

**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, MARCH 14, 2016
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 the 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 February 22, 2016 regular meeting.
5. Discussion and Action on Request for Beach and Dune Permit by Furcron Realtors & Property Management Co. (on behalf of the Castaway Condos at 3700 Gulf Boulevard) for a project to extend a dune walkover 50 feet seaward to the vegetation line.
6. Discussion, update and possible action regarding new Shoreline Management Department and possible recommendation to the City Council. (Giles)
7. Update of outstanding CMP Grants. (D. Jones)
8. Adjournment.

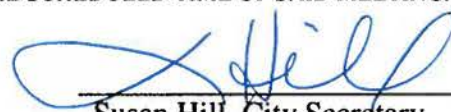
DATED THIS THE 10TH DAY OF MARCH 2016



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT 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 **MARCH 10, 2016** AT/OR BEFORE **10:00 A.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.





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)761-8103

**MINUTES
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE COMMITTEE
MONDAY, FEBRUARY 22, 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. 22, 2016, at the Municipal Complex Building, 2nd 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 Asst. City Manager, Darla Jones, Administrative Services Director, Wendy Delgado and City Council Members Dennis Stahl.

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 FEBRUARY 8, 2016** Motion to approve by, Committee Member Ron Pitcock, second by Vice Chair, Neil Rasmussen.
Motion carried unanimously.

V. DISCUSSION & ACTION ON THE BEACH AND DUNE PERMIT FOR CLAYTON BRASHEAR, 6900 PADRE BLVD. (KIM)

Motion to approve by Neil Rasmussen, second by Virginia Guillot. Motion passed unanimously.

VI. DISCUSSION AND UPDATE ON SPI BEACH AND DUNE PERMIT FOR COMFORT SUITES, 912 PADRE BLVD. (KIM)

Motion to approve by Troy Giles, second by Charlie Brommer. Motion passed unanimously.

VII. DISCUSSION, UPDATE & POSSIBLE ACTION REGARDING NEW SHORELINE MANAGEMENT DEPARTMENT AND POSSIBLE RECOMMENDATIONS TO THE CITY COUNCIL. (GILES)

Dr. Kim, Development Director., Darla Jones, Asst. City Mgr. and Wendy Delgado, Administrative Services Director gave brief updates regarding the Shoreline Dept. No action on this item.

VIII. 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)

Asst. City Mgr. Darla Jones gave an update on pending Shoreline Construction Projects. City Councilman, Dennis Stahl commented regarding tracking progress of the Shoreline Projects.

IX. DISCUSSION & POSSIBLE ACTION REGARDING THE DESIGN OF BEACH ACCESS SIGNAGE. (KIM)

No action on this item.

X. DISCUSSION & ACTION REGARDING MARCH MEETING DATES. (GILES)

Regular meetings remain as scheduled March 14 & 22nd.

XI. ADJOURNMENT

Meeting was adjourned by Chairman, Giles at 3:53pm.

Troy Giles, Chairman

Mary K. Hancock, SLTF Admin.

<p style="text-align: center;">SHORELINE TASK FORCE MEMORANDUM</p>
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MEETING DATE: March 14, 2016

ITEM: 5

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Preliminary determination on the impact of the proposed permit application by Furcron Realtors & Property Management Co. (on behalf of the Castaway Condos at 3700 Gulf Boulevard) for a project to extend a dune walkover 50 feet seaward to the vegetation line. (GLO ID No.: BDSPI-16-0063)

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]

The proposed dune walkover is a non-habitable structure that will protect dune system from getting damaged by the footpaths:

1. The proposed dune walkover will be installed landward of the vegetation line and will not 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 structures to encroach upon the public beach; [TAC 15.5 (c)(2)] however all proposed construction is for the express purpose of allowing the owners and guests to have access to the beach without damaging the dunes in the immediate area and its limit will not go beyond the vegetation line.

<p style="text-align: center;">SHORELINE TASK FORCE MEMORANDUM</p>
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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. Little to no change is 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. The protection of the property from wash overs and blowouts is a matter of the level of protection provided by increases in the overall elevation of the subject property, the strength of the proposed structures, and the width of the beach and existing dunes, none of which will be impacted with this application request.

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)];
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)];

<p style="text-align: center;">SHORELINE TASK FORCE MEMORANDUM</p>
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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>

Sungman Kim



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

March 7, 2016

Via Electronic Mail

Sungman Kim, Director of Development Services
City of South Padre Island
P.O. Box 3410
4601 Padre Blvd.
South Padre Island, Texas 78597-3410

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

Site Address: 3700 Gulf Boulevard, South Padre Island
Legal Description: Lots 9-10, Section VII, Padre Beach, Cameron County
Lot Applicant: Ortiz Construction
GLO ID No.: BDSPI-16-0063

Dear Dr. Kim:

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 extend an existing dune walkover approximately 50 feet 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.¹
- 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 beach² and should ensure that the walkover will not interfere with or otherwise restrict public use of the beach at normal high tides.³
- 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.⁴

¹ 31 TAC §15.4(f)(3).

² 31 TAC §15.7(g)(1).

³ 31 TAC §15.7(g)(2).

⁴ 31 TAC §15.7(g)(3).

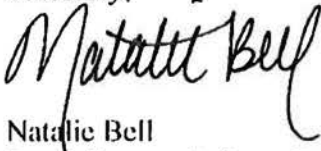
March 7, 2016

Page 2 of 2

- 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/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>

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

Sincerely,

A handwritten signature in black ink that reads "Natalie Bell". The signature is written in a cursive, flowing style.

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



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: 3700 GULF BLVD. SOUTH PADRE ISLAND TX. LOTS 9 & 10 PADRE BEACH SECTION III CAMERON COUNTY, TX

Property Owner Information

Name: FUNACROM REALTORS. own property
Mailing Address: 4800 PADRE BLVD.
City: SOUTH PADRE ISLAND State: TX.
Zip: 78579 Country: CAMERON COUNTY TX.
Phone Number: 956-761-6966
Fax Number: 956-761-6966
E-Mail Address: _____

Applicant / Agent for Owner

Name: ORTIZ CONSTRUCTION
Mailing Address: 5708 PADRE BLVD
City: SOUTH PADRE ISLAND State: TX.
Zip: 78597. Country: CAMERON COUNTY TX
Phone Number: 956-455-4263
Fax Number: _____
E-Mail Address: ORTIZ7464@GMAIL.COM

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 so)

Owner(s) Signature(s): _____

Date: 02-17-16

Applicant Signature: _____

Date: 02/17/16

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.

Extend existing walkover 50 feet.

Total Square Footage of Footprint of Habitable Structure: ~~250~~

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): ~~250~~ 250 sq ft walkway area

Percentage Impervious Surface ((impervious surface / habitable footprint) * 100): _____

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

Approximate Duration of Construction: ONE WEEK.

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 Santa Pedro Island. Removal of the retaining wall at the owner's expense may be required if 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: U/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 1 (one) % of the dune vegetation site. (An explanation of the "impact" will be required.)

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

Explanation / Other Information: _____

Walkway will be installed by hand.
No machinery required for the work.

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

COAST. D. MIGHT TRY TO ALLOW REIN; DUNES.
Any damage will be mitigated on a 1-1 basis.

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

N/A

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, docks, 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.

W.E. HEANER
RESUBDIVISION

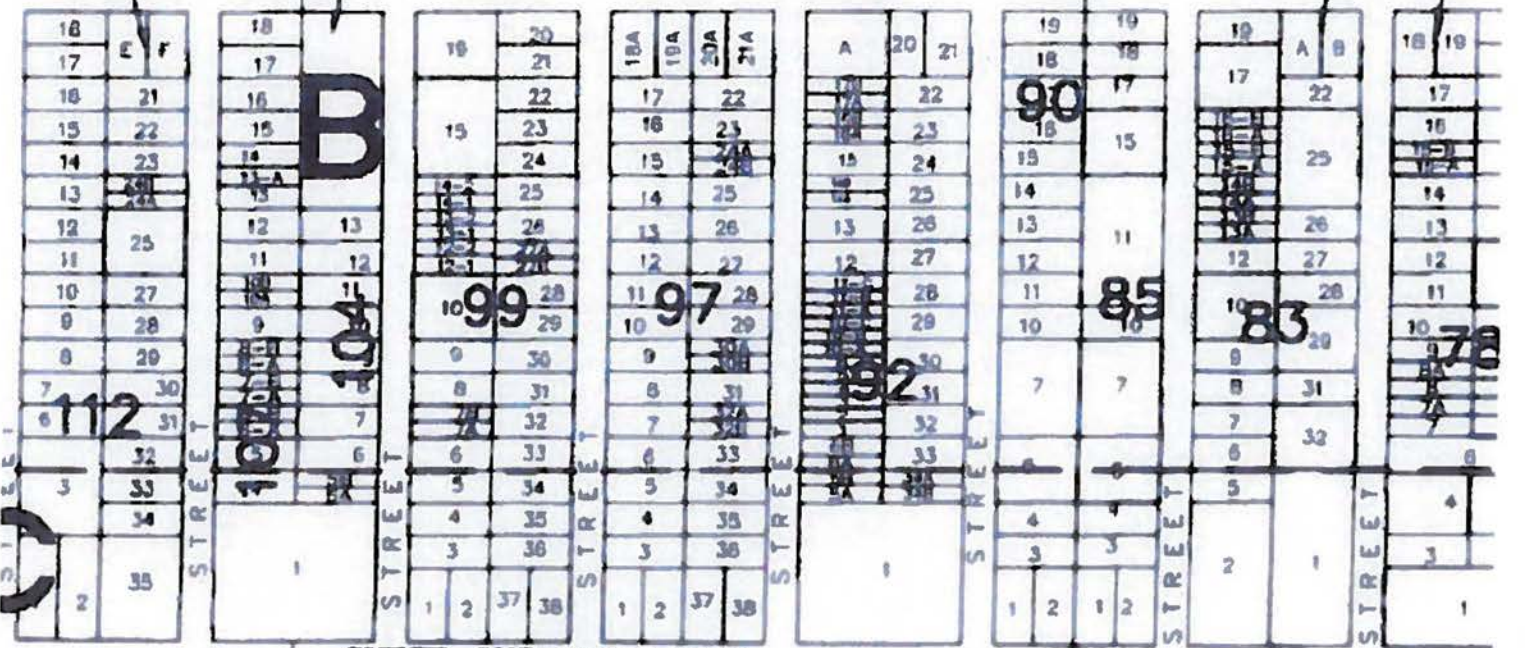
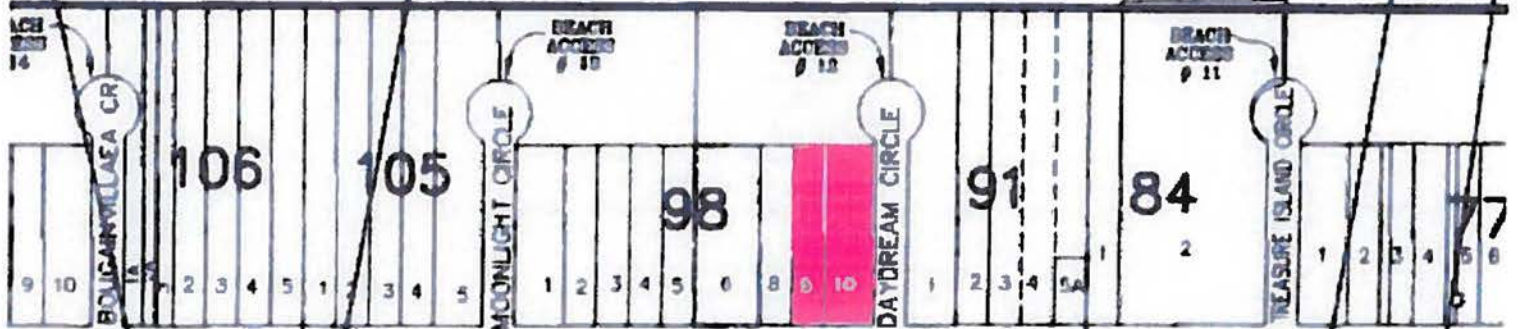
PAVOREAL
SUBDIVISION

D.C. EARLEY
RESUBDIVISION

SECTION VIII

PADRE BEACH. SECTION VII

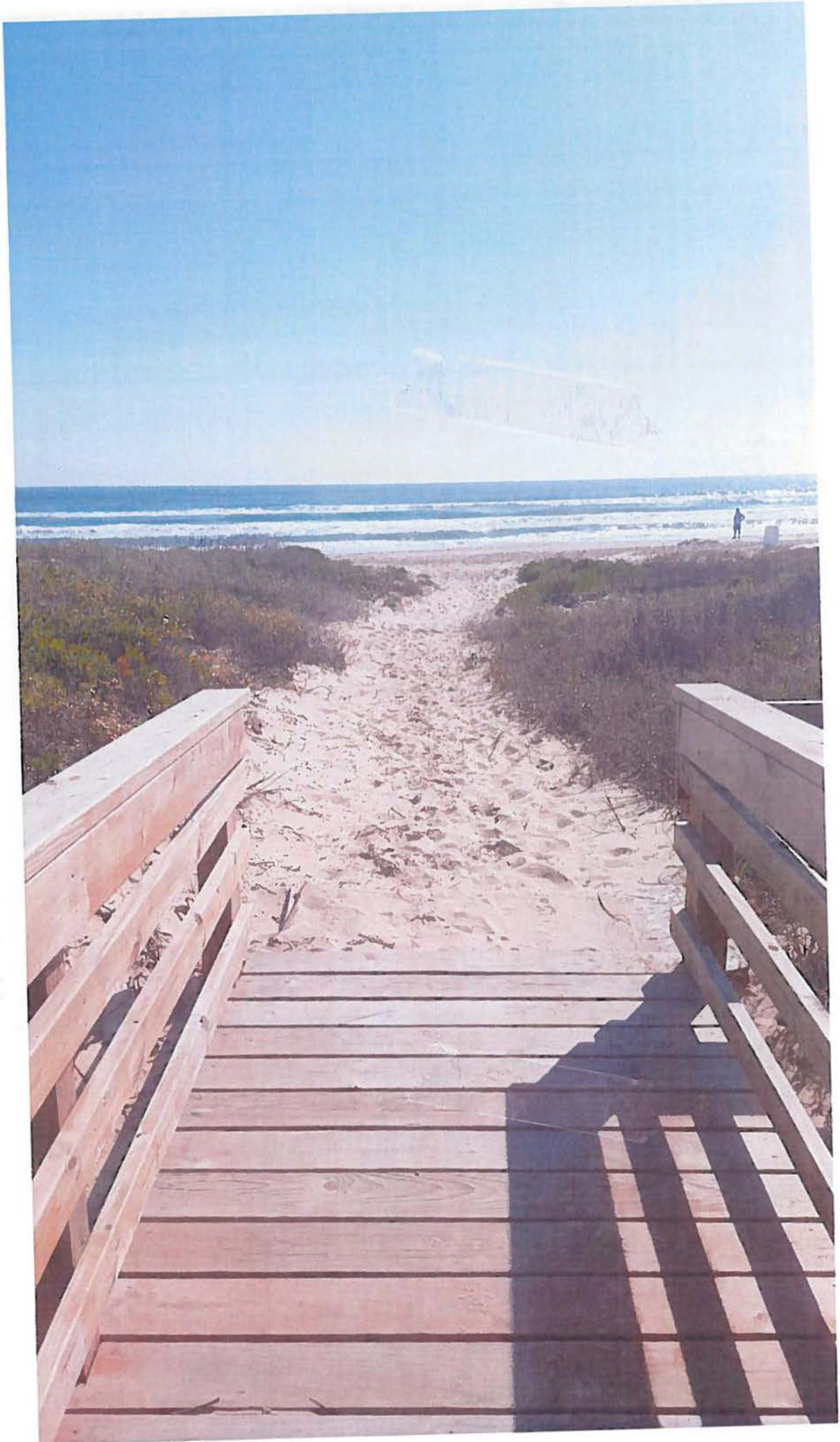
PADRE BEACH



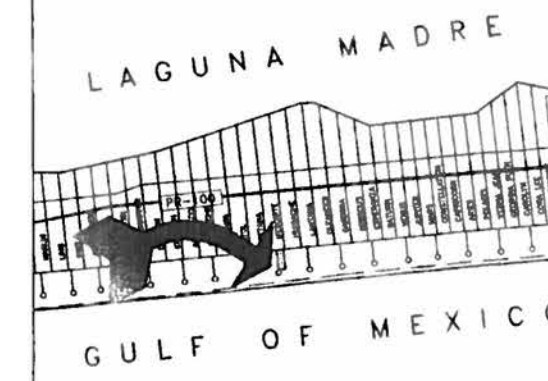
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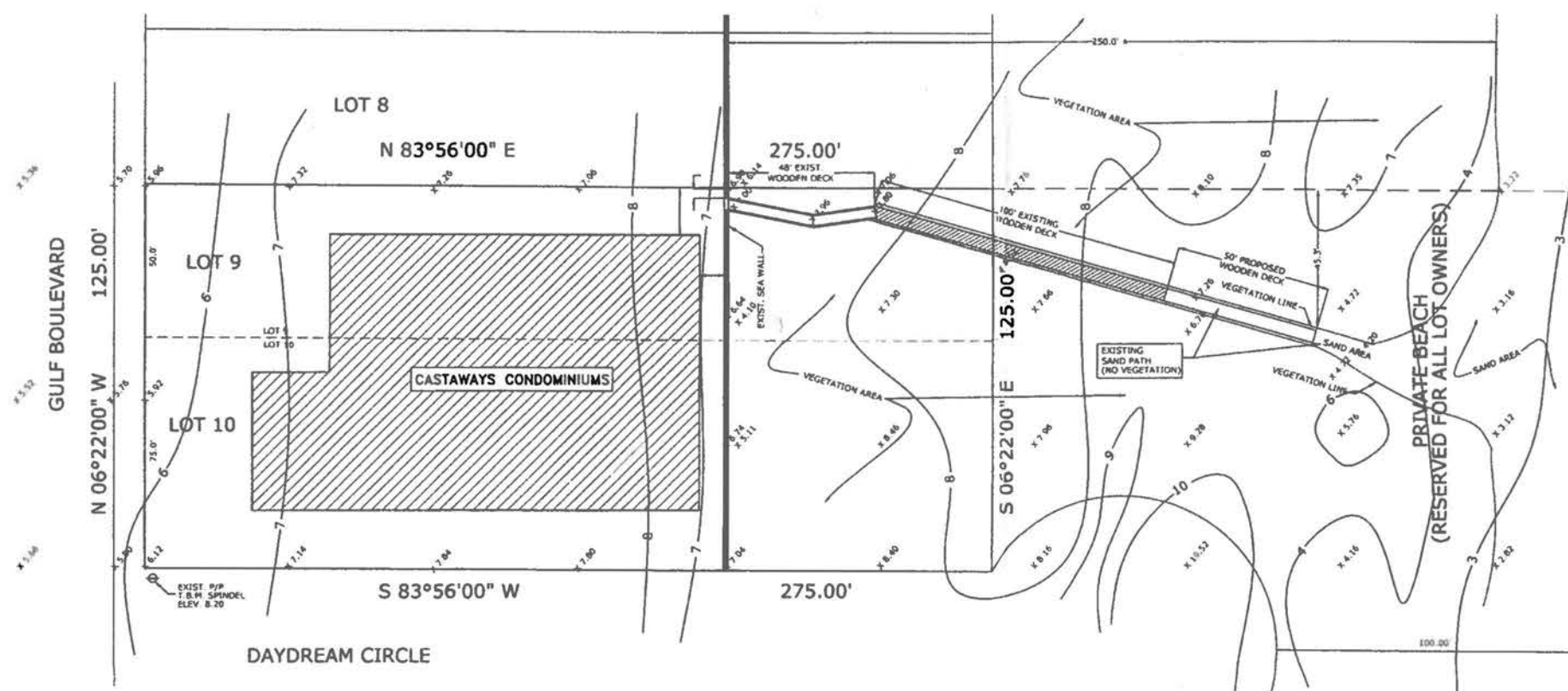






VICINITY MAP

SCALE: 1"= 2000.0'



TOPOGRAPHIC SURVEY

SCALE: 1"=30.0'

PROPOSED 100' WOODEN DECK
CASTAWAY CONDOMINIUMS

LOTS 9 & 10 PADRE BEACH,
SECTION VII,
CAMERON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 15, PAGE 21, MAP RECORDS OF
CAMERON COUNTY, TEXAS.

PREPARED FOR: CASTAWAY CONDOMINIUMS

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SOUTH PADRE ISLAND, TEXAS 78597

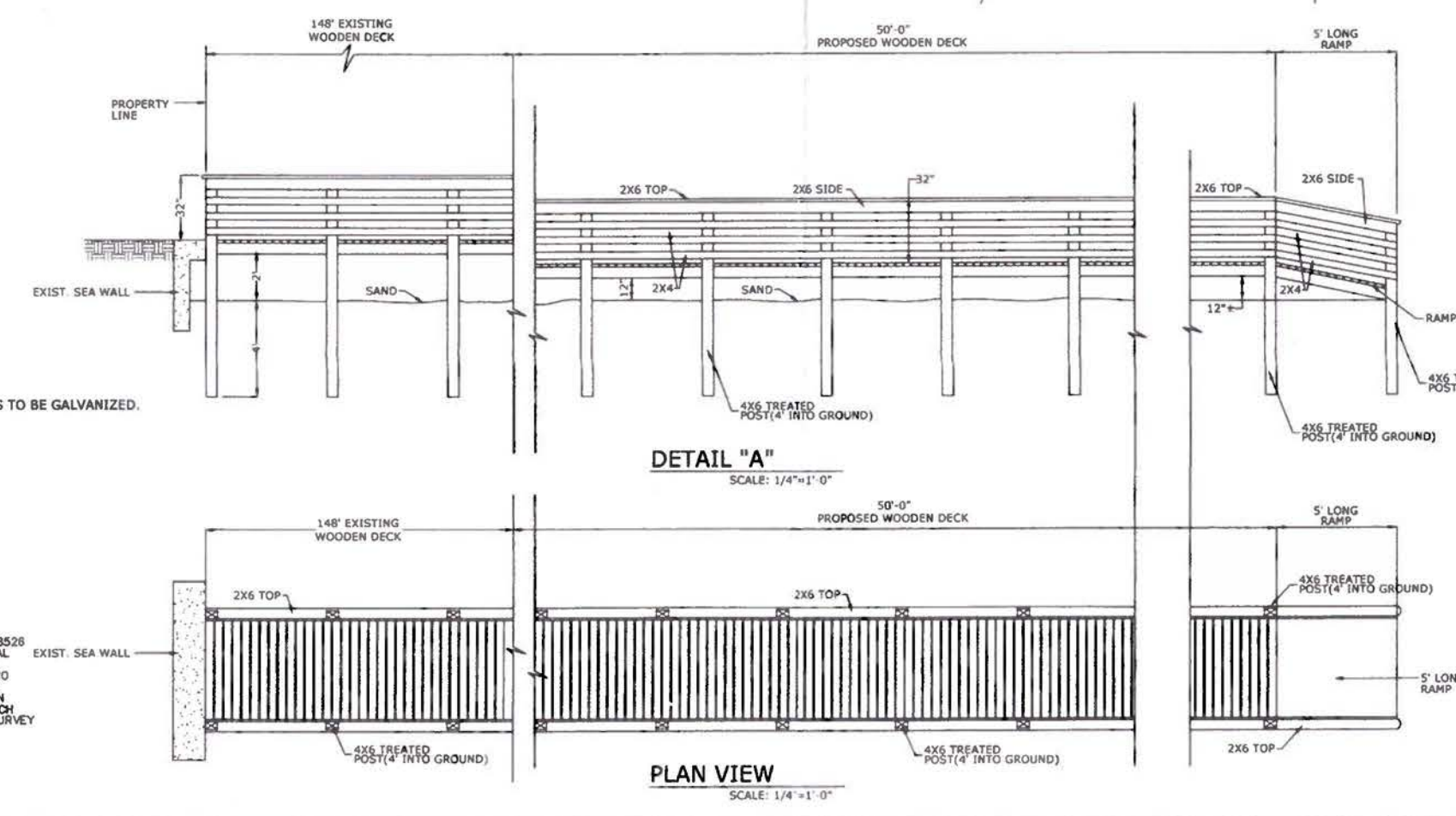
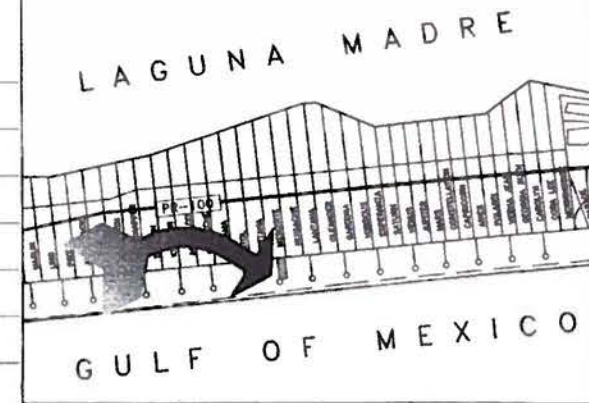
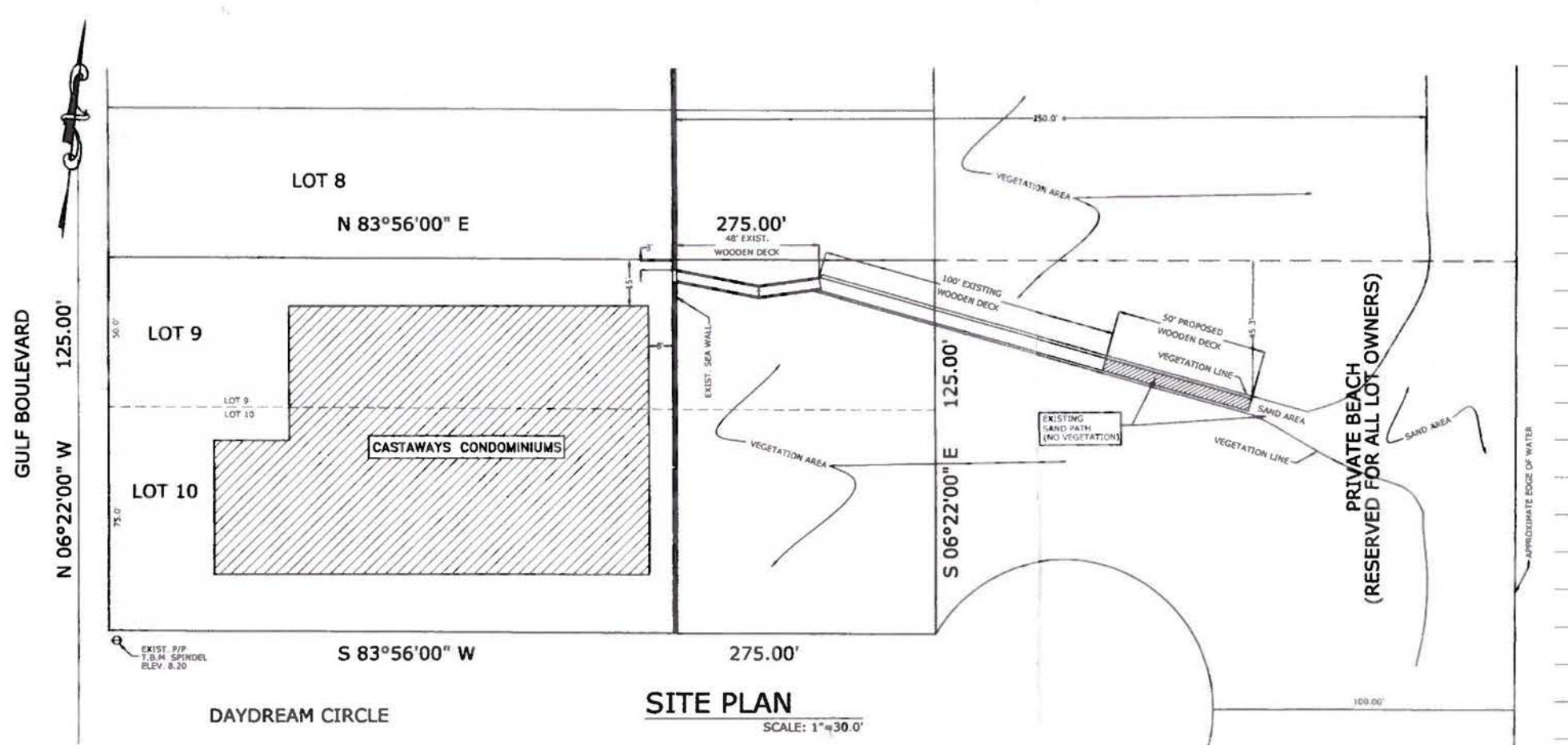
Manuel J. Montemayor
MANUEL J. MONTEMAYOR
REGISTERED PROFESSIONAL ENGINEER # 34325



MONTEMAYOR - HANSEN
GARCIA - VILLAFRANCO & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
8491 Paredes Line Road, Brownsville, TX 78526
Office: (956) 546-0671 Fax: (956) 541-8806
mjm@monte68@aol.com www.montemayorengineering.com

Drawn by: ENRIQUE HDZ.
Checked by: J. C. Ruiz
Approved by: M. J. Montemayor
Project No. ME-22806

Scale: 1"=30.0'
Date: 11/28/14
Rev. Date: 02/11/16
Sheet: 1 of 1



ENGINEER'S NOTE:
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2.) ALL LUMBER TO BE TREATED.

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ADDRESS OF PROPERTY:
3700 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS 78597

PROPOSED 100' WOODEN DECK CASTAWAY CONDOMINIUMS
LOTS 9 & 10 PADRE BEACH, SECTION VII, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS.
PREPARED FOR: CASTAWAY CONDOMINIUMS

MONTEMAYOR - HANSEN
GARCIA - VILLAFRANCO & ASSOCIATES
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Drawn by: ENRIQUE HDZ.
Checked by: J.C. Ruiz
Approved by: M.J. Montemayor
Project No. ME-22806

ME
Since 1872

Scale: 1"=30.0'
Date: 11/28/14
Rev. Date: 02/11/16
Sheet: 1 of 1