NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE

NOTE: *One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

NOTICE IS HEREBY GIVEN THAT THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

MONDAY, MAY 15, 2017
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
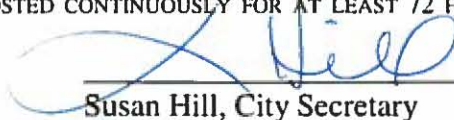4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.

2. Pledge of Allegiance.

3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]*

4. Approval of the May 8th, 2017 meeting minutes.

5. Discussion and possible action on the South Padre Island Parking Analysis DMAIC

6. Adjournment.

DATED THIS THE 11TH DAY OF MAY 2017

Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON MAY 11, 2017 AT/OR BEFORE 2:15 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID MEETING.

Susan Hill, City Secretary

CITY OF SOUTH PADRE ISLAND
SHORELINE TASKFORCE
MEETING
AGENDA REQUEST FORM

MEETING DATE: 5/15/2017

NAME & TITLE: Brandon N. Hill, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Approval of the May 8, 2017 meeting minutes.

ITEM BACKGROUND

Shoreline Taskforce held a regular meeting regarding; the discussion and possible action on recommending on the mitigation efforts for 4012 Gulf Blvd to the TGLO, and discussion and action on recommending the City Council grant a Beach and Dune application for "Courtyard by Marriott" at 6700 Padre Blvd. South Padre Island.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____   NO: ___X_____
Approved by Legal: YES: _____   NO: ___X_____

Comments:

RECOMMENDATIONS/COMMENTS

MINUTES
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE

MONDAY, May 8, 2017

I.   Call to Order.

The Shoreline Task Force of the City of South Padre Island, Texas held a special meeting on Tuesday, April 18, 2017, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Troy Giles was absent from the meeting, Mr. Neil Rasmussen called the meeting to order at 3:00 p.m. A quorum was present: Task Force Member Virginia Guillot, Stormy Wall, Thor Lassen; with Kerry Schwartz and Norma Trevino arriving late.

City staff members present were: City Manger Susan Guthrie, Assistant City Manager Darla Jones, Shoreline Management Director Brandon Hill, and Shoreline Program Coordinator Jose Manuel Aguilar,

II.   Pledge of Allegiance.

Mr. Rasmussen led the Pledge of Allegiance.

III. Public Comments and Announcements.

Mr. Lassen stated that he would like a better understanding of previous mitigation projects in order to measure the successes of past projects.

IV.   Approval of the April 24, 2017 meeting minutes.

Task Force Member Virginia Guillot made a motion to approve the April 24, 2017 meeting minutes, seconded by Stormy Wall. Motion passed unanimously with Kerry Schwartz and Norma Trevino abstaining due to tardiness.

V.   Discussion and possible action on recommending on the mitigation efforts for 4012 Gulf Blvd (Hill)

Task Force Member Kerry Schwartz made a motion, seconded by Stormy Wall to approve the recommendation to submit the application to the TGLO for comment.

Motion passed unanimously, with all members voting.

VI. Discussion and action on recommending the City Council grant a Beach and Dune application for "Courtyard by Marriott" at 6700 Padre Blvd. South Padre Island (Hill).

Task Force Member Stormy Wall made a motion, seconded by Norma Trevino to approve the recommendation to the City Council grant the Beach and Dunes Permit for the O Courtyard by Marriott at 6700 Padre Blvd.

Motion passed unanimously, with all members voting.

VIII. Adjournment.

There being no further business, Task Force Member Neil Rasmussen adjourned the meeting at 3:24 p.m.

_____   _____
Jose Aguilar, Program Coordinator   Troy Giles, Chairman

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASKFORCE
MEETING
AGENDA REQUEST FORM**

MEETING DATE: 5/15/2017

NAME & TITLE: Brandon N. Hill, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and possible action on the South Padre Island Parking Analysis DMAIC

ITEM BACKGROUND

The Beach User Fee Plan was submitted to the Texas General Land Office July 2, 2015. The city seeks to come into compliance with the Texas Open Beaches Act parking requirements and in order to do so has performed extensive analysis on the available parking on the island and created the South Padre Island Digital Parking Tool. This analysis has yielded several improvement strategies that can be taken in order to ensure parking availability compliance.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____   NO: _____
Approved by Legal: YES: _____   NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

City Staff recommends that City Council chose the Improvement Strategies that they see fit in order to bring about parking availability compliance with the Texas Open Beaches Act.
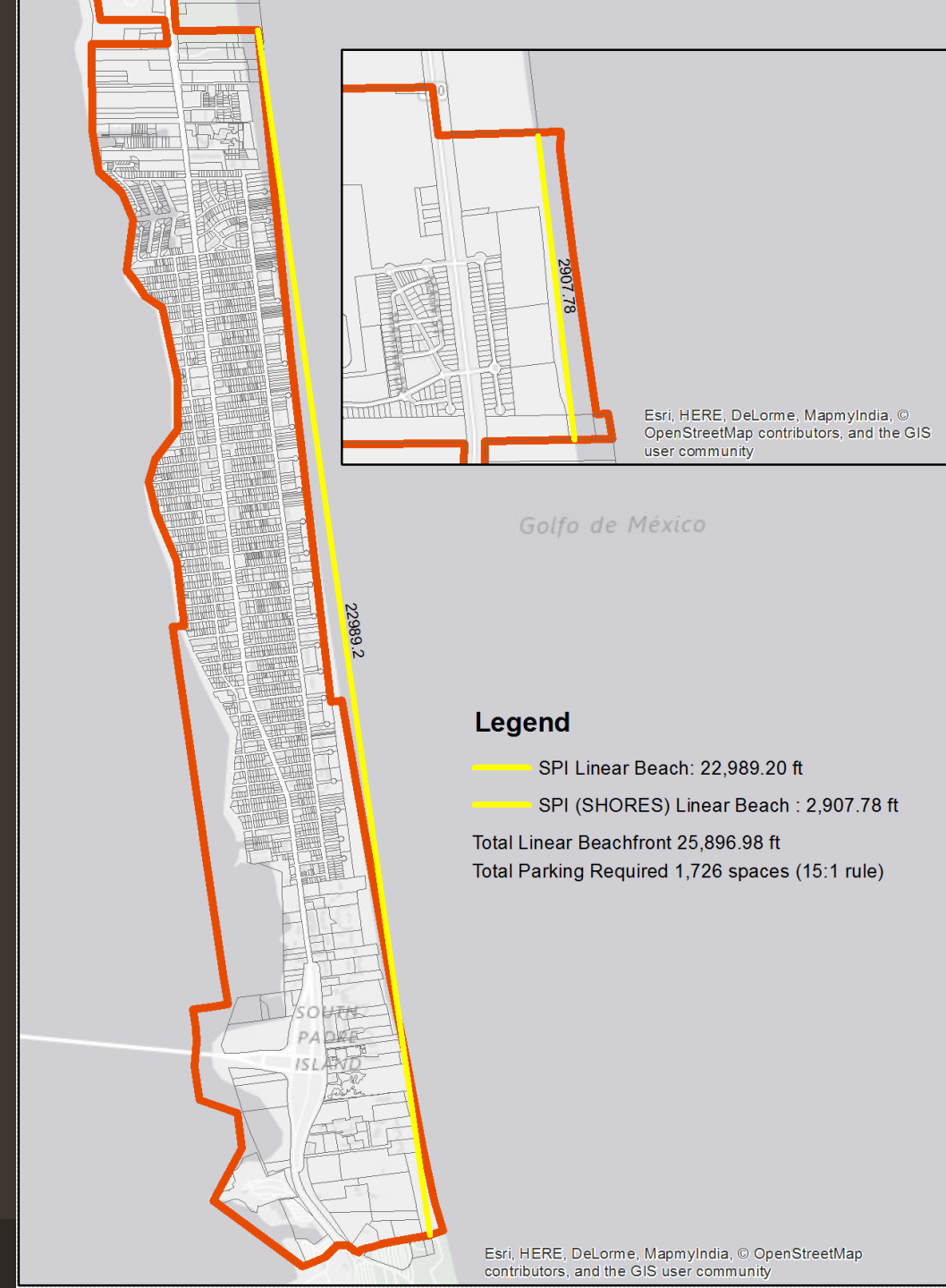
Parking Analysis

May 4, 2017

Define

- South Padre Island Beach User Fee Plan was submitted to the Texas General Land Office July 2, 2015 with the goal of allowing the city to collect funds from beach-goers

  - This Plan Identified SPI's parking requirement to be 1,620 parking spaces

- Failure to meet that requirement creates many problems, such as:

  - Illegal parking

  - Loss of revenue (if you can't find parking, you go home)

  - Lack of compliance with GLO Rules (Texas Open Beaches Act) for beach access parking (1 space for every 15 linear foot of beach closed to vehicular traffic) 31 TAC, Part 1,Rule 15.7 (h) (1) (A)
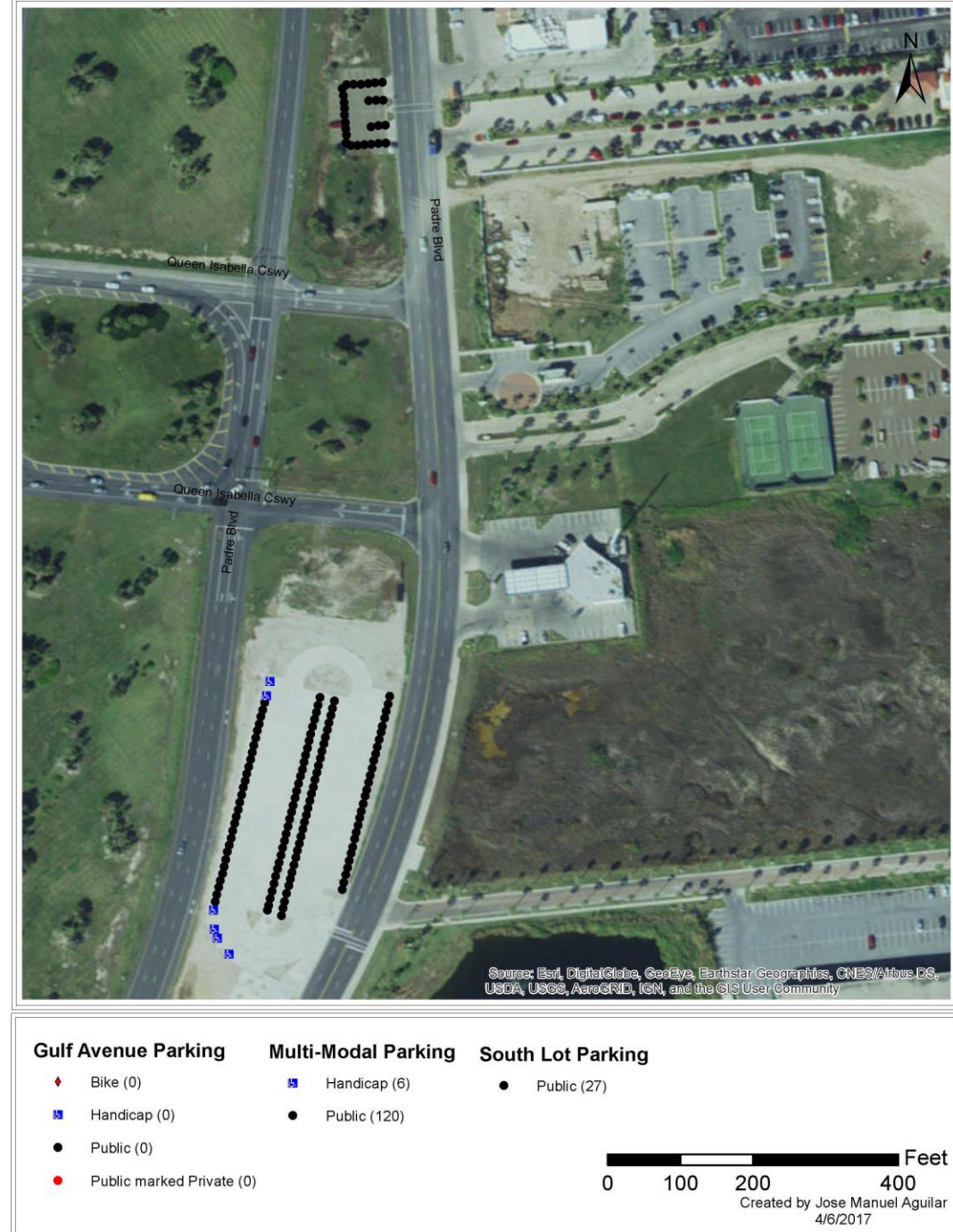
Public Parking Requirements on SPI

- Total Linear Beachfront   25,896.98 ft.
- Total Parking Required   1,726 spaces

- (h) Preservation and enhancement of public beach use and access. A local government shall regulate pedestrian or vehicular beach access, traffic, and parking on the beach only in a manner that preserves or enhances existing public right to use and have access to and from the beach. A local government shall not impair or close an existing access point or close a public beach to pedestrian or vehicular traffic without prior approval from the General Land Office.
- (1) For the purposes of this subchapter, beach access and use is presumed to be preserved if the following criteria are met.
- (A) Parking on or adjacent to the beach is adequate to accommodate one car for each 15 linear feet of beach.

- Texas Administrative Code, Title 31. Natural Resources and Conservation, Part 1. General Land Office, Chapter 15 Coastal Area Planning, Subchapter A. Management of the Beach/Dune System, Section 15.7 Local Government Management of the Public Beach

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Golfo de México

Legend

— SPI Linear Beach: 22,989.20 ft
— SPI (SHORES) Linear Beach : 2,907.78 ft

Total Linear Beachfront 25,896.98 ft
Total Parking Required 1,726 spaces (15:1 rule)

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
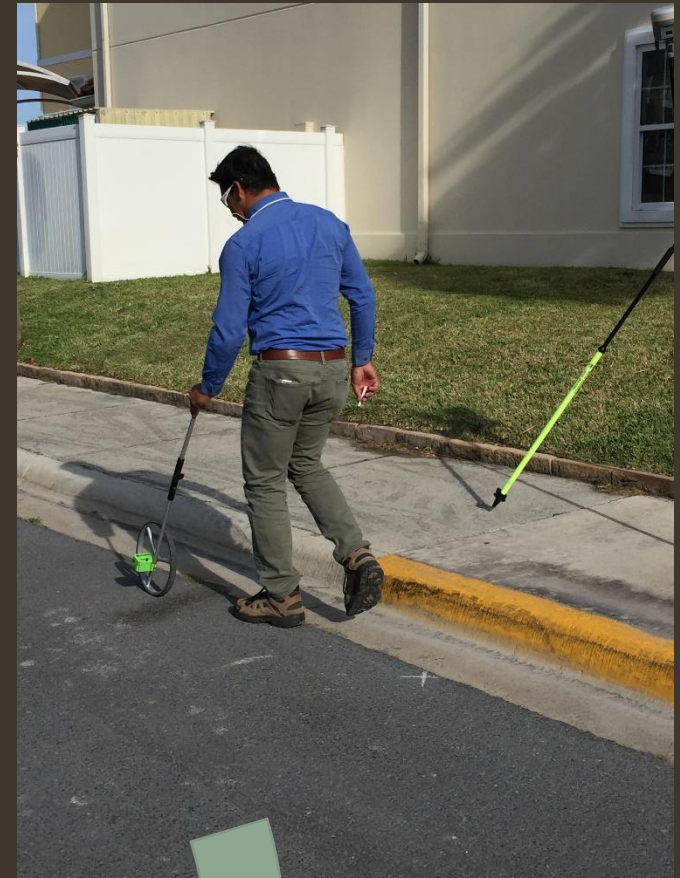
Measure

- South Padre Island Digital Parking Tool
  - Clear parking symbology
  - Easy to update
  - Living document

- According to the existing Beach User Fee (BUF) Plan, submitted to and approved by the GLO, we have 24,312 linear feet of beach, thus requiring 1,620 parking spaces

- Recent linear beachfront measurement indicates linear beachfront 25,896.98 ft. thus requiring 1,726 spaces

Gulf Avenue Parking
- ◆ Bike (0)
- ▣ Handicap (0)
- ● Public (0)
- ● Public marked Private (0)

Multi-Modal Parking
- ▣ Handicap (6)
- ● Public (120)

South Lot Parking
- ● Public (27)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Feet
0   100   200   400

Created by Jose Manuel Aguilar
4/6/2017

Measurement Methodology

- Parking spaces were identified using aerial photographs and "boots on the ground" methods
    - Counts were first collected by comparing aerial photos and onsite confirmation
    - Counts were verified via measuring wheel (20'x9' as per Manual of Uniform Traffic Control Devices (MUTCD), from Federal Highway Administration)
    - As built construction plans were referenced to ensure counts were accurate
    - Finally each parking spot was collected as a GPS data point and inputted into the South Padre Island Digital Parking Tool
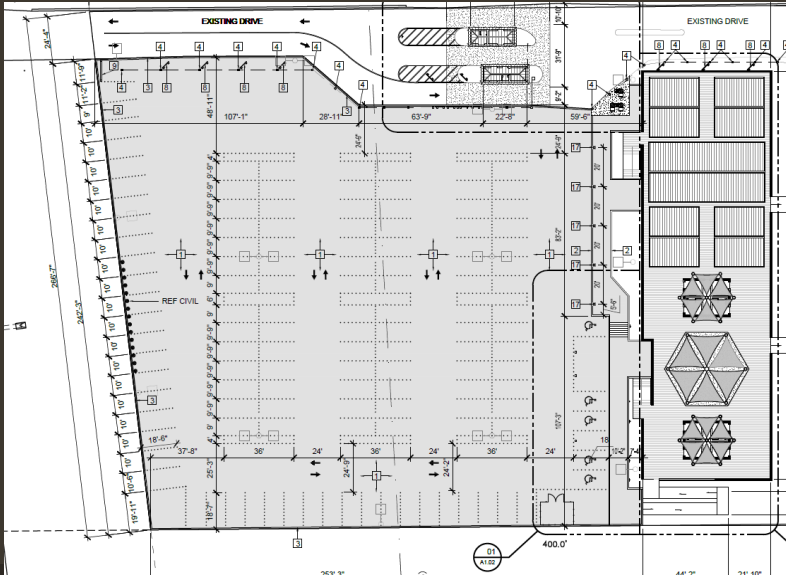
Measure Cont.

Measure Cont.

Measure Cont.

E.K. Atwood Park

AREA	Current BUF			South Padre Island Digital Parking Tool					
	ADA	Public	Total	ADA	Public	Total	Difference	PMP Opportunities	New Construction
Beach Access Culdesacs	0	165	165	0	162	162	-3	3	
Gulf Blvd R.O.W.	0	343	343	0	222	222	-121	88	
Gulf Blvd R.O.W.	0	0	0	7	0	7	7		
Beach Access Culdesacs	20	45	65	17	49	66	1		28
Improved East Side Streets	0	112	112	0	209	209	97		
March 1st thru Sept 15th "restricted" area East Side Streets	0	223	223	0	0	0	-223		
Convention Center	8	461	469	9	477	486	17		
Post Office	3	80	83	3	86	89	6		
Multi-Modal	0	0	0	6	120	126	126		
South Lot	0	0	0	0	27	27	27		
City Hall	5	100	105	7	111	118	13		
Contributed by County Parks for Shores Development	0	100	100	0	100	100	0		
		Total	1665			1612	-53	91	28
						Total W/ Opp.	1731		

Side labels: Paid Parking / Free Parking East of Padre Blvd. / Off-Beach Parking Areas / County

Measure Cont.

SPI Metro;

A total of 175,303 passengers have ridden the island route in the last 12 months and 80% of the passengers exit on Gulf Boulevard
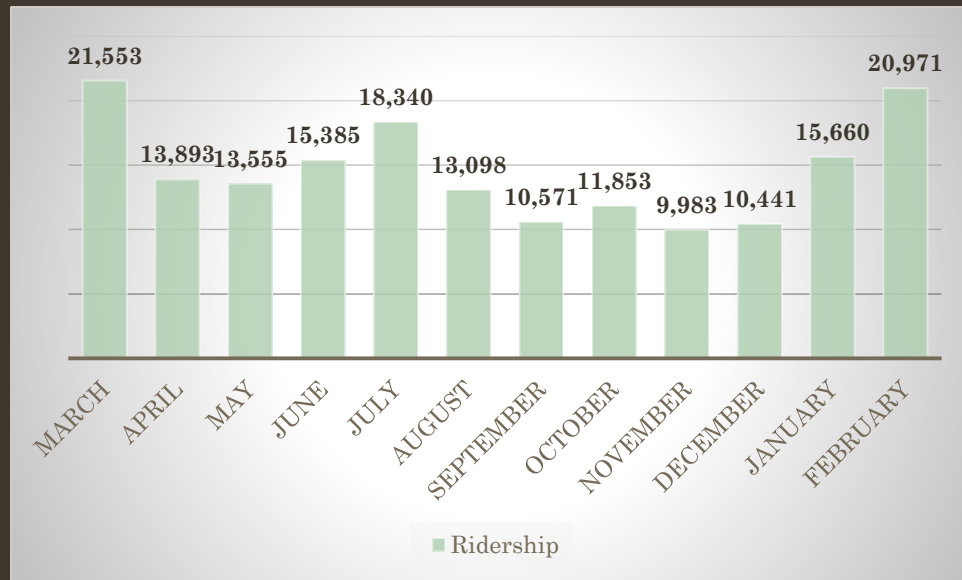
Analyze (how did we get here)

- Condominium complexes on Gulf Blvd have encroached on public parking spaces, adding identifying signage as "Private Parking for XXX Condo"

- Lost 11 spaces in Gulf ROW due to visibility (now used as bike rack locations)

- Shared Use Path on east side of Gulf Blvd. Created a safer, accessible environment but eliminated parking in east ROW

- Parking spaces within City ROW have been marked private erroneously

- Parking prohibition – unimproved side streets

Improve

1. Negotiate for percentage credit for seasonal side street parking

2. Improved side streets (curb and gutter) have on-street parking

3. Two back-to-back lots are for sale between Bahama and Campeche that could be purchased and improved as a potential parking lot

4. Reclaim City ROW spaces that have been erroneously marked private

5. Restripe/add City Parking to lots where opportunities exist

6. Develop Beach Access cul-de-sacs

1. Improve: Seasonal Side Street Parking

- In the existing BUF plan "restricted" parking is identified as offering 223 parking spaces on unimproved streets

- A strategy moving forward would be to negotiate with the GLO a fair percentage of credit for the beach access parking that is available between March 1st through September 15th on unimproved streets

Improve

1. Negotiate for percentage credit for seasonal side street parking

2. Improved side streets (curb and gutter) have on-street parking

3. Two back-to-back lots are for sale between Bahama and Campeche that could be purchased and improved as a potential parking lot

4. Reclaim City ROW spaces that have been erroneously marked private

5. Restripe/add City Parking to lots where opportunities exist

6. Develop Beach Access cul-de-sacs

2. Improve; Side Street Strategy

Unimproved Side Street

Improved Side Street

2. Improve; Side Street Strategy

- Widening, adding curb and gutter and a sidewalk opens up on-street parking opportunities; Five side streets (east of Padre Blvd) have been identified as good candidates for these improvements; Engineering estimates for these improvements are:

  - Sheepshead $139,735.76   will add 25 parking spaces
  - Sunny Isle $143,977.13   will add 24 parking spaces
  - Verna Jean $298,090.10   will add 46 parking spaces
  - Venus $292,871.30   will add 56 parking spaces
  - Polaris $305,441.35   will add 40 parking spaces

2. Improve; Side Street Strategy

- Pros: Improves drainage for the property owners on the street/reduces flooding, faster to implement, improves walkability/pedestrian friendly, improves safety, beautifies the area, spreads visitor impact throughout neighborhoods

- Cons: Higher cost per space than other option

- Cost per space: $6,000

- Total Cost: $1,146,000

- Funding Source
  - General Fund
  - Padre Blvd Tax Anticipation Notes

2. Improve; Side Street Strategy Timeline

- Engineering – 60 days

- Bidding – 30 days

- Contract Award (City Council action) – 15 days

- Execute Contract, Obtain Bonds – 30 days

- Construction – 45 days

Total Time: 180 days

Improve

1. Negotiate for percentage credit for seasonal side street parking

2. Improved side streets (curb and gutter) have on-street parking

3. Two back-to-back lots are for sale between Bahama and Campeche that could be purchased and improved as a potential parking lot

4. Reclaim City ROW spaces that have been erroneously marked private

5. Restripe/add City Parking to lots where opportunities exist

6. Develop Beach Access cul-de-sacs

3. Improve; Vacant Lot Strategy

- The two lots for sale are currently owned by a bank and the asking price is $85,000 each; An estimate for constructing a parking lot is $100,000, to provide 50 spaces;

- Pros: Could be available for a reduced price, adds 50 parking spaces

- Cons: 900' from beach, removed from tax roll, no private development of property

- Cost per space: $5,400

- Total cost: $270,000

- Funding source
  - General Fund – excess reserves

3. Improve; Vacant Lot Strategy Timeline

- Appraisal of lots (City Council action) – 30 days

- City makes offer (City Council action) – 30 days

- Negotiation with Bank (30 days)

- Closing (10 days)

- Engineering (45 days)

- Bidding (30 days)

- Contract Award (City Council action) -15 days

- Execute Contract, Obtain Bonds – 30 days

- Construction – 30 days

- Total Time: 250 days

Improve

1. Negotiate for percentage credit for seasonal side street parking

2. Improved side streets (curb and gutter) have on-street parking

3. Two back-to-back lots are for sale between Bahama and Campeche that could be purchased and improved as a potential parking lot

4. Reclaim City ROW spaces that have been erroneously marked private

5. Restripe/add City Parking to lots where opportunities exist

6. Develop Beach Access cul-de-sacs

4. Improve; Reclaim ROW Spaces Strategy

- 91 Parking spaces within Gulf Blvd. Right-Of-Way and beach access cul-de-sac right of way have been illegally encroached upon over time; These spaces could be reclaimed by the City

- Pros: Relatively inexpensive means of reclaiming a number of parking locations throughout the City; If reclaimed these spaces will revert to paid public spaces

- Cons: Condominiums rely on these "privately marked" public spaces to fulfill their parking needs

- Cost per space: $30.00

- Total cost: $2,730.00

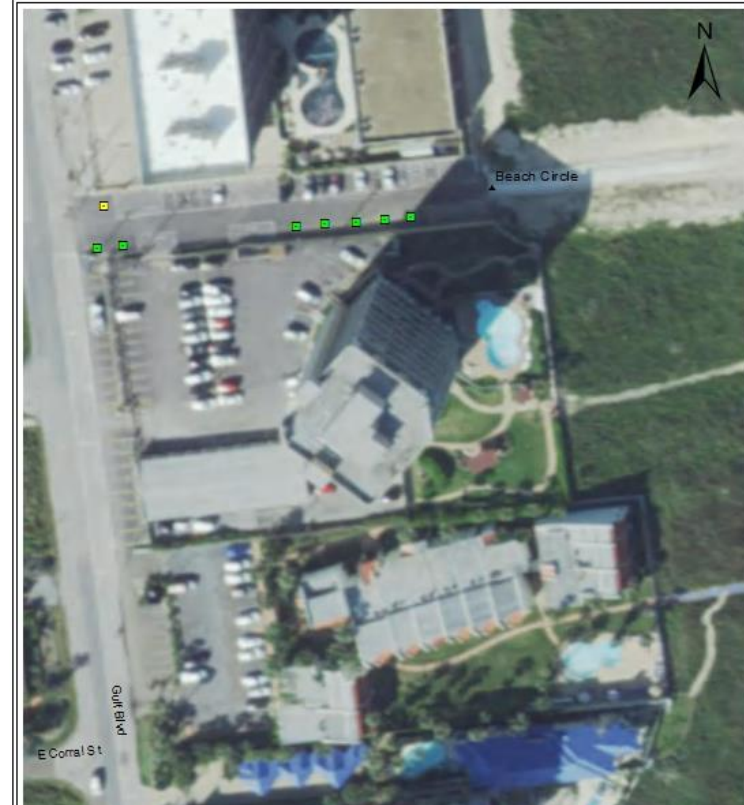- Funding source
  - General Fund

Improve

1. Negotiate for percentage credit for seasonal side street parking

2. Improved side streets (curb and gutter) have on-street parking

3. Two back-to-back lots are for sale between Bahama and Campeche that could be purchased and improved as a potential parking lot

4. Reclaim City ROW spaces that have been erroneously marked private

5. Restripe/add City Parking to lots where opportunities exist

6. Develop Beach Access cul-de-sacs

5. Improve; Restripe Spaces

- There are Beach Cul-De-Sacs that can be re-striped and provide more parking spaces

- Pros: relatively inexpensive means of creating 12 parking spaces throughout the City
- Cons: Could crowd beach accesses

- Cost Per Space: $30.00
- Total Cost: $360.00

- Funding source
  - General Fund

Improve

1. Negotiate for percentage credit for seasonal side street parking

2. Improved side streets (curb and gutter) have on-street parking

3. Two back-to-back lots are for sale between Bahama and Campeche that could be purchased and improved as a potential parking lot

4. Reclaim City ROW spaces that have been erroneously marked private

5. Restripe/add City Parking to lots where opportunities exist
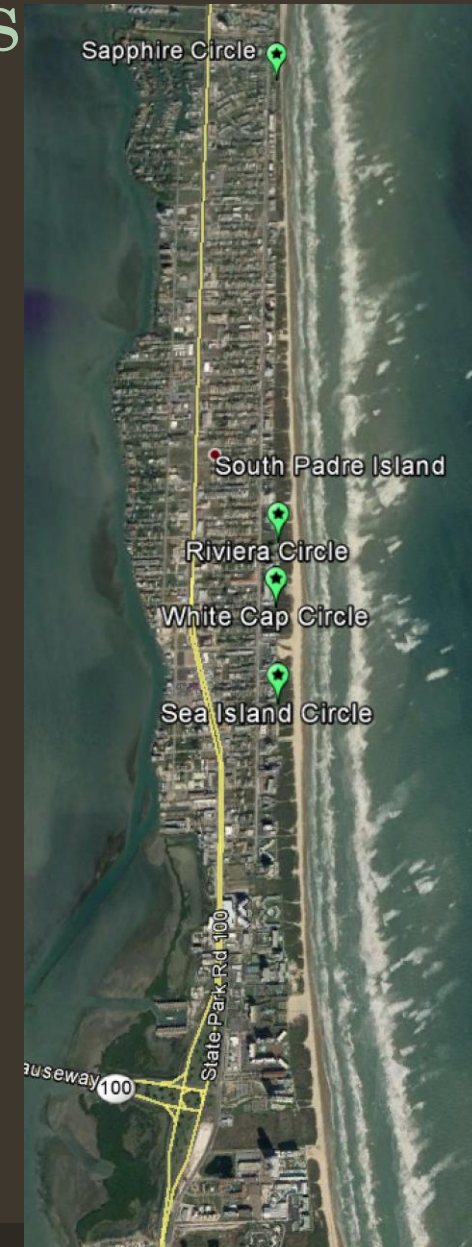
6. Develop Beach Access cul-de-sacs

6. Improve: Develop Beach Access cul-de-sacs Strategy

- There are four Beach Access cul-de-sacs that have the potential to be further developed; each based on its depth from the Historic Building Line to Gulf Blvd. could accommodate an approximate number of parking spaces;

    (elevated Beach Dune Walkovers should also be developed but are unaccounted for in this analysis for sake of consistency)

- Sapphire Circle   10 parking spaces
- Riviera Circle   30 parking spaces
- White Cap Circle   32 parking spaces
- Sea Island Circle   32 parking spaces (9 currently existing)
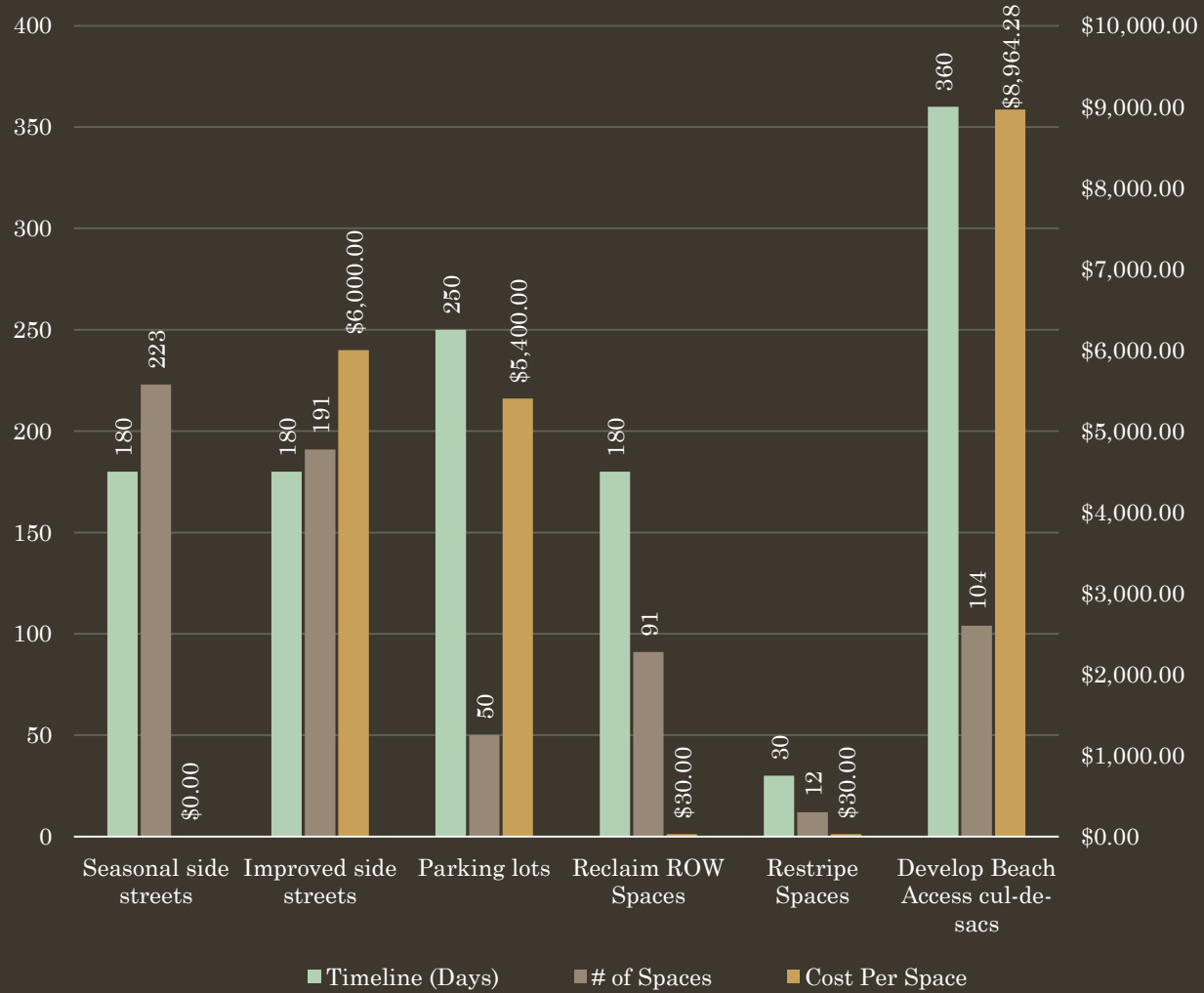
6. Improve: Develop Beach Access cul-de-sacs Strategy

- Pros: Adds parking and develops Beach Access points promised to be developed in the South Padre Island Beach Access Plan

- Con: Causes loss of more natural "nature trail" aesthetic

- Cost per Space: $8,964.28

- Total Cost: $932,285.12

- Funding Source
  - CMP Grants
  - Shoreline HOT Funds?

Improve Strategies Summary

Control

1. Vacant Lot Strategy:

If the vacant lot strategy is selected, the property will be swept, have the trash collected, re-striped as needed, and incorporated into the City's pavement management plan

2. Side Street Strategy:

If the side street strategy is selected, the streets and newly created ROW's will be swept, have the trash collected, re-striped as needed, and incorporated into the City's pavement management plan

3. Reclaim ROW Spaces:

If this strategy is selected the signage identifying the space as private will be removed or painted over; The reclaimed spaces will become paid public spaces and maintained as part of the City ROW

4. Restripe Spaces:

If this strategy is selected a contractor will be hired to create these spaces

5. Develop Beach Access cul-de-sacs:

If this strategy is selected the accesses will be developed in accordance with SPI Beach Access Plan and the newly created parking lots will be added to the City's pavement management plan

All:

Maintain GIS Inventory of parking spaces
Develop policies and plans
Amend Beach User Fee (Paid Parking Plan to GLO)

Control

- Having the South Padre Island Digital Parking tool in place allows for a fully informed discussion on SPI's parking situation

- We can now move forward with our choice of Improvement Strategies

- Open Beaches Act and Beach User Fee compliance can be reached