



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Island Strategic Action Committee

Tuesday, February 4, 2025

5:30 PM

Seashore Middle Academy
14253 S. padre Island Dr. C.C. TX. 78418

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A. Call To Order

The meeting was called to order at 5:33pm

B. Roll Call

Present: 10 - Robert Corbett, Roy Coons, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Craig Thompson, William Hibbs, Alan Guggenheim, Kamran Zarghouni, and R. Bryan Gulley

Absent: 2 - Meagan Furey, and Robert Pruski

C. Public Comment

No public comment.

D. Approval of Minutes and Action on Absences

This was passed.

Present: 10 - Robert Corbett, Roy Coons, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Craig Thompson, William Hibbs, Alan Guggenheim, Kamran Zarghouni, and R. Bryan Gulley

Excused: 2 - Meagan Furey, and Robert Pruski

1. [25-0151](#) ISAC Meeting Minutes for January 7, 2025

Attachments: [ISAC Meeting Minutes 1.7.25 UNAPPROVED](#)

G. Unfinished Business

2. 22-0397 Ex-Officio Member Updates

Attachments: VCC CEO Update Letter

Parks & Recreation Advisory Committee

Jay Gardner - Forming a grants subcommittee to assist staff with identifying and securing funding for parks projects, Commodores Park layouts have been updated with all components included, focusing on natural features and drainage. PRAC looking at Adopt-a-Park designation to include medians, etc. Parks update on their use of effluent water to keep the parks looking nice, utilizing not only their own water trucks but one that CCFD uses as well to be more efficient.

Linda Lindsey - PRAC goals include promoting Adopt-a-Park program, making parks more accessible to those with disabilities, and improving and increasing awareness of hike and bike trails. Asking that ISAC use their connections to adopt parks on the island, only a 1.5 hour commitment per month plus email check-in with something that needs improvement and something positive about the park. PRAC would like to work with ISAC on the Billish Park Skatepark Resolution, PRAC really appreciates the work ISAC did on the lifeguard pay increase and would like to continue the partnership. PRAC to discuss their budget priorities at their February meeting, ISAC always welcome to attend or send suggestions/ideas.

Visit Corpus Christi

Meredith Darden (updates submitted via email)

Visit Corpus Christi is excited to once again participate and support Barefoot Mardi Gras on March 1, 2025 through event promotion, marketing support, parade participation, visitor intercept surveys throughout the event, and new this year, an experience package specifically to support visitor engagement with the destination. We're working closely with the Padre Island Business Association and look forward to promoting one of my favorite signature events in Corpus Christi.

We're gearing up to operate our Gulf Coasters visitor engagement program once again this Spring Break operating on Padre & Mustang Islands in addition to North Beach, McGee Beach, CCIA and our downtown location in Water Street Market – positions are open and eligible candidates can apply here:

<https://www.visitcorpuschristi.com/gulf-coasters/> Must be 18 years of age to operate the gulf carts.

Finally, an update from our Board Chair on the CEO search (letter included, read to ISAC committee).

Nueces County

Dr. Bryan Gulley - No significant updates for now, work on pier is coming along nicely and moving pretty quickly, target completion estimated by the end of 2025.

3. **24-0896** Beach Updates

Darren Gurley

Getting ready for Spring Break and working on moving sand, 67 18-wheelers already moved from north Packery to the seawall, renourishing the area from the island beach

house to beach marker 218, just building up the beach right now and then will move out towards the water. Should take about a week, but will keep going until the sand is gone. The sand comes from North Packery channel, a pile off Zahn Rd. that accumulates. Permit they've been waiting on allows them to do this. Already hiring permit sellers and turtle patrols.

4. 24-0897 Parks Updates

Sergio Gonzalez, Assistant Director, Parks & Recreation

Commodores Park - meeting recently for 30% design, moved restrooms to phase 1 to align with the courts going in, added/extended the trails out so they make a larger loop around the parking lot. Hired the new Beach Rescue Superintendent, Ana (former program manager). Also hiring for lifeguards right now, will be recruiting through April. Barefoot Mardi Gras - met with Stan & Dan recently, things going well, meeting weekly as the event draws closer, reviewing safety plans thoroughly since the route is now moving up to 3A, traffic engineer waiting on the sand to be moved out to final approve the plans. Everything is moving forward.

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

See handout for more information.

Clarification by City Staff:

#1 on handout states that the report provided indicates that the TIRZ #2 fund will be out of money by 2028, which is not accurate. City staff is working on an updated report with an outlook past 2028, the TIRZ does not expire until 2042 and the report given to ISAC was a simplified snapshot and did not include any growth in revenues. The TIRZ financials were included as part of the ISAC purview to identify funding sources for ADP Project implementation only.

#6 on the handout states "it is our understanding that the TIRZ funds should not be used to incentivize a particular business or developer over another i.e. giving someone a leg up or creating an unfair advantage." The allowed uses of the TIRZ were discussed with the committee with the explanation that "quality entertainment and retail infrastructure" is an allowed use and that the survey was a directive from the TIRZ #2 Board to gauge the interest in such uses. Staff also clarified that the TIRZ reimburses for projects and the reimbursements are tied to milestones that a developer or business owner completes per their agreement with the city.

6. [25-0030](#) Drainage Resolution Update

Michael Dice, Director, Development Services

Proposed resolution language following 1/27/25 meeting with Homebuilder's Association:

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:

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.

Bob Corbett - building community did not want to be constrained by any percentages of slope, concern that it leaves the community open to the same problems they are already having, thus the new proposed language.

Discussion of including language for both "rear and side yards".

Motion made by Craig Thompson to move forward with new drainage resolution as amended.

Second by Alan Guggenheim.

Passed unanimously.

H. New Business for Discussion and Possible Action

7. 25-0152 TIRZ #2 Overview & Project Updates

Attachments: ISAC Presentation 2.4.25

Please see presentation for more information.

8. [25-0153](#) FY25 Budget Priorities Discussion

Please see presentation for more information.

ISAC members to submit via email their preferred projects for consideration at March meeting.

I. Future Agenda Items

FY26 Budget Recommendations (Draft Resolution)
Island Mobility Plan Update

J. Adjournment