



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Island Strategic Action Committee

Tuesday, March 1, 2022

5:30 PM

Padre Island Baptist Church

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A. Call To Order

Chair Jay Gardner called the meeting to order at 5:32pm and City Staff Bonnie McLaughlin called roll.

B. Roll Call

C. Public Comment

Matt Werkhoven
15209 Caravel

Own and operates rental facility, would like to open up the communication channels, how they interact with the streets, summary of licensing, enforcement, pro-governors at 25 mph, provides a map to his renters of where they can use the golf carts and what they can and cannot do.

D. Approval of Minutes and Action on Absences

1. Approval of Minutes from 2/1/22

Attachments: [ISAC Minutes 2.1.2022 FINAL](#)

Motion by Committee Member Cheri Sperling to approve.
Second by Committee Member Dotson Lewis.
Motion carried by unanimous vote.

E. Unfinished Business

2. Ex-Officio Member Updates

Watershore & Beach Advisory Committee (Terry Palmer)

Terry not in attendance, updates provided by Chair Jay Gardner.

Working on plan for the gulf beach and Packery Channel monitoring, Deidre has new data so perhaps we should have her present to ISAC, waiting on their gulf beach permit, update on shoreline coast project, working on rebranding, not enough lifeguards/need more applicants.

Parks & Recreation (Twila Stevens)

Except for the items at the February meeting not much island specific updates, discussion for more hike and bike trails to connect homes and schools and parks throughout the city, sidewalks and golf cart trails, lively discussion tied in to ISAC discussions, MPO has bike mobility plan, can use to advocate for these projects, Andrea was in attendance, discussed ways to advocate for this, interim director said parks and planning involved in the process, brought up February ISAC discussion on mobility plan including tennis courts and soccer fields, mentioned resolution about the Riley P. Dog park that ISAC passed, need water, mowing, and paving for the dog park, only boat accessible dog park, interest in state of the art lifeguard stand at Bob Hall Pier (Nueces County) but need more information about that.

Nueces County (Bryan Gulley)

Not in attendance

Nueces County Water Control & Improvement District #4 (Keith McMullin)

Not in attendance

Convention & Visitors Bureau (Brett Oetting)

Not in attendance

3. Parks Update

Parks Updates (Darren Gurley)

Beaches are getting ready for spring break, emergency lane going in Friday, mobile units getting ready, posts and markers all reinstalled following Hannah, put in 97 or so, putting out more trash cans, permit sellers headed to the beach.

4. Engineering & Bond Updates

North Padre Island Beach Facility: Approved by Council, construction estimated to begin in late March or early April 2022.

Park Road 22 Bridge: Traffic routed on north bound lanes with work proceeding on the south bound bridge structure and roadway.

Packery Channel Restoration: Received approval from GLO. HDR received all pre-construction submittals from constructor.

Packery Channel Monitoring: No update.

Packery Channel Dredging: Waiting on USACE to finalize beach maintenance permit. Estimated construction start September 2022.

Packery Channel Waterline Crossing: Council construction award is 2/22/22. Low bidder is Bridges Specialties, Inc.

Bond 2018: Council design award postponed.

Bond 2020:

Beach Access Road No. 3 (SH361 to Beach): 30% design phase

Encantada to Nueces County Park: 30% design phase

Jackfish (Aquarius to Park Rd. 22): The design contract for the street rehabilitation project was executed in August 2021. The design plans are currently 30% complete with an estimated construction start date in the Fall 2022 but may be delayed due to the work on the JFK Intercoastal Bridge.

Park Rd. 11 - South Access Road (Commodore to Jackfish): 30% design phase

Park Rd. 22 (Compass to Park Rd. 22): 30% design phase

5. TIRZ #2 & Subcommittee Updates

TIRZ #2 & Subcommittee Update (Jay Gardner, Chair)

Last meeting voted to ask TIRZ #2 for a mobility plan, had a study done four or so years ago, so the data is there, showed us what we needed, Jay went to the TIRZ #2 board to pay for a mobility plan, waiting to hear about their decision, wants the TIRZ #2 extended, need engineering drawings and easement acquisition, hopefully the board took this to mind.

Heather Hulbert did a great presentation about the TIRZ and there seems to be more communication between city/county/Del Mar. Lots of discussion, which is to be expected, hopefully means they're getting serious. Expect more frequent TIRZ #2 meetings.

Need to schedule a TIRZ #2 subcommittee meeting to go through six pack.

6. Short-Term Rentals Update

Short-Term Rentals (Andrea Gardner, Assistant City Manager)

First meeting of the Stakeholder Working Group, 2/18/22, introductory meeting then discussed where it would be appropriate and under what conditions STRs would be allowed in single-family zones. Doesn't mean it would be allowed everywhere, just wanted to look at it as a whole.

City Council Meeting (2/22/22): Public Comment, lots of misunderstandings, added some people since to the work group, neighborhood focused representatives as well as Marvin Jones. Staff to give update to CC on 3/8/22.

Staff working with MuniRevs, informed this morning that all of the legally permissible STRs will receive a note through the system about registering, estimates of about 1,500 legally operating STRs on the island right now, working on setting up an SOP and workflow for the upcoming deadline of March 15, will offer amnesty period (fair chance to register) for legally operating STRs only.

Staff to do some testing of the system, legally operating STRs may be needed to test everything out to make sure the site is working properly. Application should be up on March 14th. Citations will be issued for failure to register with the city.

Member Dan Brown: is anyone representing the condo-hotels on the committee? Those sorts of buildings are already zoned properly, and they all have the choice as to whether or not to allow them.

ACM Andrea Gardner: I do not believe so. Let me put it this way, we will not be gaining access into the property to confirm, it is beneficial to you as an owner/operator to do this and shows to your renters that you are in compliance. We will not be citing for failure to display them on the property. We will be citing for failure to display your permit in your advertisements. The committee is already so large that it may not be productive to keep adding people, we have a strict deadline of July to meet.

Chair Jay Gardner: question about potential subcommittees.

AG: will visit with the City Manager, at some point we have to draw a line and move forward, it isn't going to work to continually edit the committee. Also, the committee is not the only way to get your voice heard.

JG: reminder to committee that the city is working hard and getting things done, the step one of registration is already working.

AG: Timeline summary: application to tentatively go live around 6pm on the 14th, grace period of a couple of weeks, but it has not been set yet. Phase 2 will go to Council in July, that is where we will determine where it is legally acceptable to allow STRs. An STR property owner operating today legally will have to register starting the 15th of March, looking at 2-week window to allow everyone to register and give DSD a chance to catch up with the expected 1,500-1,700 applications.

JG: would like a timeline at the next ISAC meeting of the STR process

AG: will be recording the Stakeholder Advisory Committee meetings so anyone can attend/view but not participate.

Member Polly Balzer: There is a lot of confusion, you said that today we discussed where and how we were going to allow them.

AG: No, we did not talk about where we were going to allow them, we discussed at a higher level, no maps or delineations were shown, just a high level of discussion about single-family zones, just the potential for them.

PB: City Manager described people in the meeting who opposed STRs as “negative energy”, went into the ordinance and how far apart they were supposed to be, wanted clarification, but no one was more willing to have a more concrete conversation, it was said multiple times that RS-4 and RS-5 would be allowed, general conversation about what those ordinances would look like, 3 neighborhood attendees and 9 STR owner/operators, wasn’t really any confusion, but couldn’t get any real information. Rumors about letting people choose zoning options, what is your understanding about where they are putting them? Do you know if there is an idea of which neighborhoods they are going to be allowing them?

AG: CM meant that we are going to look at single-family zones city wide, not that we are going to allow them city wide. We are going to look at where in the city it would be a good opportunity to allow STRs to operate in single family zones and we will discuss it in the committee.

PB: I keep hearing that it is the conversation we are going to have but we haven’t been able to. Andrea has clarified things for me, happy that y’all are recording the next meeting.

AG: Yes, you will see the detail you were looking for moving forward. That first meeting was just a kickoff.

Member Charles Duffley: my observations were a little different, happy to see that the committee was moving forward on the two silos together, very complicated and legalistic, I really appreciated the city taking the time to make sure that the next round is something we can really enforce and do right. Lots of benchmark cities to reference and avoid ending up in court. Trying to bring all these factions together is difficult, but we saw the city trying to figure out the right thing to do for the city.

7. Island ADP Committee Update

Island ADP Committee (Jay Gardner, Chair)

Currently working on staff on JFK and Bond 2022, can discuss next meeting.
Need to have ADP Committee meeting.

8. UTV/Razors Discussion

Member Michael Pittman: lots of good people on UTVs but now we have some issues, instances over the past few weeks with potential accidents and reckless driving, found out that you have to have an off-road license, try to put something together about enforcement, would like to tag team with Matt about putting something in front of the board.

Chair Jay Gardner: Do we need a subcommittee? Michael has tons of videos of people speeding up and down the beach.

MP: just need a better way to have them on the island, loopholes being exploited.

JG: Anyone willing to serve on subcommittee: Dan Watkins, Matt Werkhoven, Michael Pittman, Robert Pruski, and Randy Wilbanks. Maybe Brud Jones? Michael Pittman to reach out to Brud and spearhead subcommittee.

F. Future Agenda Items

Keep current agenda, ongoing/unfinished business list.

G. Adjournment

ADJOURNMENT - Meeting Adjourned at 7:00 pm

Motion made by Committee Member Cheri Sperling to adjourn.

Second by Committee Member Robert Pruski.

Motion carried by unanimous vote.

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.