



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Island Strategic Action Committee

Tuesday, June 6, 2023

5:30 PM Seashore Middle Academy, 15437 S. Padre Island Dr.

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A. Call To Order

Chair Jay Gardner called the meeting to order at 5:33pm.

B. Roll Call

Present: 11 - Chair Jay N. Gardner, William Uhlarik, Craig Thompson, Meagan Furey, Eric Evans, Roy Coons, Melanie Salinas, Charles F. Duffley, Dotson Lewis, Marvin Jones, and Terry A. Palmer

Absent: 3 - Robert Pruski, Michael Pittman, and Robert Corbett

C. Public Comment

Dave Eckenrode (13541 Camino De Plata): pickleball advocate, looking for an update on the facilities and whether or not they are being considered by

Lloyd Niederriter (15313 Gypsy): jetties covered in sand, would like it spread around the beach, difficult to access, concerned that visitors can't access it.

Nick Colosi (15561 Camino de Plata): Riley P. Dog Park, working with water department to give us access to the effluent wastewater, would like a line to the dog park including potable water for the dogs to drink. Working on new lease, would like everyone to approve it so when it goes to council it will be approved.

D. Approval of Minutes and Action on Absences

This was passed.

1. 23-0792 ISAC Minutes for April 4, 2023 Meeting

Attachments: ISAC Meeting Minutes 4.4.23

G. Unfinished Business

2. [22-0397](#) Ex-Officio Member Updates

Watershore & Beach Advisory Committee

Trying to figure out a way to fill lifeguard positions, high turnover, looking at options to reduce turnover, make it more competitive.

Looking at threshold to implement to protect lifeguards in life-threatening conditions.

Parks & Recreation Committee

Passed a resolution to prioritize biking, Gypsy to Whitecap need sidewalks, part of the connectivity project.

3. [22-0398](#) Beaches & Parks Update

Great Memorial Day weekend, busy, moved 16 tons of trash off the beach, citizens did really well cleaning up, lifeguards did great, sold a lot of permits, trying to clean up now and get some things done before the 4th of July. Not fully staffed on lifeguards, still recruiting for them, need about 20 still. Waiting on permit still to move the sand.

Bollards at 218 will be moved up to 216.2 with GLO approval.

Permits required to sell items on the beach.

4. [22-0399](#) Engineering & Bond Updates

Park Road 22 Bridge: Ongoing site work continues, completion is projected to be extended to late August 2023 due to the supply chain delay and severe weather conditions.

Packery Channel Restoration: Construction ongoing, completion by June 2023.

Packery Channel Dredging: Construction contract award is scheduled for City Council approval on 6/13/23.

Packery Channel Waterline Crossing: Construction of waterline is complete.

Bond 2018: Ongoing coordination with TxDOT to define the scope of work for TxDOT and the City.

Bond 2020:

Beach Access Rd. No. 3 (SH 361 to Beach): 30% design reviewed and sent to TxDOT.

Encantada (Encantada to Nueces County Park): Design is in 60% review process, coordination with TxDOT.

Jackfish (Aquarius to Park Rd. 22): City Council award May 9, 2023, with construction to begin June 2023.

Park Rd. 22 (South Access Rd., Commodore to Jackfish): City Council award May 9, 2023, with construction to begin June 2023.

5. [22-0400](#) TIRZ #2 & Subcommittee Updates

Roger Montelongo: Island Mobility Plan, notice to proceed has been approved, working with consultants to work on engagement plan, will bring back to ISAC once things get going.

Chair Jay Gardner: Subcommittee meeting and looking at paper streets, what order do we do those in? Need a consensus to walk down to the TIRZ #2 formal meeting next Tuesday, 6/13/23.

Heather Hurlbert: No set number for projects, the different buckets have larger numbers but since it's over a 20-year life, the paper streets on the island are a part of one of those larger buckets.

Craig Thompson: has staff provided costs for these paper street projects? Should we provide more projects for the buckets?

Daniel McGinn: we did run some numbers, maps that we created in adopted Island Plan, high level estimates done with our engineering department.

CT: from a planning perspective, were any of these paper streets needed for the area?

DM: when we went through the ADP process, concern about folks abusing golf cart roadways, could be overcome with design (Sanddollar specifically), could be another emergency route, more connectivity when we can get it is good, certainly would like to have them versus not have them.

Motion by member Craig Thompson to recommend that the TIRZ #2 board prioritize completing the paper streets as identified in the Padre/Mustang Island Area Development Plan including Sand Dollar, Crow's Nest, and Palmira.

Second by Charles Duffley.

Passed unanimously.

Motion by Meaghan Furey to ask the TIRZ #2 board to research the option of using the Whitecap Wastewater Treatment re-use line to water Island parks in an effort to minimize water usage and promote traffic to the parks.

Second by Craig Thompson.

Passed unanimously.

6. [22-0402](#) Island ADP Committee Update

No updates.

7. [23-0117](#) Erosion Plan Update

City Secretary confirmed receipt of the signed document, will need council support to be added to a future CC agenda.

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

8. **23-0793** Island BFE/FEMA Flooding

Island Overlay/UDC Updates

The purpose of the UDC Updates:

1. Align with the goals of Corpus Christi Plan CC adopted plans and policies.
2. Modernize the zoning controls.
3. Address reoccurring issues with current zoning standards.
4. Increase user-friendliness.

Nina Nixon-Mendez: Major changes of the UDC in the architectural design section of the code including styles and color palette. Styles had to be consistent with a list of styles but was difficult to administer, was too vague. So new design standards have been proposed for multi-family and commercial. Ex: no blank walls, fenestration designs and transparency percentages, trying to give a visual unity to the corridors.

NNM: Golf cart spaces were brought up, can we have them as part of the required parking, allowing for up to 10% of parking can be for golf carts (just on the island), having one more review by the DS Technical Advisory Group this summer so a public hearing probably in early fall.

Marvin Jones: would like to create a committee to help DS with the different foundation levels on the island.

Jay Gardner: yes, subcommittee will consist of Marvin Jones, Roy Coons, Bob Corbett, and Michael Pittman.

I. Future Agenda Items

J. Adjournment

Meeting adjourned at 6:30pm.

Motion made by committee member Craig Thompson to adjourn.

Second made by committee member Charles Duffley.

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.