade at the street level, as well as the marina basin below. New buildings at promenade level also resolve FEMA requirements to meet flood elevations for new construction.



4. Peoples T Head

Timeline: 5-10 Years

Action: Reorganize Peoples T head by improving the use of space to be better utilized for parking, a waterfront promenade, mixed use spaces, and adding additional development sites.

The team generated options for Peoples T-Head based on the following aspirational goals:

- Establish parking and traffic control
- Reorganize parking for better efficiency
- Recognize functional needs of the marina operation
- Identify opportunity sites for restaurant/mixed-use development
- Provide a central gathering space and stage to host community events
- Provide a compelling waterfront promenade on the eastern edge
- Create a park and plaza sub-space for small group gathering and enjoyment
- Create zones for food trucks or lite commercial structures/kiosks
- Maintain existing Boaters Facility
- Pay homage to the existing Norma Urban Park



5. Lawrence T Head

Timeline: 5-10 Years

Action: Reorganize Lawrence T head by improving the use of space to be better utilized for parking, a waterfront promenade, mixed use spaces, and adding additional development sites.

The team generated options for Lawrence T-Head based on the following aspirational goals:

- Establish parking and traffic control
- Reorganize parking for better efficiency
- Recognize functional needs of the marina operation
- Provide a prominent, central location for a new mixed-use building that could also house the marina offices.
- Identify a convenient dock location for transient boaters to check-in
- Provide a compelling waterfront promenade on the eastern edge
- Create a park and plaza sub-space for small group gathering and enjoyment
- Create zones for food trucks, lite commercial structures/kiosks, or activities such as a farmer's market
- Maintain existing Boaters Facility



6. Causeways

Timeline: 5-10 Years

Action: Reorganize the causeways leading to Peoples and Lawrence T Heads by adjusting the flow of traffic, adding shade structures, improving walkability from Shoreline Blvd. to each T head, and enhancing the overall aesthetics of each causeway.

The causeways provide critical linkage from the seawall and Shoreline Blvd. to the islands. Currently, the causeways are designed purely for the function of this connection and are therefore engineered structures that are not pedestrian friendly. The causeways are also important as a location for the shrimpers and other concessions such as jet skis, etc. Since one goal of the master plan is to invite more foot traffic access to the T-Heads, it will be important to “dress up” these causeways with upgraded paving, lighting, planting, and shading. In combination, these elements will make the pedestrian experience more enjoyable and the walk more inviting. Vehicular traffic and parking are important as well. The planning team has studied two options for vehicular movement. Option A is to bring traffic straight through as is currently practiced and Option B is to offset the traffic movement to generate a more interesting series of spaces.



7. Pedestrian Bridge

Timeline: 5-10 Years

Action: Build a pedestrian bridge from Peoples to Lawrence T head that will improve connectivity between the marina landmasses and allow pedestrians to circulate from one parking location.

The planning team is proposing to connect People's T-Head directly to Lawrence T-Head via a pedestrian swing bridge. Half of this bridge connection could be fixed, while the other half would be designed to swing open for regular daily boat traffic. The bridge would be closed and connected for convenient pedestrian and cart connectivity between the T-Heads during special events. This feature would also be an attractor to generate increased visitation to the T-Heads by the general public.



Action Plan - Corpus Christi Marina Master Plan



Parks & Recreation Department Updates

Parks & Recreation Advisory Committee
February 12, 2025



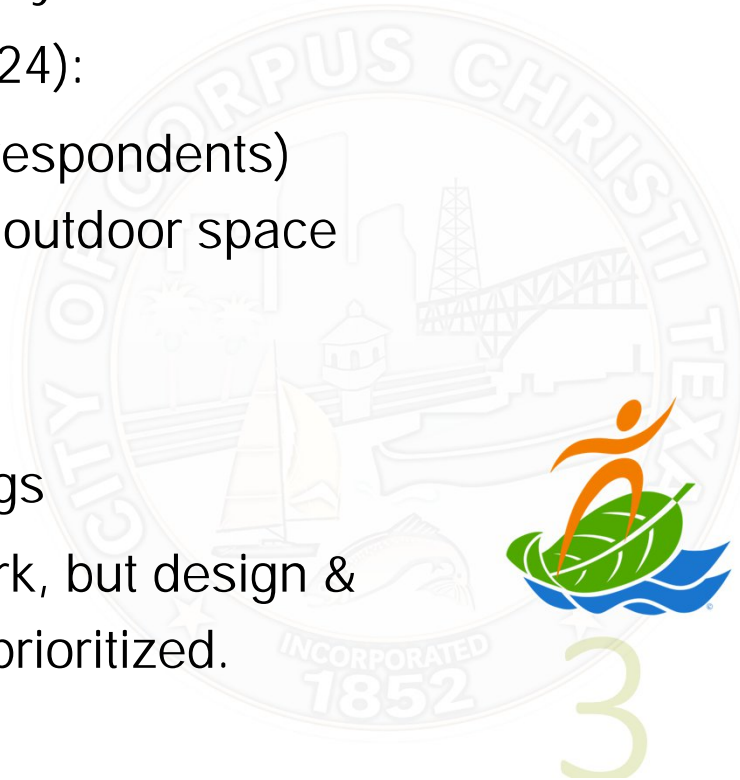
Marina Master Plan

- The Marina Master Plan is tentatively scheduled to be presented to City Council on March 25, 2025.
- Another briefing of the Plan will be presented to PRAC at the next meeting on 3/12/2025.
- The Marina Advisory Committee, Corpus Christi Downtown Management District and Visit Corpus Christi support the Master Plan.
- The Office of the Director will be available to meet with PRAC members individually to answer questions about the Plan.



Staff Response to Skatepark Resolution

- The City focus will continue to be primarily on Commodore Park as it is a mid-term project identified in the Island ADP.
- Staff must follow processes outlined & approved by City Council.
- Commodore Park Outreach (August 2023 - March 2024):
 - Online Survey (1,106 responses): Only 4% (50 respondents) indicated an interest in skateboarding as an outdoor space option
 - Community Engagement Events (4x)
 - Ongoing email engagement/stakeholder meetings
- Staff will continue to explore a skatepark at Billish Park, but design & implementation of the Commodores Park MP will be prioritized.



Emergency Refuge/Shelter Activation

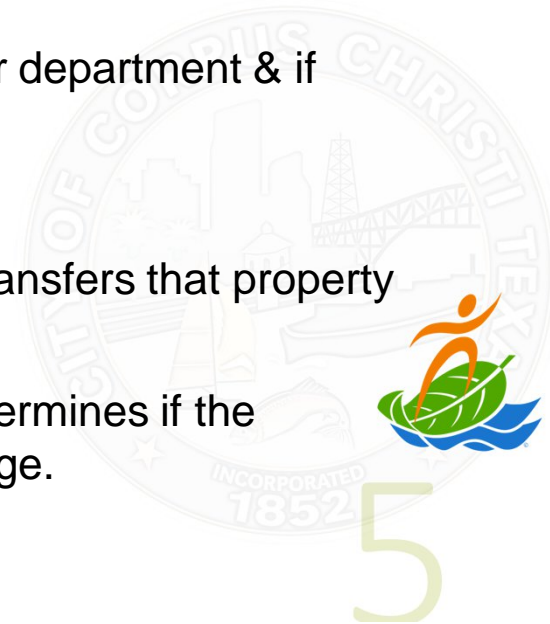
- The Office of Emergency Management activated the Corpus Christi Natatorium and the Del Mar College FEMA dome for refuge during the recent freezing weather temperatures.
- The operation was successful in providing a safe & comfortable environment to those seeking refuge which would not have been accomplished without the dedication of essential City personnel.
- Cots for sleeping and hot meals were provided (breakfast/lunch/dinner).



4

City Surplus Equipment – Policy & Procedure

- Disposal/sale of City surplus/salvaged property - Section 17-6 of Municipal Code.
- Disposal/sale of property is delegated solely to the Director of Finance & steps to dispose of/sell surplus is outlined in the City's Procurement Manual.
- There is nothing in the Code that allows for donations to be made of City-owned property.
 1. Department notifies Finance Director property is of no further public use & needs it sold/disposed.
 2. Finance Director determines if the property could be of use to another department & if property is valued at more than \$1000 or less than \$1000.
 3. Finance Director then polls all City departments to offer the property.
 4. If a department shows interest in the property, the Finance Director transfers that property to that department & notifies Asset Management.
 5. If the property does not receive any interest, the Finance Director determines if the property is publicly sold/salvaged or if it is to be disposed of as garbage.



Sherrill Veterans Memorial Park

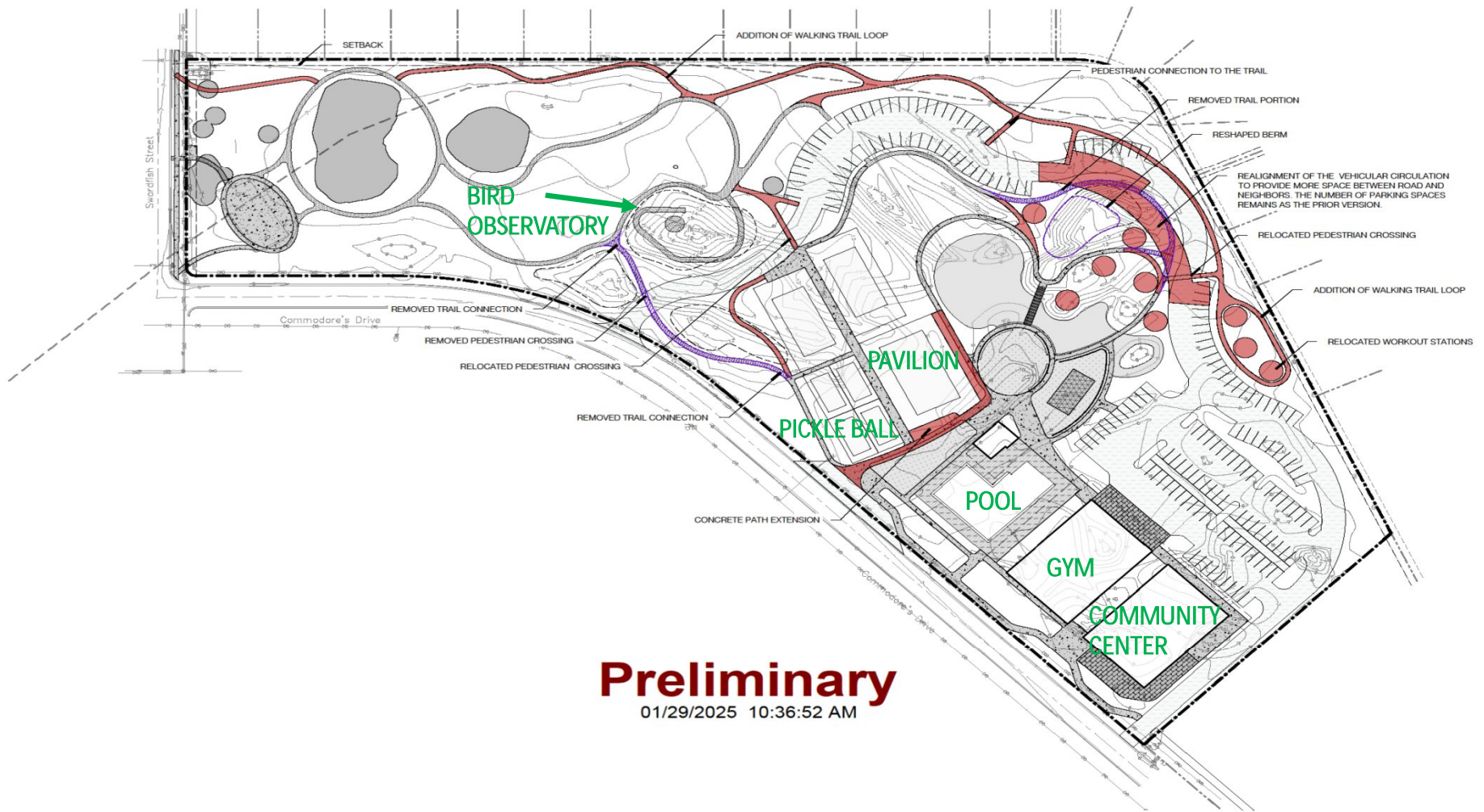
- Project is in construction pending contractor mobilization. Project consists of installation of pedestal and helicopter.
- Contractor, construction team, and PARD visited Del Mar College Helicopter to view helicopter on 01/23/25.

Commodore Park Master Plan

- Turner Ramirez (AE) has submitted a 30% revised schematic design & phased plan.
- 30% design review meeting was held on 01/30/25.
- Technology review meeting was held on 01/29/25 to discuss IT needs & requirements.

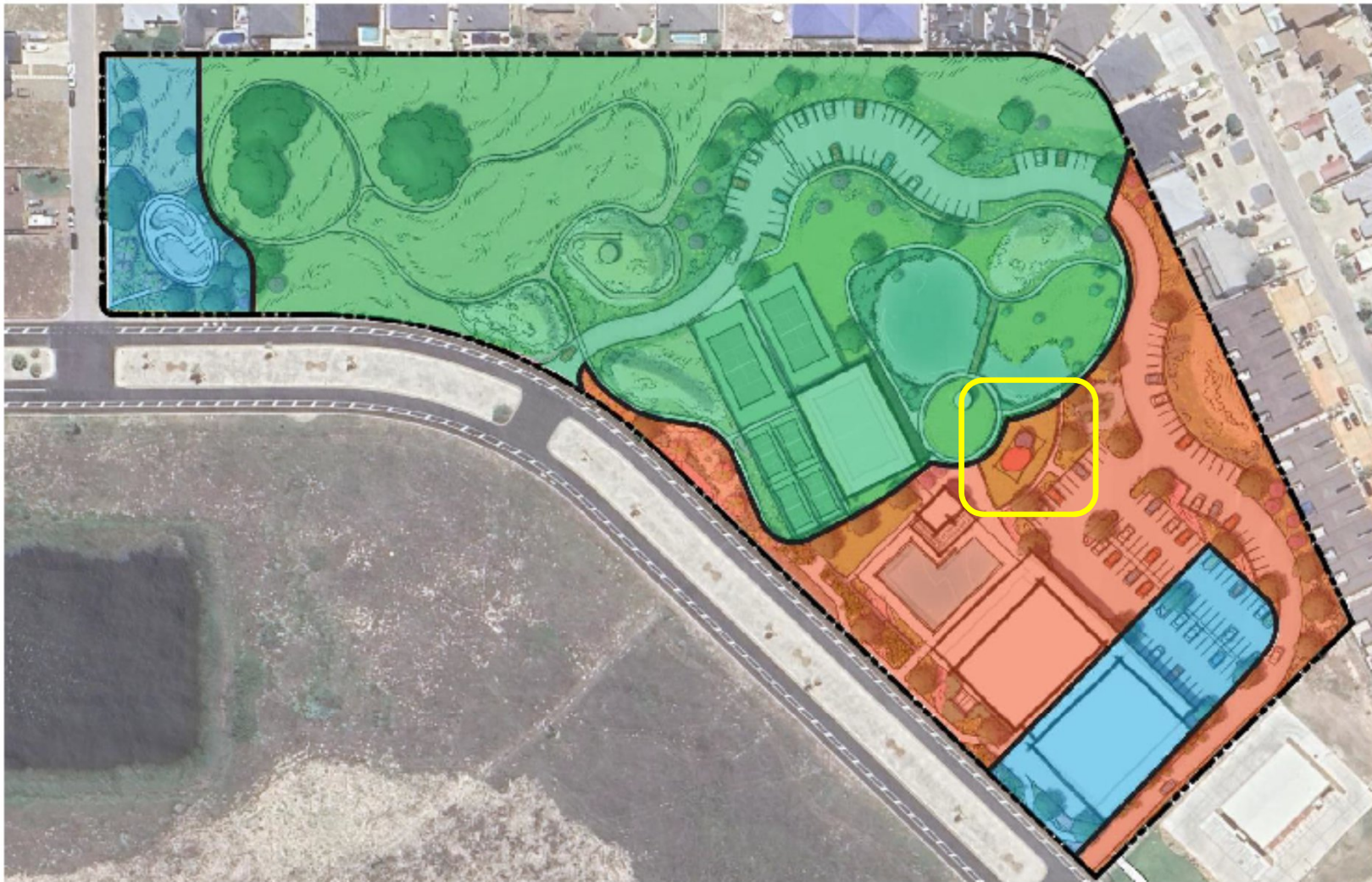


6



Preliminary
01/29/2025 10:36:52 AM

COMMODORES PARK
SITE PLAN + REDLINES EXHIBIT
JANUARY 24, 2024



- LEGEND**
- PHASE ONE
 - PHASE TWO
 - PHASE THREE



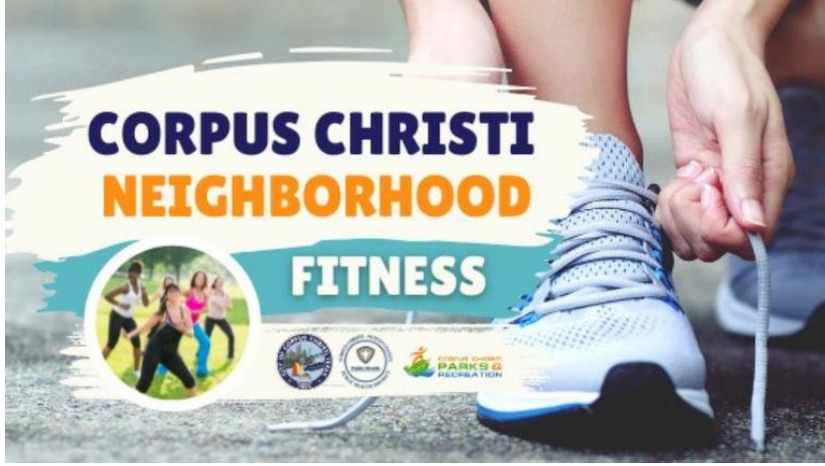


Tom Graham Park



9

Corpus Christi-Nueces County Public Health District, in partnership with Parks & Recreation is hosting a Neighborhood Fitness event on Saturday, March 8, at 6:00 p.m. at Brockhampton Park. Free! The schedule is as follows:
 7:30 a.m. – Run/Walk
 8:00 a.m. – ZUMBA
 9:00 a.m. – YOGA



NOW HIRING
 Corpus Christi Gulf Beach and Pool Lifeguards
 Apply Online



The City is hiring Gulf Beach & Pool Lifeguards to fill its spring/summer positions. Join the Seasonal Lifeguard Jobs Fair for the tryouts and interviews on February 22, from 2 p.m. to 4 p.m. at the CC Natatorium, 3202 Cabaniss Parkway. Candidates must be 16 or older.

Join AmeriCorps Seniors Retired & Senior Volunteer Program (RSVP) for the 2025 Heart Healthy Mall Walks every Friday in February, 8 -9:00 a.m. at La Palmera Mall. Free for those aged 55+. Participants should meet on the Upper Level near the playground. Walk at your own pace with distance markers to track your progress. Water, healthy snacks, and giveaways will be available while supplies last.



EVENTS

Resolution of support for the implementation of a skatepark at Billish Park sooner rather than later.

BE IT RESOLVED BY THE ISLAND STRATEGIC ACTION COMMITTEE ADVISORY COMMITTEE OF THE CITY OF CORPUS CHRISTI, TEXAS THAT:

SECTION 1. The Island Strategic Action Committee supports the implementation of a skatepark at Billish Park sooner rather than later.

PASSED AND APPROVED on January 7, 2025:

Charles Duffley

Chair, Charles Duffley