

**AMENDED 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 REGULAR MEETING ON:

**MONDAY, FEB. 22, 2016**

3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BLVD, SOUTH PADRE ISLAND, TEXAS

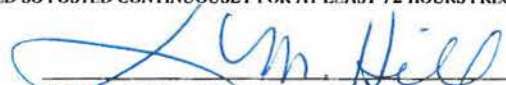
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. **Speakers are required to address the Task Force at the podium and give their name before addressing their concerns.** [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 minutes of the Feb. 8, 2016 regular meeting.
5. Discussion & action on the beach and dune permit for Clayton Brashear, 6900 Padre Blvd. (Kim)
6. Discussion & action on the beach and dune permit for Comfort Suites, 912 Padre Blvd. (Kim)
7. Discussion, update & possible action regarding new Shoreline Management Department and possible recommendation to the City Council. (Giles)
8. Discussion and possible action of outstanding shoreline projects to include, but not limited to, all beach and dune permitting and Shoreline Task Force's role in monitoring such projects. (Nixon)
9. Discussion & possible action regarding the design of beach access signage. (Kim)
10. Discussion & action regarding March meeting dates. (Giles)
11. Adjournment

DATED THIS THE 19<sup>TH</sup> DAY OF FEBRUARY 2016



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 FEB. 19, 2016 AT/OR BEFORE 3:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
Susan Hill, City Secretary

  
Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 22, 2016

**NAME & TITLE:** Troy Giles, SLTF Chairman

**ITEM**

Approval of minutes of the Feb. 8, 2016.

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**

**MINUTES  
CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE COMMITTEE  
MONDAY, FEBRUARY 8, 2016**

**I. CALL TO ORDER.**

The Shoreline Task Force Committee of the City of South Padre Island, Texas held a Regular Meeting on Monday, Feb. 8, 2016, at the Municipal Complex Building, 2<sup>nd</sup> Floor, and 4601 Padre Boulevard, South Padre Island Texas. Chairman Munarriz called the meeting to order at 3:00 p.m. A quorum was present: Chairman Troy Giles, Vice Chair Neil Rasmussen, Norma Trevino, Charlie Brommer, Virginia Guillot, Ron Pitcock and Robert Nixon all present.

City staff members present were Coastal Resources Administrator, Reuben Trevino, City Manager, William DeLibero, Darla Jones, Asst. City Mgr., and City Council Members Dennis Stahl, Paul Munarriz & Theresa Metty.

**II. PLEDGE OF ALLEGIANCE.**

Chairman Giles led the Pledge of Allegiance.

**III. PUBLIC ANNOUNCEMENTS AND COMMENTS:**

Public comments and announcements were given at this time.

**IV. APPROVAL OF MINUTES FOR JANUARY 11, 2016 AND JANUARY 26, 2016.**

Motion to approve by Vice Chair, Neil Rasmussen, second by Committee Member Ron Pitcock. Motion carried unanimously.

**V. PRESENTATION BY PETER RAVELLA ON THE CITY'S RESTORE ACT EFFORTS.**

**VI. DISCUSSION AND UPDATE ON SPI BEACH ACCESS PLAN, CHAPTER 22.  
(GILES/TREVINO)**

Reuben Trevino, Coastal Resources Administrator, gave an overview of the City's current Beach Access Plan.

**VII. DISCUSSION AND UPDATE ON THE CITY COUNCIL APPROVED BEACH  
MAINTENANCE GUIDELINES. (GILES/TREVINO)**

Reuben Trevino, Coastal Resources Administrator, gave an overview of the City's beach maintenance guidelines.

**VIII. DISCUSSION & UPDATE ON BUDM (BENEFICIAL USE OF DREDGE MATERIAL)  
PROJECT. (TREVINO)**

Reuben Trevino, Coastal Resources Administrator, updated the committee on the BUDM schedule for the balance of 2016.

**IX. DISCUSSION & UPDATE ON THE STATUS OF THE PROPOSED SHORELINE DEPT.  
(GILES/TREVINO)**

- City Manager, Bill DiLibero gave an update on the formation of the proposed Shoreline Dept.
- X. DISCUSSION & POSSIBLE ACTION REGARDING STAFF DIRECTION FOR DEVELOPMENT OF SPECIFICATIONS FOR SIGNAGE, TRASH RECEPTACLES AND OTHER AMENITIES AT BEACH ACCESSES. (GILES)**

No action on this item.

**XI. ADJOURNMENT**

Meeting was adjourned by Chairman, Giles at 4:19pm.

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**Troy Giles, Chairman**

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**Mary K. Hancock, SLTF Admin.**

**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 22, 2016

**NAME & TITLE:** Sungman Kim, Development Director

**ITEM**

Discussion & action on the beach and dune permit for Clayton Brashear, 6900 Padre Blvd. (Kim)

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**

# MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office

FROM: Sungman Kim, PhD, Director of Development Services

DATE: February 22, 2016

RE: Preliminary determination on the impact of the proposed permit application by Clayton Brashear for a project to expand the footprint of the existing deck farther seaward, add a wooden walkway from the parking lot to the beachfront, and extend an existing retaining wall footer located landward of the HBL. (GLO ID No. BDSPI-16-0037)

The preliminary determination of this project is that the applicant appears to be generally consistent with the City's Beach & Dune Regulations.

All proposed construction is of the Historic Building Line, therefore:

1. The activity can conceivably reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. All proposed activity will take place seaward of the Historic Building Line; therefore the potential does exist for the proposed structure and landscaping will encroach upon the public beach; [TAC 15.5 (c)(2)]
4. The proposed construction activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces.

Concerning the Dune Protection element, our preliminary determination is that the application conforms to the requirements of the City's *Dune Protection and Beach Renourishment and Access Plan*, in that: [B&D Ord. Section 22-10]

1. The activity should not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. There is change expected in the existing dune hydrology to the east of the Historic Building Line.
4. The proposed activity will disturb some portions of the flora or fauna on site however that damage can be mitigated with watering and/or planting of additional vegetation in front of the project.
5. The activity will not significantly increase the potential for washover or blowouts.

# MEMORANDUM

Considering the comments made by Texas General Land Office, the followings shall be the condition of the permit:

1. The property owner shall remove any wall that is exposed to substantial wave action for 20 days out of any 30 consecutive days except following major storm events (tropical storms, hurricanes, etc.), in which case, the owner will be given additional time to determine compliancy, as determined by the City and State agencies. If removal is required it will be at the property owner's expense. [SPI Dune Protection and Beach Access Plan, Special Provisions, page 15];
2. The applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation. [31 Tex. Admin. Code §15.4(f)(3)];
3. The proposed activity shall minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach [31 Tex. Admin. Code §15.6(g)]; and
4. Construction activities must not impact the public's ability to access or use the beach. [Open Beaches Act; SPI Dune Protection and Beach Access Plan; 31 Tex. Admin. Code §15]

  
\_\_\_\_\_  
Sungman Kim





TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

February 10, 2016

Via Electronic Mail

Mr. Reuben Trevino  
City of South Padre Island  
Coastal Resource & Parks Administrator  
P.O. Box 3410  
South Padre Island, Texas 78597-3410

**Beachfront Construction Certificate & Dune Protection Permit in the City of South Padre Island**

**Site Address:** 6900 Padre Boulevard, South Padre Island  
**Legal Description:** Lot 2, Contran Subdivision  
**Lot Applicant:** Clayton Brashear  
**GLO ID No.:** BDSPI-16-0037

Dear Mr. Trevino:

The General Land Office has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to expand the footprint of the existing deck farther seaward and add a wooden walkway from the parking lot to the beachfront, and to vertically extend an existing retaining wall footer located landward of the Historic Building Line (HBL). According to the Bureau of Economic Geology, the proposed construction is located in an area that is eroding at a rate of two to three feet per year.

Based on the materials forwarded to our office for review, we have the following comments:

- Construction activities must not impact the public's ability to access or use the beach.
- The proposed wooden walkway should be located landward of the HBL and more than 200 feet landward of mean low tide.
- The City shall require the property owner to remove any wall that is exposed to substantial wave action for 20 days out of any 30 consecutive days except following major storm events (tropical storms, hurricanes, etc.), in which case, the owner will be given additional time to determine compliancy, as determined by the City and State agencies. If removal is required it will be at the property owner's expense.<sup>1</sup>
- The applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation.<sup>2</sup>

<sup>1</sup> SPI Dune Protection and Beach Access Plan, Special Provisions, page 15.

<sup>2</sup> 31 Tex. Admin. Code §15.4(f)(3).



- The City must ensure the proposed activity will minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>3</sup>

If you have any questions, please contact me by phone at (512) 463-0413 or by email at [natalie.bell@glo.texas.gov](mailto:natalie.bell@glo.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Natalie Bell". The signature is fluid and cursive, with the first name "Natalie" and last name "Bell" clearly distinguishable.

Natalie Bell  
Beach Access & Dune Protection Program  
Coastal Resources Division  
Texas General Land Office

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<sup>3</sup> 31 Tex. Admin. Code § 15.6(g).



# Beach & Dune Application

City of South Padre Island  
4601 Padre Blvd.  
South Padre Island, TX 78597  
Phone: (956) 761-3044  
Fax: (956) 761-3898

## Site for Proposed Work

Legal Description: lot 2 Contran Subdivision Physical Address: 6900 Padre Blvd

## Property Owner Information

Name: Clayton Brashear  
Mailing Address: 6900 Padre Blvd.  
City: South Padre Island State: Texas  
Zip: 78597 Country: United States  
Phone Number: 9,564,558,436  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

## Applicant / Agent for Owner

Name: Same  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_ Country: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here \_\_\_\_\_)

Owner(s) Signature(s): [Signature]  
Date: Jan 21, 2016

Applicant Signature: [Signature]  
Date: Jan 21, 2016

## Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

- A. Extend the current retaining wall upward 6'
- B. Extend current wood deck Eastward to connect to top of 6' high retaining wall
- C. Extend wood deck 10' wide on south side of Clayton's running from Clayton's entrance over the retaining wall to the proposed beach access ramp
- D. Construct a 10' wide by 50' long pedestrian friendly beach access ramp to enable direct beach access from the parking lot directly to the beach.

The walkway & ramp will 1. Help parents who prefer not to walk their children through a beach bar. 2. Help elderly persons carrying personal items to & from the beach.

Note: All work above will be located west of the 1981 building line

Total Square Footage of Footprint of Habitable Structure: 1300 of additional wood deck and ramp extension  
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): All wood beam construction and there is a existing retaining wall footing  
Percentage Impervious Surface [(Impervious surface / habitable footprint) \* 100]: no change in impervious surface

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: 12 months

### Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation

Explanation / Other Information N/A

#### Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted

Date of Submission

### Checklist of Additional Required Application Information

#### An accurate map, plat or site plan showing:

- ☒ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☒ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☒ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south
- ☒ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south
- ☒ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☒ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☒ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☒ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☒ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

#### Other required application information:

- ☒ 1. A grading and layout plan showing proposed contours for the final grade.
- ☒ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☒ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☒ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☒ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☒ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

**Your application is not complete unless all information requested above is submitted.**

**Application submissions require only three (3) copies of the complete information plus a digital copy.**

### Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantees, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: \_\_\_\_\_ Currently on file with the City of South Padre Island \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Jan 1, 2010 \_\_\_\_\_

### Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots

- ☒ No change in the drainage on site.
- ☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: \_\_\_\_\_

### Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form

1. What damage will this proposed construction have on the dune vegetation located at the project site?

- ☒ No damage to dune vegetation whatsoever
- ☐ The proposed construction will impact \_\_\_\_\_ % of the dune vegetation site. (An explanation of the "impact" will be required.)
- ☐ The proposed construction will require the removal and relocation of \_\_\_\_\_ % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: \_\_\_\_\_

2. How will the proposed construction alter the dune size/shape at the project site?

- ☒ No change to dune size/shape whatsoever.
- ☐ The proposed construction will change \_\_\_\_\_ % of the size/shape of dunes on site. (Details will be required.)
- ☐ The proposed construction will require the removal and relocation of \_\_\_\_\_ % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: \_\_\_\_\_

3. How will the proposed construction change the hydrology of the dunes at the project site?

- ☒ No change to dune hydrology whatsoever.
- ☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

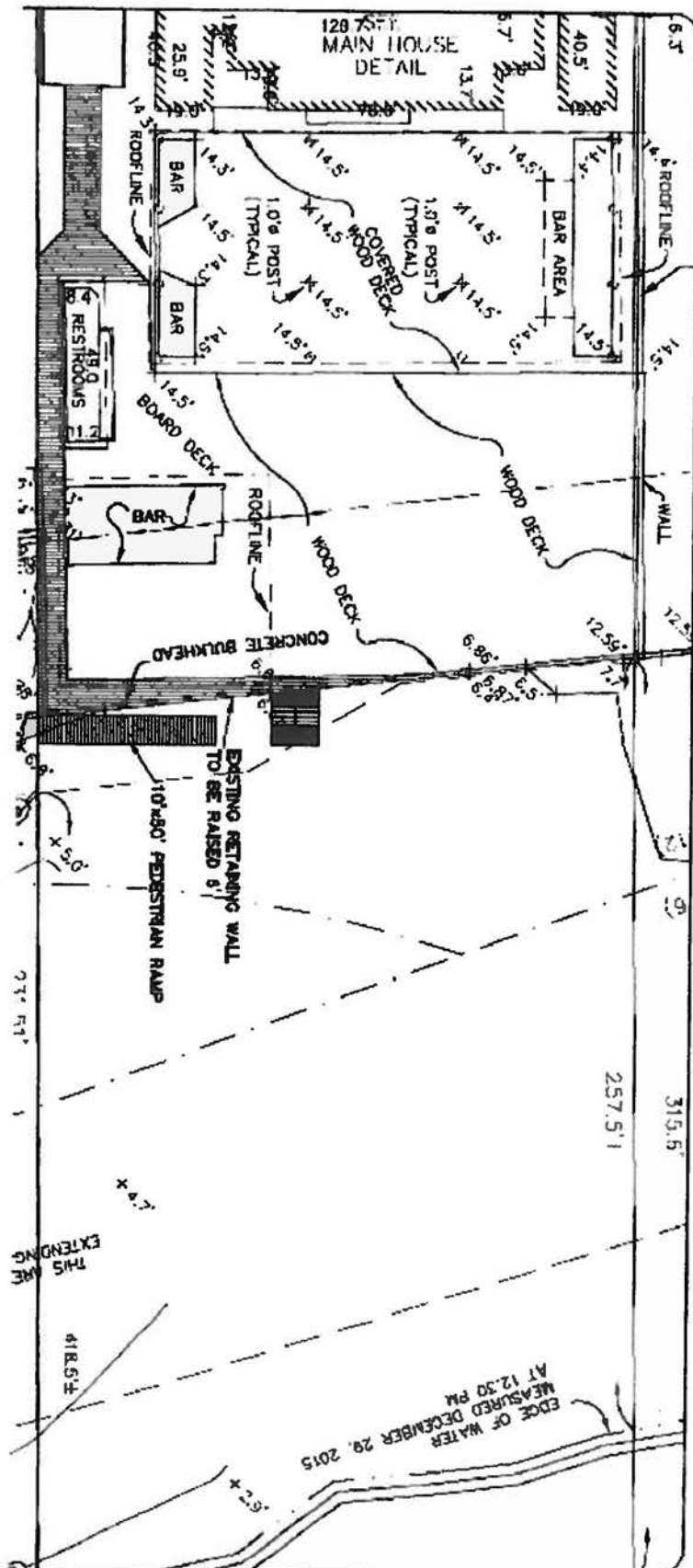
Explanation / Other Information: \_\_\_\_\_

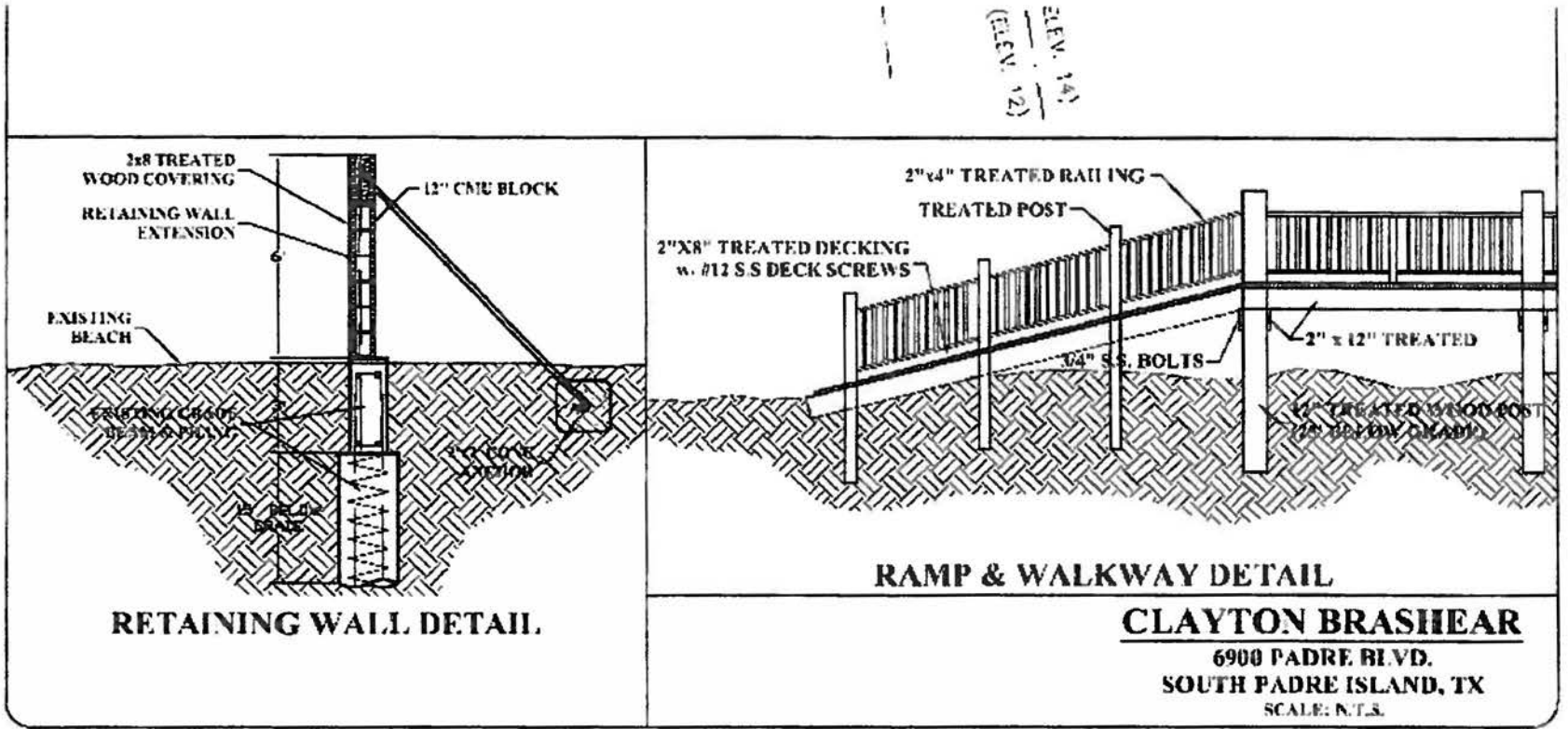
4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

N/A \_\_\_\_\_

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

There are no alternatives to the proposed construction method \_\_\_\_\_





**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 22, 2016

**NAME & TITLE:** Sungman Kim, Development Director

**ITEM**

Discussion & action on the beach and dune permit for Comfort Suites, 912 Padre Blvd. (Kim)

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**



# MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office

FROM: Sungman Kim, PhD, Director of Development Services

DATE: February 22, 2016

RE: Preliminary determination on the impact of the proposed permit application by Priya Vaswani (Comfort Suites) for a project to construct a dune walkover to be located from the rear property line and retaining wall seaward to the vegetation line. (**GLO ID No. BDSPI-16-0043**)

The preliminary determination of this project is that the applicant appears to be generally consistent with the City's Beach & Dune Regulations.

The proposed construction is consistent with the City's *Erosion Response Plan*:

1. Exemptions from the setback line have only been granted for non-habitable structures such as dune walkovers. [6.3, page 46]
2. The lack of dune walkovers results in the proliferation of footpaths through the dunes and fragmentation of the system. [page 20]
3. The walkover should meet standards for upgraded construction methods and design in order to reduce storm damage and post-storm repair costs. [4.3.2, page 38]

Concerning the Dune Protection element, our preliminary determination is that the application conforms to the requirements of the City's *Dune Protection and Beach Renourishment and Access Plan*, in that: [B&D Ord. Section 22-10]

1. The activity should not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will disturb some portions of the flora or fauna on site however that damage can be mitigated with watering and/or planting of additional vegetation in front of the project.
4. The activity will not significantly increase the potential for washover or blowouts.

Considering the comments made by Texas General Land Office, the followings shall be the condition of the permit:

1. The applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation. [31 Tex. Admin. Code §15.4(f)(3)];

# MEMORANDUM

2. Construction activities must not impact the public's ability to access or use the beach. [Open Beaches Act; SPI Dune Protection and Beach Access Plan; 31 Tex. Admin. Code §15]
3. The seaward terminus of the walkway shall be located to the most landward point of the public beach. [31 Tex. Admin. Code §15.7(g)(1)];
4. The walkover shall not interfere with or otherwise restrict public use of the beach at normal high tides. [31 Tex. Admin. Code §15.7(g)(2)];
5. The deck of the walkway must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable. The walkway height should be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation underneath. [31 Tex. Admin. Code §15.7(g)(3)];
6. The proposed activity shall minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach [31 Tex. Admin. Code §15.6(g)]; and
7. Construction of the proposed dune walk over should conform to the GLO's guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, and can be found on the GLO website at <http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>



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Sungman Kim



TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

February 16, 2016

Via Electronic Mail

Mr. Reuben Trevino  
City of South Padre Island  
Coastal Resource & Parks Administrator  
P.O. Box 3410  
South Padre Island, Texas 78597-3410

**Beachfront Construction Certificate & Dune Protection Permit in the City of South Padre Island**

**Site Address:** 912 Padre Boulevard, South Padre Island  
**Legal Description:** Lot 2-B, Block 1, Clark Subdivision  
**Lot Applicant:** Priya Vaswani c/o Danny Boultinghouse AIA  
**GLO ID No.:** BDSPI-16-0043

Dear Mr. Trevino:

The General Land Office has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a dune walkover to be located from the rear property line and retaining wall seaward to the vegetation line. According to the Bureau of Economic Geology, the proposed construction is located in an area that is accreting.

Based on the materials forwarded to our office for review, we have the following comments:

- The applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation.<sup>1</sup>
- Construction activities must not impact the public's ability to access or use the beach.
- The City should require the applicant to restrict the seaward terminus of the walkway to the most landward point of the public beach<sup>2</sup> and should ensure that the walkover will not interfere with or otherwise restrict public use of the beach at normal high tides.<sup>3</sup>
- The deck of the walkway must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.<sup>4</sup>

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<sup>1</sup> 31 TAC §15.4(f)(3).

<sup>2</sup> 31 TAC §15.7(g)(1).

<sup>3</sup> 31 TAC §15.7(g)(2).

<sup>4</sup> 31 TAC §15.7(g)(3).

- The walkway height should be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation underneath.
- Construction of the proposed dune walkover should conform to the GLO's guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, and can be found on the GLO website at: <http://www.glo.texas.gov/what-we-do/caring-for-the-coast/documents/coastal-construction/dune-protection-manual-gpb.pdf>
- The City must ensure the proposed activity will minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>5</sup>

If you have any questions, please contact me by phone at (512) 463-0413 or by email at [natalie.bell@glo.texas.gov](mailto:natalie.bell@glo.texas.gov).

Sincerely,



Natalie Bell  
Beach Access & Dune Protection Program  
Coastal Resources Division  
Texas General Land Office

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<sup>5</sup> 31 Tex. Admin. Code § 15.6(g).



# Beach & Dune Application

City of South Padre Island  
4601 Padre Blvd.  
South Padre Island, TX 78597  
Phone: (956) 781-3044  
Fax: (956) 781-3898

LEGAL DESCRIPTION	Site for Proposed Work
LOT 2-B, BLOCK 1, RESUBDIVISION OF LOT 2, CLARK SUBDIVISION, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN CABINET 1, PAGE 1563-A OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.  THE BEACH PORTION OF A 5 FT. BEACH ACCESS EASEMENT IN TRACT 1, PADRE BEACH ACRES, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 14, PAGE 33 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.	Physical Address: <u>912 PADRE BLVD</u> <u>SPI 78597</u>

Property Owner Information	Applicant / Agent for Owner
Name: <u>PRIYA VASWANI</u> Mailing Address: <u>7220A BOB BULLOCK Ste: 4A</u> City: <u>LAREDO</u> State: <u>TX</u> <input checked="" type="radio"/> Zip: <u>78041</u> Country: <u>WEBB</u> <input checked="" type="radio"/> Phone Number: <u>956-723-4700</u> Fax Number: <u>956-723-7663</u> E-Mail Address: <u>pvr@about-time.com</u>	Name: <u>DANNY BOULTINGHOUSE &amp; IA</u> Mailing Address: <u>3301 N. MCCOLL</u> City: <u>MCALLEN</u> State: <u>TX</u> <input checked="" type="radio"/> Zip: <u>78501</u> Country: <u>USA</u> <input checked="" type="radio"/> Phone Number: <u>956-630-9494</u> Fax Number: <u>956-630-2058</u> E-Mail Address: <u>db@hsgarchitects.com</u>
I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here <u>1</u> )	
Owner(s) Signature(s): <u>[Signature]</u> Date: <u>1/27/16</u>	Applicant Signature: <u>[Signature]</u> Date: <u>1/24/2016</u>

Project Description
Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.  <u>5' WIDE 268'± LONG WALKOVER. TYPICAL WOOD TIMBER CONSTRUCTION, ELEVATED</u> <u>3' MINIMUM ABOVE EXISTING DUNE LINE. WILL REPLACE EXISTING ON GRADE</u> <u>PATH TO ALLOW REVEGETATION OF THAT AREA</u>
Total Square Footage of Footprint of Habitable Structure: <u>N/A</u>
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): <u>0%</u>
Percentage Impervious Surface [(impervious surface / habitable footprint) * 100]: <u>100%</u>
Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.
Approximate Duration of Construction: <u>30 DAYS</u>

## Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted:

N/A

Date Submitted:

## Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

☒ No change in the drainage on site.

☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information:

## Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

☐ No damage to dune vegetation whatsoever.

☒ The proposed construction will impact less than 1% of the dune vegetation site. (An explanation of the "impact" will be required.)

☒ The proposed construction will require the removal and relocation of less than 1% of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information:

PLANS REQUIRE SUPPORT POSTS TO BE INSTALLED  
W/ HAND AUGER OR POSTHOLE DIGGER

2. How will the proposed construction alter the dune size/shape at the project site?

☒ No change to dune size/shape whatsoever.

☐ The proposed construction will change \_\_\_\_\_ % of the size/shape of dunes on site. (Details will be required.)

☐ The proposed construction will require the removal and relocation of \_\_\_\_\_ % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information:

3. How will the proposed construction change the hydrology of the dunes at the project site?

☒ No change to dune hydrology whatsoever.

☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information:

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

none

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

none



### Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation

Explanation / Other Information: INTEND TO AVOID ADVERSE EFFECTS BY REQUIRING THE WALKOVER TO BE  
CONSTRUCTED AT A HEIGHT ABOVE THE DUNES TO ALLOW RAIN & SUNLIGHT TO REACH UNDERLYING DUNE  
VEGETATION. IN ADDITION, PLANS REQUIRE SUPPORT POSTS TO BE INSTALLED BY HAND AUGER  
OR POSTHOLE DIGGER

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: \_\_\_\_\_ Date of Submission: \_\_\_\_\_

### Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

- ☒ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☒ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☒ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☒ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☒ 5. Location of proposed structure(s) - If proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☐ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☒ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☐ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☒ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☒ 1. A grading and layout plan showing proposed contours for the final grade.
- ☒ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☒ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☒ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☒ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☒ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.



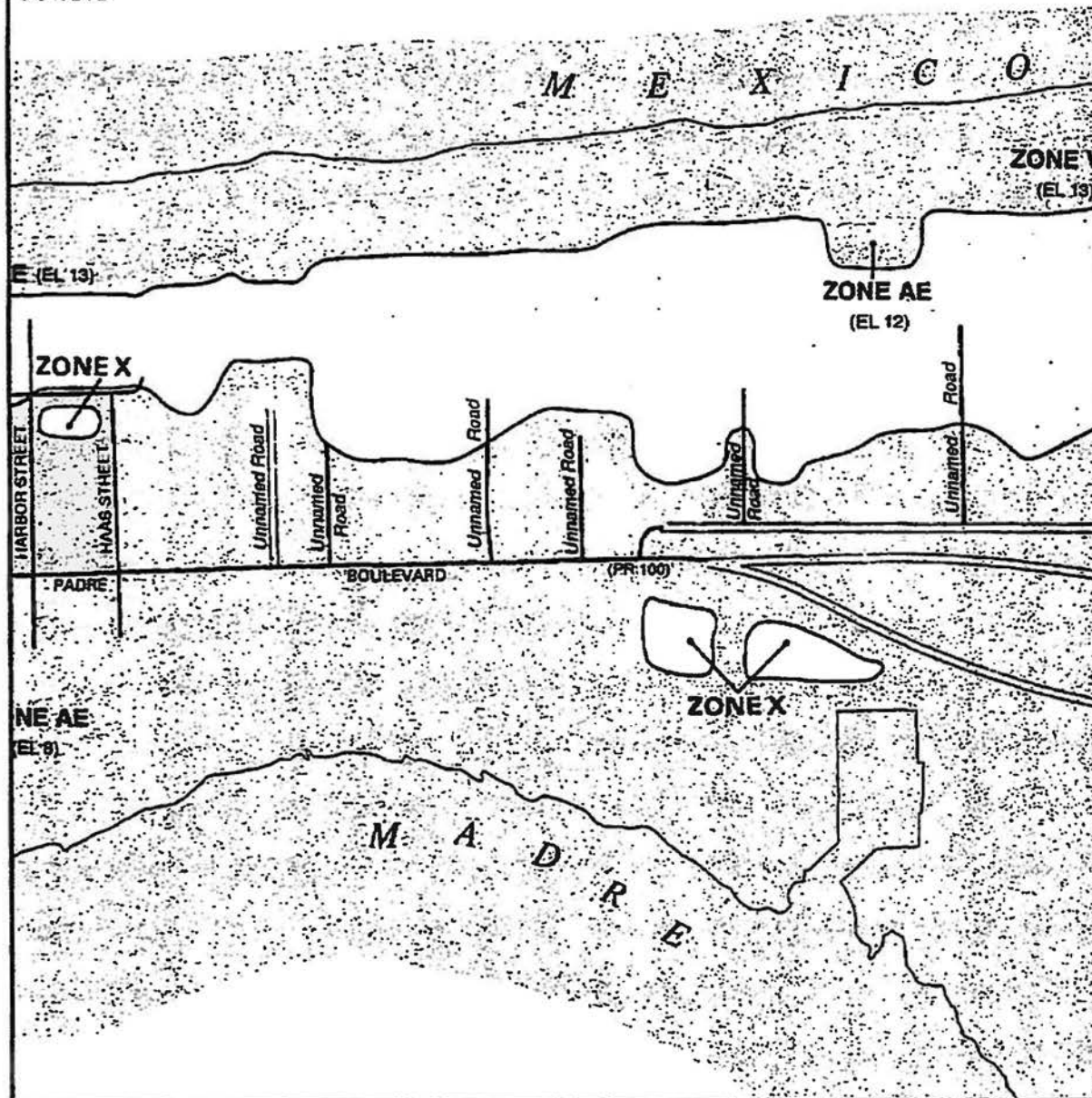


Google

4.23



ELEVATIONS  
0.0 NGVD



APPROXIMATE SCALE  
500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

# **FIRM** FLOOD INSURANCE RATE MAP

TOWN OF  
SOUTH PADRE ISLAND,  
TEXAS  
CAMERON COUNTY

ONLY PANEL PRINTED

NOTE

THIS MAP INCORPORATES APPROXIMATE ELEVATIONS OF  
DUNSTON BARRIER REEF/COAST SYSTEM UNITS AND ON  
DUNSTON BARRIER REEF/COAST SYSTEM UNITS UNDER THE  
COASTAL BARRIER MANAGEMENT ACT OF 1980 (PL 96-354)

COMMUNITY-PANEL NUMBER  
480115 0001 D

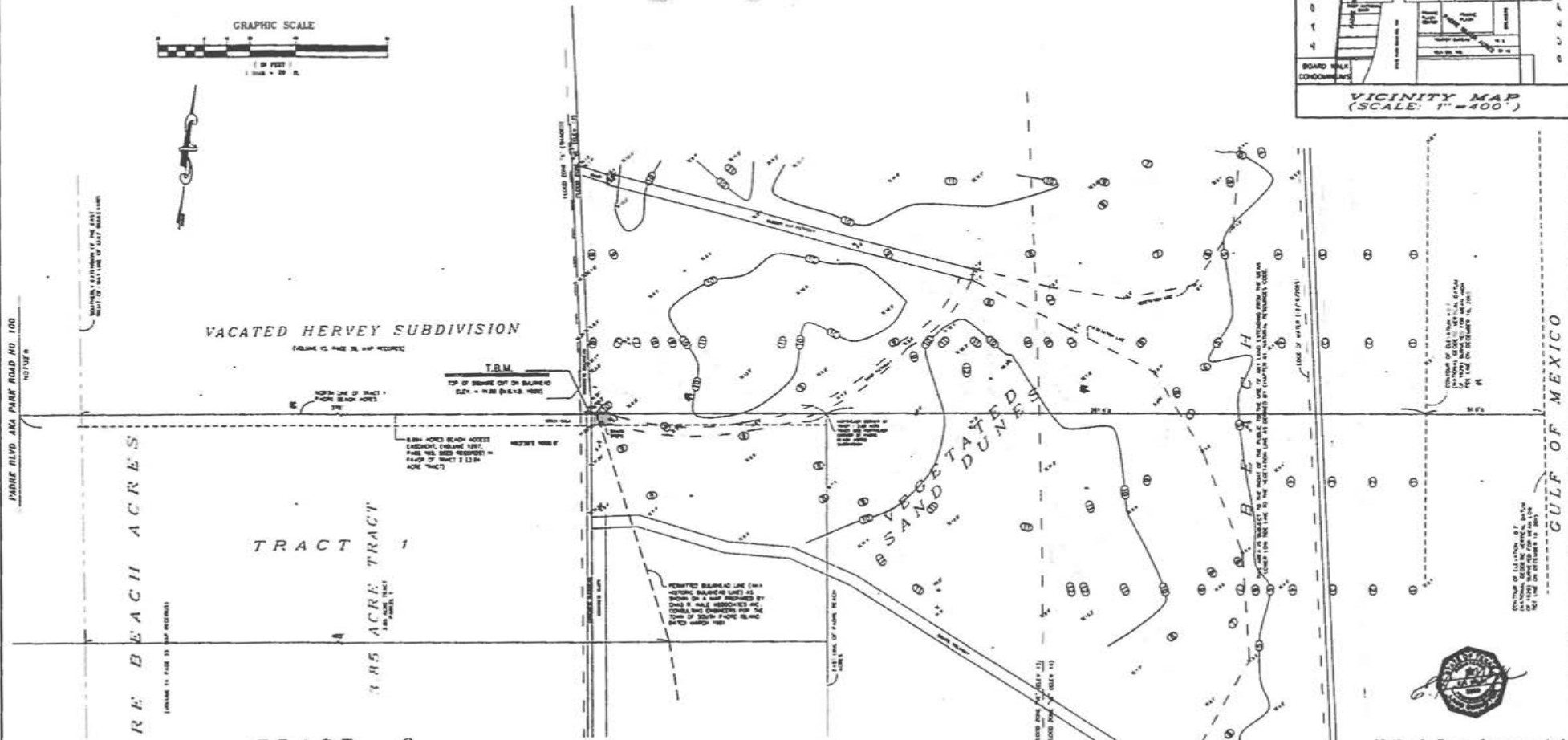
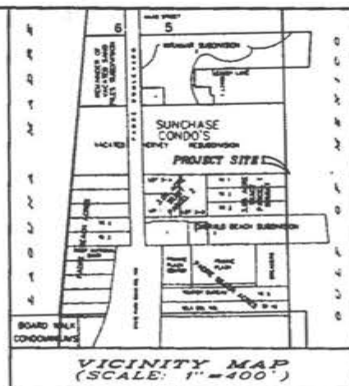
MAP REVISED:  
MARCH 9, 1999



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

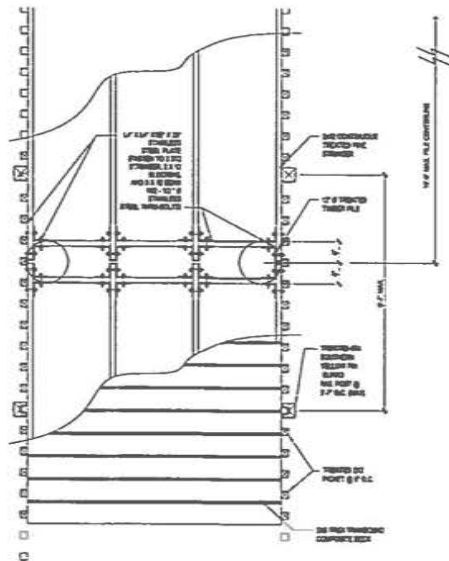
NOTES:  
1. PLATTED EASEMENTS SHOWN ARE FROM THE PLATTED RECREATION STATE MAP OF CAMERON COUNTY, TEXAS, PLATTED NO. 20000, RECORDED BOOK 28, PAGE 10.



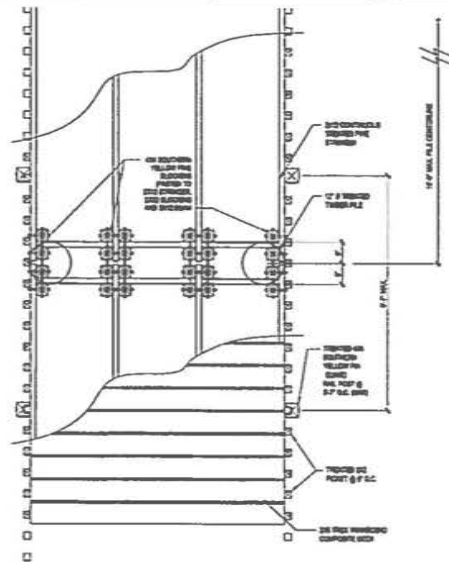
TOPOGRAPHIC SURVEY  
OF  
THE BEACH PORTION OF A 6 FT. BEACH ACCESS EASEMENT IN TRACT 1, PADRE BEACH  
ACRES, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS RECORDED  
IN VOLUME 14, PAGE 23 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.  
PREPARED FOR:  
BOULTINGHOUSE SIMPSON GATES ARCHITECTS  
(REVISED 14, 1992)

**Mejia & Rose, Incorporated**  
Engineering Surveying  
T.B.P.E. Reg. No. F-002870  
T.B.P.L.S. Reg. No. 10025900  
1643 West Price Road (956) 544-3022  
P.O. Box 3781 Brownsville, Texas 78520  
Fax (956) 544-3068  
email: mandrinc@engmail.com  
S.F. NO. 2/2 JOB NO. 1205

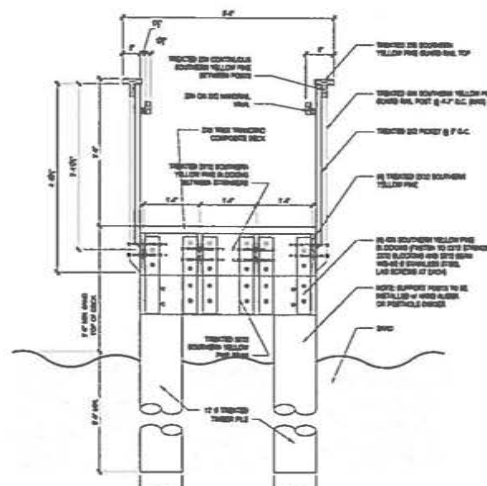




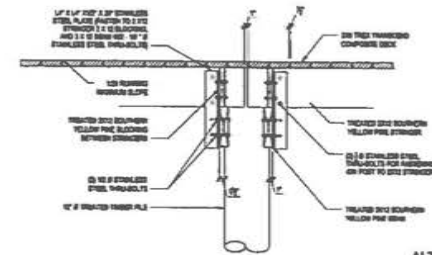
PARTIAL PLAN - ALT. BID  
WALKOVER FRAMING PLAN  
SCALE 3/4\"/>



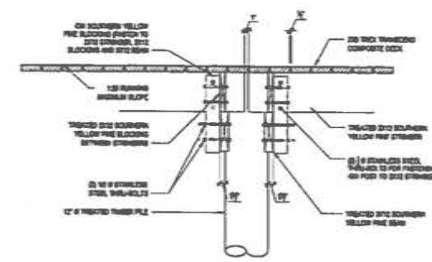
PARTIAL PLAN - BASE BID  
WALKOVER FRAMING PLAN  
SCALE 3/4\"/>



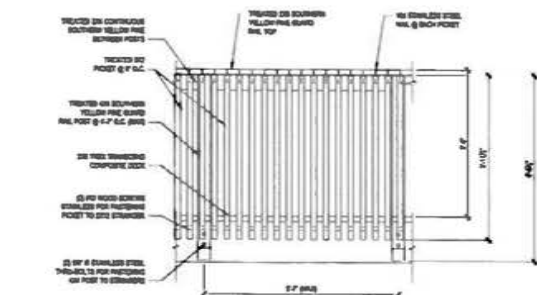
TYPICAL GUARD RAIL SECTION  
SCALE 3/4\"/>



ALTERNATE BID -  
TIMBER PILE DETAIL  
SCALE 3/4\"/>



BASE BID -  
TIMBER PILE DETAIL  
SCALE 3/4\"/>



TYPICAL GUARD RAIL SECTION  
SCALE 3/4\"/>

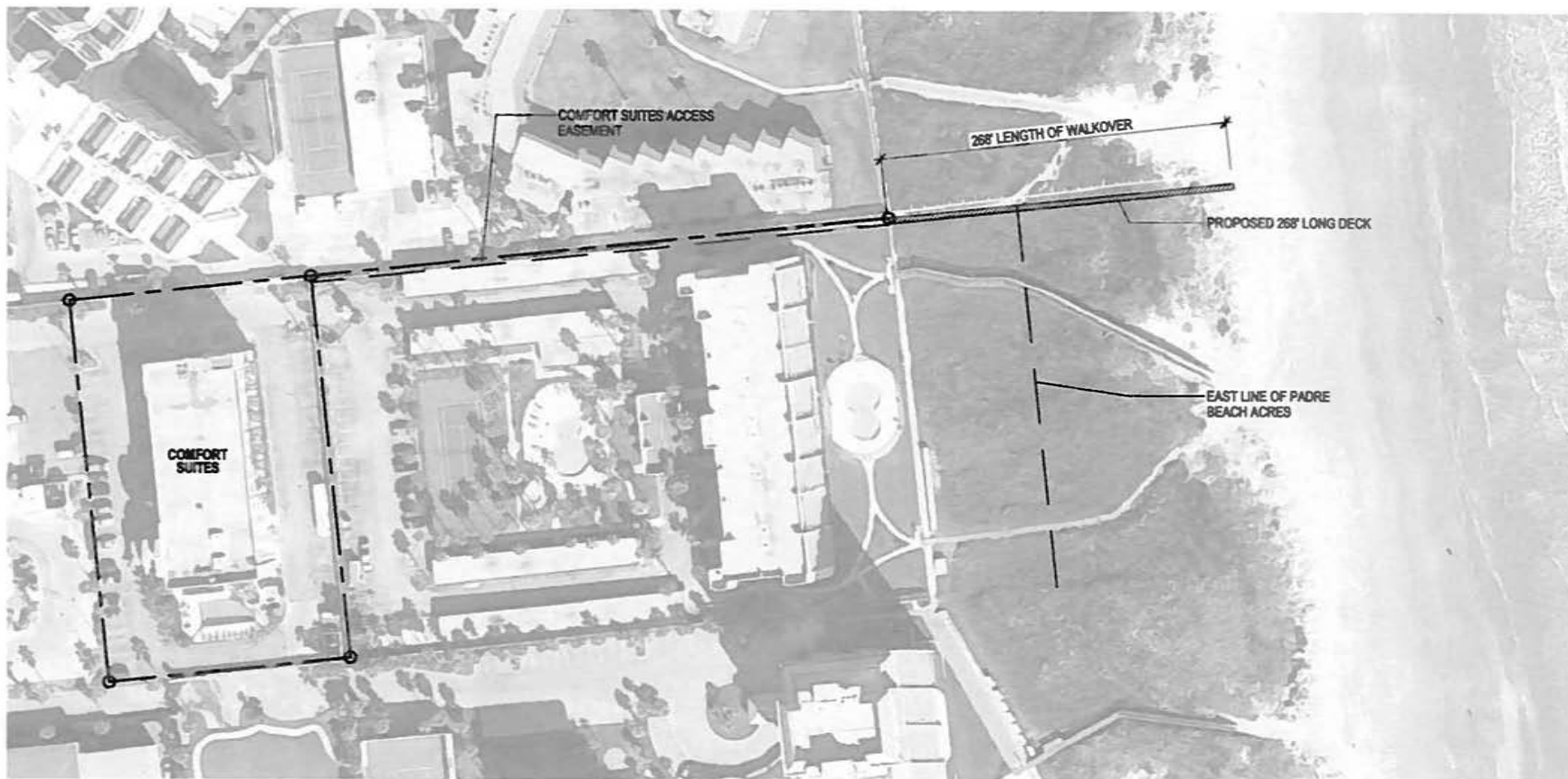
NOT TO SCALE  
FOR REFERENCE ONLY  
DO NOT SCALE  
FOR CONSTRUCTION

Boultonhouse  
Simpson  
Gates  
1000 N. 10th St., Suite 100  
Tulsa, OK 74103  
918.438.1234



WALKOVER PLAN - DETAILS - SECTIONS  
COMFORT SUITES  
WALKOVER  
COMFORT SUITES

A2.01

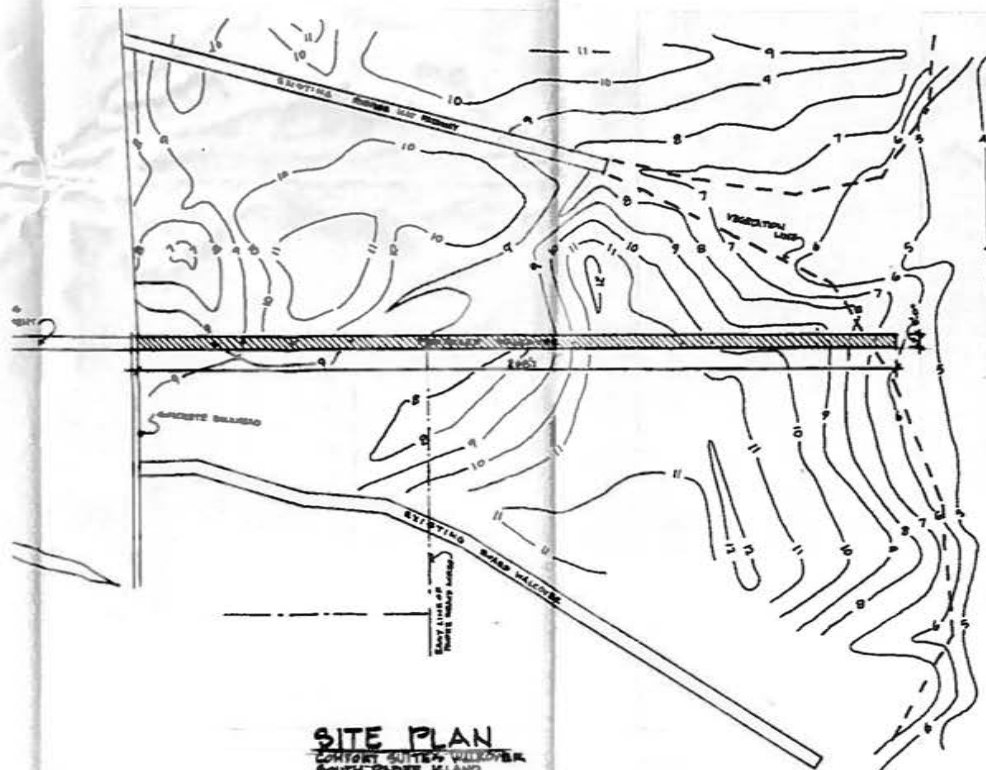
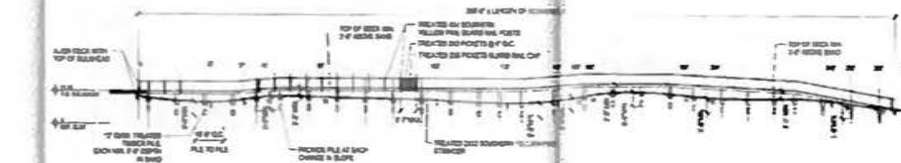


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**Boultinghouse  
Simpson  
Gates  
ARCHITECTS**  
301 W. MCCOLL RD. / MALLIN, TX. 79051 | P. 806.036.0344

**SITE MAP**  
PROJECT NAME:  
COMFORT SUITES WALKOVER  
PROJECT LOCATION:  
COMFORT SUITES  
815 PADRE BLVD. / SOUTH PADRE ISLAND, TX. 79087

PROJECT NO:  
ISSUE DATE:  
01-25-2016  
SHEET NUMBER:  
**A2.00**



**SITE PLAN**  
COMFORT SUITES WALKOVER  
SCHOOL PARK BLVD  
SCALE 1" = 40'

ELEVATION A1

SITE PLAN A1



ELEVATION / SITE PLAN  
COMFORT SUITES WALKOVER  
COMFORT SUITES  
1841 MARKET ST. SUITE 1000, LOS ANGELES, CA 90015

1841 MARKET ST. SUITE 1000, LOS ANGELES, CA 90015

1841 MARKET ST. SUITE 1000, LOS ANGELES, CA 90015  
A1.00

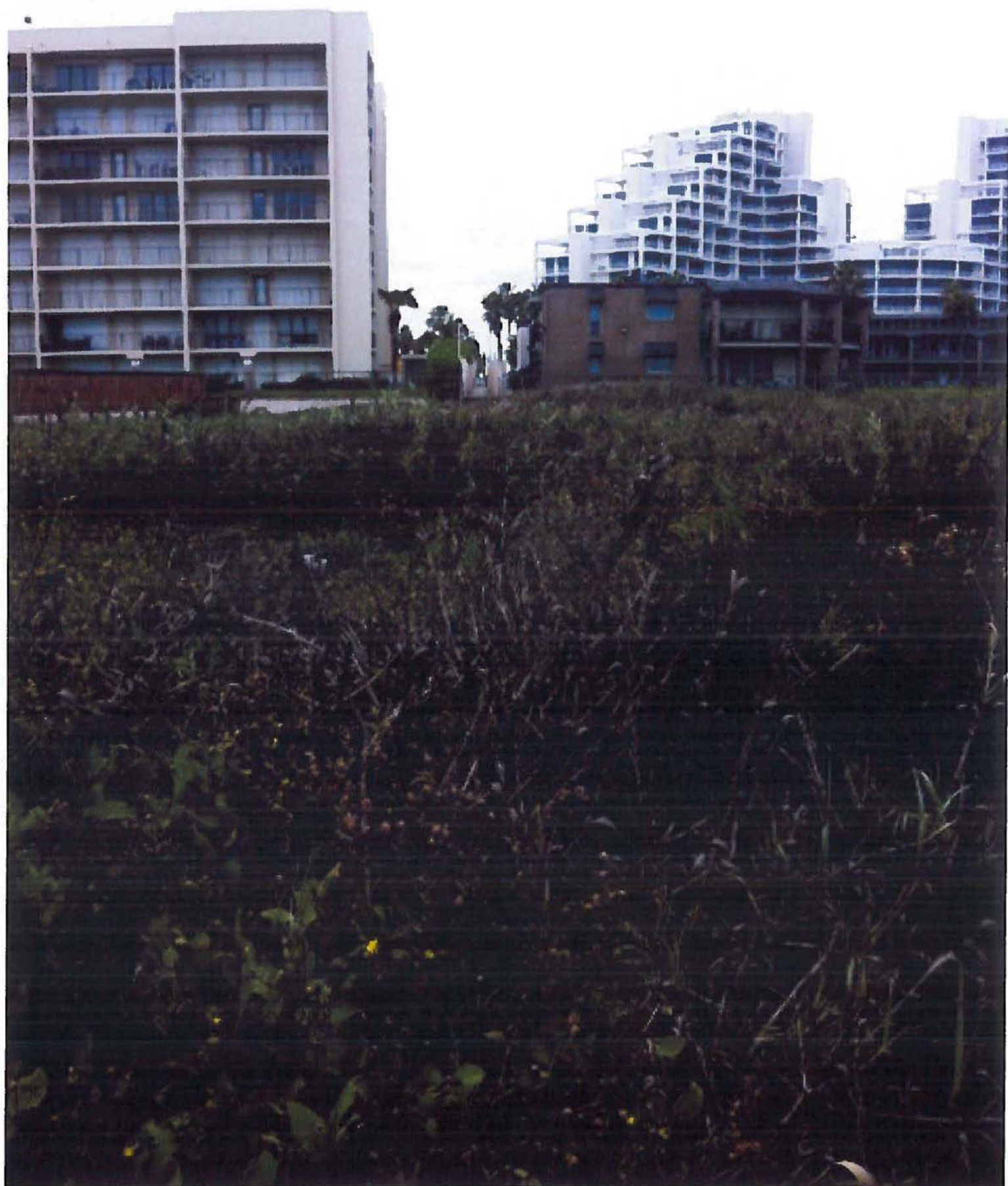


















**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 22, 2016

**NAME & TITLE:** Troy Giles, SLTF Chairman

**ITEM**

Discussion, update & possible action regarding new Shoreline Management Department and possible recommendation to the City Council. (Giles)

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**

**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 22, 2016

**NAME & TITLE:** Sungman Kim, Development Director

**ITEM**

Discussion and possible action of the outstanding shoreline projects to include, but not limited to, all beach and dune permitting and Shoreline Task Force role in monitoring such projects. (Nixon)

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**



**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 22, 2016

**NAME & TITLE:** Troy Giles, SLTF Chairman

**ITEM**

Discussion & possible action regarding the design of beach access signage. (Kim)

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**



South  
Padre  
ISLAND  
CODE OF ORDINANCES  
CÓDIGOS DE ORDINANZAS

PLEASE DO NOT LITTER  
FAVOR DE NO TIRAR BASURA

OVERNIGHT CAMPING IS PROHIBITED  
ACAMPAR DURANTE LA NOCHE ES PROHIBIDO

ALL GLASS IS PROHIBITED  
ON THE BEACH  
VIDRIO PROHIBIDO EN LA PLAYA

LEASH AND CLEAN UP  
AFTER YOUR PETS  
ES REQUERIDO ATARLAR SU MASCOTA Y  
TIRAR SUS DESECHOS EN LOS BASUREROS

COMMERCIAL ACTIVITIES OR SOLICITATION  
ON THE BEACH IS PROHIBITED  
ACTIVIDAD COMERCIAL O SOLICITACIÓN  
DE LA PLAYA SON PROHIBIDAS

LEAVE WITH A FAN - NOT A TIRE  
FINES UP TO \$2000 IF CONVICTED  
SALGAN BROMIZADOS Y NO MULTADOS  
HASTA DE HASTA \$2000 SI ES CULPABLE

**CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** Feb. 8, 2016

**NAME & TITLE:** Reuben Trevino, Coastal Resources & Parks Administrator

**DEPARTMENT:** Coastal Resources and Parks Administration

**ITEM**

Discussion & action regarding March meeting dates. (Giles)

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_  
Approved by Legal: YES: \_\_\_\_\_ NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**