



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Island Strategic Action Committee

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Tuesday, May 10, 2022

5:00 PM

Padre Island Baptist Church

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#### A. Call To Order

Chair Jay Gardner called the meeting to order at 5:33 pm and City Staff Bonnie McLaughlin called roll.

#### B. Roll Call

#### C. Public Comment

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

#### G. Unfinished Business

##### 1. Election of Officers/By-Laws Discussion

Tabled for next meeting due to time constraints.

##### 2. Ex-Officio Member Updates

Watershore & Beach Advisory Committee (Terry Palmer)

Not too much pertaining to the island, talked a bit about whether there were any quiet time ordinances at the beach, issue at North Packery with speaker systems, talked about options for that and if there were any city ordinances, will discuss further at next meeting, haven't heard from city about Packery Channel Monitoring, lifeguard recruitment is going better than last year, still looking for guards, bases for the lifeguard stands still in progress on North Packery, still don't have the permit from the army corps to move sand.

Parks & Recreation (Twila Stevens)

Not a lot pertaining to the island at PRAC, master plan and general process summary from consultants, didn't make it to council, most desired amenity to the MP update is

trails and connectivity to the rest of the city, common in Texas and many cities, not just Corpus Christi, may influence the island with the talk of mobility plans. Riley P. Dog Park discussion, question about working with private group to save the city time/money, is there a joint venture agreement where the city could help out? Examples like the city doing mowing for the storm drainage, could they mow the property? What would be the vehicle for a joint venture? The consultant couldn't recommend anything but there is a license agreement where they match in kind donations, need to explore.

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 (Kevin Johnson)

Working on lifeguard platforms on Packery, three county stands too, great beach events recently, still hiring lifeguards, on target for the year but would like more, increased the pay last year.

Chair Jay Gardner: question about allocations for Bond 2022, \$20 million dollars for parks? What island projects can we expect?

Kevin Johnson: No final draft list as of right now, it will change. It has to be balanced so it is very difficult to share any projects until it has been finalized, the city does not want to make promises that change.

JG: started back in 2016 on Bond 2018, projects were mainly regarding the JFK, exits under, lighting under, striping, etc. Three were approved and the second two without funding were a parking lot and the eroding shoreline. Bond 2020 was the frontage road between Whataburger and CVS, lane adjustments, and beach access road #2.

### 4. Engineering & Bond Updates

See presentation for details

Craig Casper (MPO): sidewalk from Encantada to Pk. Rd. 22, \$16 million in plan to do a study along PR 22 along Aquarius to Whitecap and/or Sea Pines, waiting for a sponsor and a scope, TxDOT road does not include a study for capacity improvements, intersection improvements and non-motorized improvements, but also funding for a study for PR 22 and 361 intersection because it is an issue, great example for a new intersection design but need a traffic engineer to review in detail, waiting on programming and sponsor, will be starting another long range plan (detailed) and will need participation. There was a feasibility study based on a toll bridge that occurred years ago but not an option any more so will need another study.

Dan McGinn: mobility study will inform the plan that TxDOT builds. Will look at pedestrian,

bikes, golf carts, etc. in cooperation with the developers on both sides.

Eric Evans: question about a traffic study?

JG: yes, can be a building block for these projects/plans.

EE: would like to add a dog park to the Bond 2022 list.

KJ: it is a possibility.

Discussion of the improvements needed for Riley P. Dog Park including providing potable water at no charge and updates to the lease agreements. It is not an official dog park so it cannot be a part of the Adopt-a-Park program. The land is owned by the city (wastewater treatment plant owns it), land would need to be re-platted and declared as park land but would need something extra check recording. Need to have conversations to discuss options.

#### 5. TIRZ #2 & Subcommittee Updates

JG: No meeting yet, mainly waiting on the reauthorization of the TIRZ #2.

Heather Hulbert: in a holding pattern right now, haven't met yet, will meet again in June. There are four active TIRZ, #2 is on the island and was created for the Packery Channel.

#### 6. Short-Term Rentals Update

Still working with advisory group, wrapped up meeting #5 previous Friday (5/6/22), check out the website ([www.cctexas.com/str](http://www.cctexas.com/str)) for detailed information including the email for public comment.

Evaluated the entire city with the group, looked at areas that STRs should not be allowed, including the island, reviewed best practices across the country, what would work here in Corpus Christi, drafting an ordinance with the consultant and the schedule moving forward, working with the management team on public engagement and what it will look like moving forward.

Member Robert Corbett: will there be any rezoning?

Andrea Gardner: the city cannot initiate a rezoning of property, but private owners can request it. Changes will depend on the future land use plan which is a two-step process and can be very expensive to rezone. Have to go to PC and CC.

Michael Dice: 101 citations have been sent out, 772 registration applications submitted, 746 properly zoned, 16 were not.

#### 7. Island ADP Committee Update

Full committee would like the new members to catch up and then will revisit.

#### 8. Off-Road Vehicle Presentation by CCPD

See presentation for details

CCPD working on education currently with a tentative rollout of enforcement in early June (June 1st). But they will be on a case-by-case basis to allow new purchases. Hopefully will have signs up around Memorial Day weekend (Park Rd. 22 and Whitecap) around busier

intersections and roads (working with streets currently). License plate enforcement will be secondary, safety first, and they will assess an enforcement process then.

**I. Future Agenda Items**

Keep current agenda items, add Officer Elections & By-Laws Discussion to June agenda

**J. Adjournment**

Meeting adjourned at 6:51pm.

Motion made by Committee Member Dotson Lewis to adjourn.

Second by Committee Member Michael Pittman.

Motion carried by unanimous vote.

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