

**NOTICE OF SPECIAL 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, JANUARY 29, 2018**  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> 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 Shoreline 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 January 15, 2018 regular meeting minutes.
5. Discussion and possible action to recommend to Texas General Land Office modifications to the existing Beach and Dune Permit (GLO ID# BDSPI-17-0068a) for 6800 Padre Boulevard South Padre Island Texas. (Hill)
6. Discussion and possible action to recommend to Texas General Land Office a Beach and Dune Permit for Regency Condominiums 1816 Gulf Boulevard South Padre Island Texas. (Hill)
7. Discussion and possible action regarding the replacement and/or maintenance of beach access walkover handrails.
8. Adjournment

DATED THIS THE 26 TH DAY OF JANUARY 2018



  
Susan Hill, City Secretary

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 **JANUARY 26, 2018** AT/OR BEFORE **3:00 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID 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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.



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

**MEETING DATE:** 1/29/2017

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Approval of January 15, 2017 regular meeting minutes.

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

YES: \_\_\_\_\_

NO: \_\_\_\_\_

Approved by Legal:

YES: \_\_\_\_\_

NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**

|   |
|---|
| <p style="text-align: center;"><b>MINUTES</b><br/><b>CITY OF SOUTH PADRE ISLAND</b><br/><b>SHORELINE TASK FORCE</b></p> |
|---|

**MONDAY, JANUARY 15, 2017**

**I. Call to Order.**

The Shoreline Task Force of the City of South Padre Island, Texas held a regular meeting on Monday, January 15, 2017, at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Troy Giles, called the meeting to order at 3:05 p.m. A quorum was present: Task Force Members Virginia Guillot, Norma Trevino, and Stormy Wall were present at the meeting; Neil Rasmussen, Kerry Schwartz, and Thoren Thorbjørnsen were not present.

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

**II. Pledge of Allegiance.**

Mr. Troy Giles led the Pledge of Allegiance.

**III. Election of Chairman and Vice-Chairman.**

Mr. Neil Rasmussen was nominated for Shoreline Taskforce Chairmen, and Ms. Virginia Guillot was nominated as Vice Chairman, both nominations passed unanimously. Vice Chairman Ms. Guillot officiated the remainder of the meeting due to the absence of Chairman Rasmussen.

**IV. Public Comments and Announcements.**

No public comments were heard.

**V. Approval of the November 20, 2017, and December 4, 2017 regular meeting minutes.**

Task Force Member Stormy Wall made a motion to approve the November 20, 2017, and December 4, 2017 meeting minutes, seconded by Troy Giles. The motion passed unanimously.

**VI. Discussion and possible action regarding a resolution from the City of South Padre Island in support of The University of Texas Rio Grande Valley Lower Laguna Madre Estuary Program. (Hill)**

Task Force Member Troy Giles made a motion to recommend to the South Padre City Council a resolution from the City of South Padre Island in support of The University of Texas Rio Grande Valley Lower Laguna Madre Estuary Program, seconded by Norma Trevino. The motion passed unanimously.

**VII. Discussion and possible action to recommend to Texas General Land Office a Beach and Dune Permit for 4004 Gulf Boulevard South Padre Island Texas. (Hill)**

Task Force Member Stormy Wall made a motion to recommend to the Texas General Land Office a Beach and Dune Permit for 4004 Gulf Boulevard South Padre Island Texas, seconded by Troy Giles. The motion passed unanimously.

**VIII. Discussion and possible action to recommend to Texas General Land Office a Beach and Dune Permit for 5812A Gulf Boulevard South Padre Island Texas. (Hill)**

Task Force Member Stormy Wall made a motion to recommend to the Texas General Land Office a Beach and Dune Permit for 5812A Gulf Boulevard South Padre Island Texas, seconded by Norma Trevino. The motion passed unanimously.

**IX. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 1400 Gulf Boulevard South Padre Island Texas. (Hill)**

Task Force Member Troy Giles made a motion to recommend to the City Council a Beach and Dune Permit for 1400 Gulf Boulevard South Padre Island Texas, seconded by Norma Trevino. The motion passed unanimously.

**X. Discussion and possible action to recommend approval of proposed change order #1 for Moonlight Circle beach access improvement project; for additional work and time. (Hill)**

Task Force Member Troy Giles made a motion to recommend the approval of proposed change order #1 for Moonlight Circle beach access improvement project, seconded by Stormy Wall. The motion passed unanimously.

**XI. Discussion and action regarding the approval Resolution No. 2018-## which supports the submission of the application for state assistance from the Beach Maintenance Reimbursement fund for the Fiscal Year 2017/18. (Hill)**

Task Force Member Norma Trevino made a motion to recommend approval Resolution No. 2018-## which supports the submission of the application for state assistance from the Beach Maintenance Reimbursement fund for the Fiscal Year 2017/18, seconded by Stormy Wall. The motion passed unanimously.

**XII. Discussion and action regarding the approval of Resolution No. 2018-XX which establishes rental charges for beach cleaning equipment and labor to be used for the city's beach maintenance reimbursement submissions.(Hill)**

Task Force Member Stormy Wall made a motion to recommend approval Resolution No. 2018-## which establishes rental charges for beach cleaning equipment and labor to be used for the city's beach maintenance reimbursement submissions, seconded by Norma Trevino. The motion passed unanimously.

### **XIII. Adjournment**

There being no further business, Task Force Vice-Chairman Virginia Guillot Giles adjourned the meeting at 3:30 p.m.

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Jose Aguilar, Program Coordinator

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Troy Giles, Chairman

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

**MEETING DATE:** 1/29/2017

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and possible action to recommend to Texas General Land Office modifications to the existing Beach and Dune Permit (GLO ID# BDSPI-17-0068a) for 6800 Padre Boulevard South Padre Island Texas. (Hill)

**ITEM BACKGROUND**

Mr. Brashear is seeking a modification to his existing Beach and Dune permit (GLO ID# BDSPI-17-0068a), for the construction of a ramp instead of stairs.

The original Beach and Dune permit was approved by the Shoreline Taskforce on 5.22.2017, and approved by City Council on 6.7.2017

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

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

Comments:

**RECOMMENDATIONS/COMMENTS**



# 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: East Tract 17 Physical Address: 6900 Padre Blvd.

## Property Owner Information

Name: SPI Properties  
Mailing Address: PO Box 2344  
City: South Padre Island State: Texas ☐  
Zip: 78597 Country: United States ☐  
Phone Number: 956-455-8436  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

## Applicant / Agent for Owner

Name: Clayton Brashear  
Mailing Address: PO Box 2344  
City: South Padre Island State: Texas ☐  
Zip: 78597 Country: United States ☐  
Phone Number: 956-455-8436  
Fax Number: \_\_\_\_\_  
E-Mail Address: claytonamo@aol.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 \_\_\_\_\_)

Owner(s) Signature(s):   
Date: 1/20/2018

Applicant Signature:   
Date: 1/20/2018

## 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.

To replace a previous permitted 10'x15' wooden beach stairs with a 10'X50' wooden beach ramp

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Square Footage of Footprint of Habitable Structure: N/A

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): N/A

Percentage Impervious Surface [(Impervious surface / habitable footprint) \* 100]: N/A

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

Approximate Duration of Construction: 6 months from start date

### 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: No Change  
\_\_\_\_\_  
\_\_\_\_\_

### 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: Ramp is needed for EMS use in the area  
\_\_\_\_\_  
\_\_\_\_\_

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: None required for this change

#### 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.**



January 18, 2018

To Whom It May Concern,

Mr. Clayton Brashear has presented the South Padre Island Fire Department with a plan to build a ten foot wide by fifty foot long EMS beach ramp in lieu of a beach staircase on his property at 6800 Padre Boulevard (Clayton's Fishing Pier). I feel a ramp in the area will be a much improved option than using the stairs to move patients requiring hospital transport. This area sees high call volume from heavy public use of the beaches on the north end of the island. The next closest EMS access point is White Sands Street located approximately 150 yards to the south, near The Tiki Condominiums.

From a public safety standpoint, I support this plan and feel it will improve service, reduce lifting injuries to emergency responders, and could possibly save lives by improving ingress and egress in this area.

Respectfully,

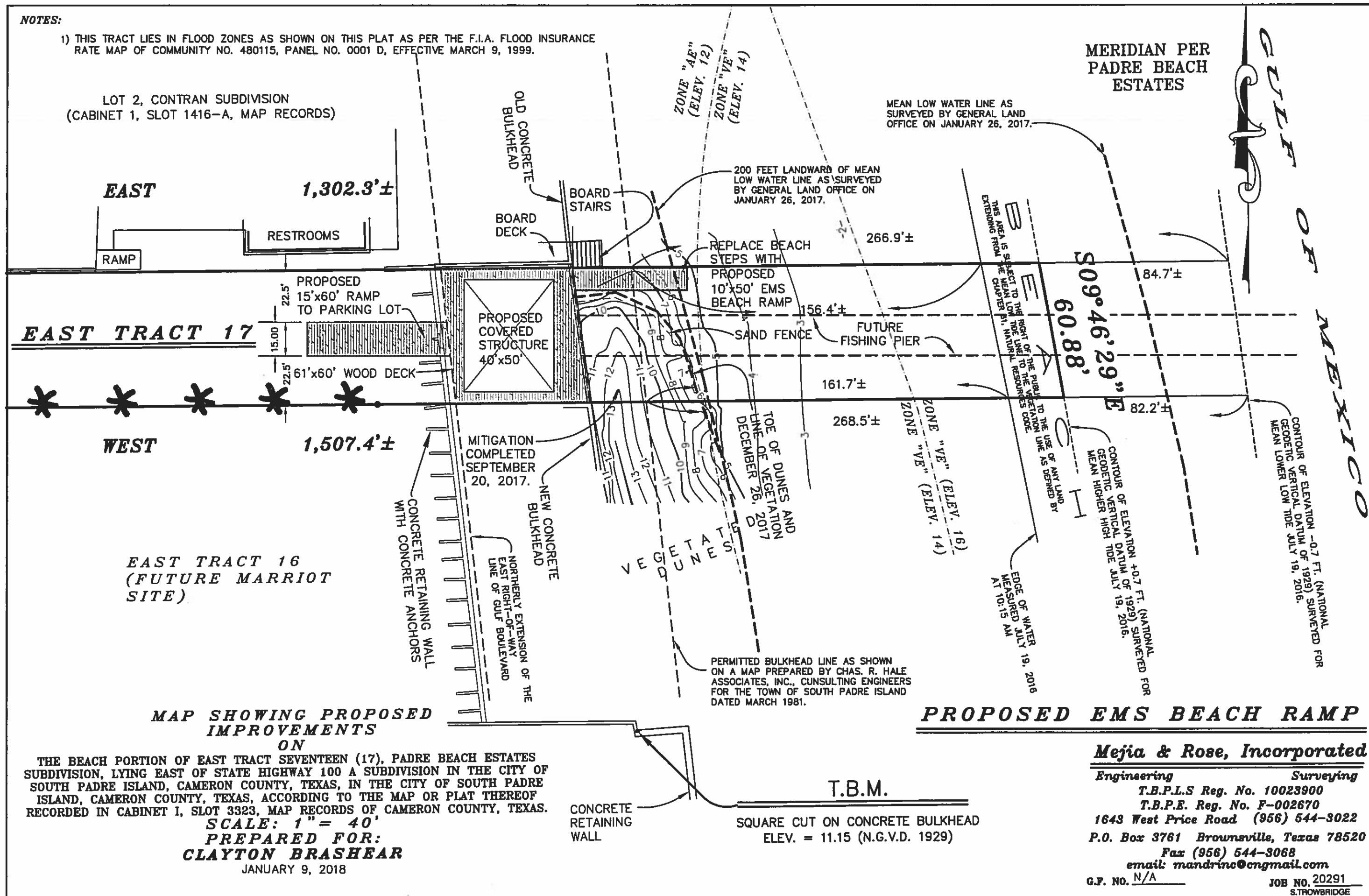
Doug Fowler  
Fire Chief, South Padre Island Fire Department  
4601 Padre Boulevard  
South Padre Island, Texas 78597  
(956) 761-3831



**NOTES:**

1) THIS TRACT LIES IN FLOOD ZONES AS SHOWN ON THIS PLAT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, EFFECTIVE MARCH 9, 1999.

LOT 2, CONTRAN SUBDIVISION  
(CABINET 1, SLOT 1416-A, MAP RECORDS)



**MAP SHOWING PROPOSED IMPROVEMENTS ON**

THE BEACH PORTION OF EAST TRACT SEVENTEEN (17), PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF STATE HIGHWAY 100 A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3323, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 40'  
PREPARED FOR:  
**CLAYTON BRASHEAR**  
JANUARY 9, 2018

**PROPOSED EMS BEACH RAMP**

**Mejia & Rose, Incorporated**

Engineering Surveying

T.B.P.L.S. Reg. No. 10023900

T.B.P.E. Reg. No. F-002670

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

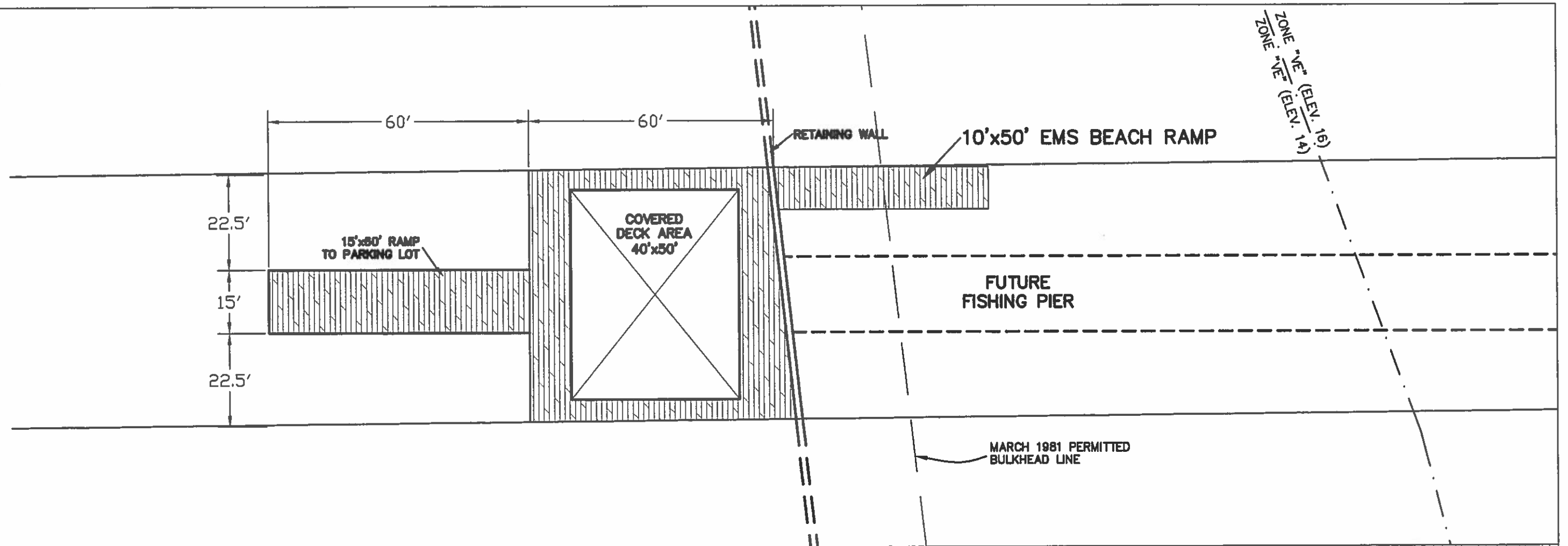
Fax (956) 544-3068

email: mandrine@cngmail.com

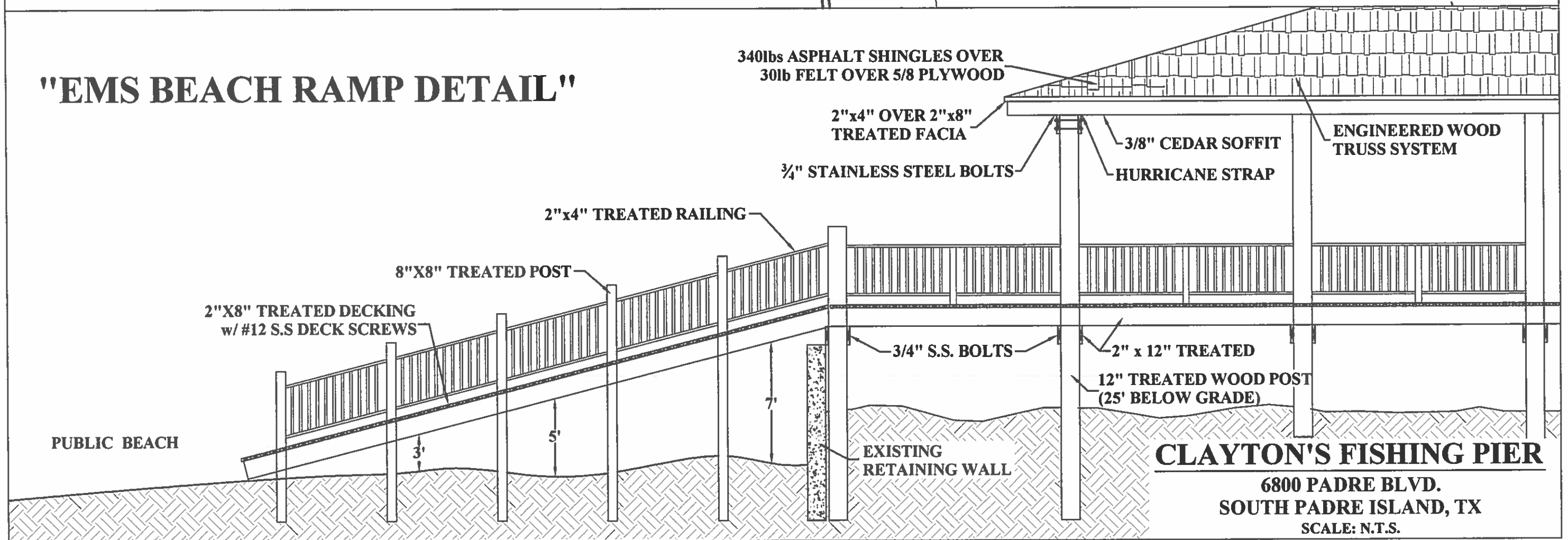
G.F. NO. N/A

JOB NO. 20291

S.TROWBRIDGE



## "EMS BEACH RAMP DETAIL"



## MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office  
FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager  
DATE: March 7, 2017  
RE: East Tract 17 Padre Beach Estates Construction of Retaining wall and fishing pier.

The applicant has requested permission to build a fishing pier. Within the DPA the applicant proposes building a deck, raised roof structure, retaining wall and 1000 foot fishing pier. This is necessary to receive recommendation on because it is within the Dune Protected Area and constitutes as a change of footprint and impermeable surfaces. The proposed retaining wall will be behind HBL.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity 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. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]
4. The proposed 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. [TAC 15.5 (d)(1)]

With consideration given to the City's *Dune Protection and Beach Renourishment and Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no changes to the existing dune hydrology east of the Historic Building Line.
4. The proposed activity will result in adverse effects on dune vegetation. These effects will be mitigated through the actions outlined in the attached mitigation plan.
5. The proposed activity will not significantly increase the potential for washover or blowouts.



Brandon N. Hill



TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

May 8, 2017

Via Electronic Mail

Brandon Hill  
Shoreline Management Department  
City of South Padre Island  
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:** 6800 Padre Boulevard, South Padre Island  
**Legal Description:** East Tract 17, Padre Beach Estates  
**Lot Applicant:** Clayton Brashear  
**GLO ID No.:** BDSPI-17-0068a

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a retaining wall behind the historic building line (HBL), an elevated wooden deck with a roof and stairway to the public beach, and a 1,000-foot long fishing pier. The applicant also proposes to compensate on-site for adverse effects to 1,291 square feet of dune vegetation and 170 cubic yards of dune volume. According to the Bureau of Economic Geology, the area 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:

- The proposed fishing pier must be constructed so that it does not impair or impede public access to or across the public beach easement. The public's free and unrestricted right of ingress and egress to the larger area extending from the line of mean low tide to the line of vegetation must be maintained.<sup>1</sup>
- Construction activities must not impact the public's ability to access or use the beach.
- The seaward terminus of the wooden staircase must be restricted to the greatest extent possible to the most landward point of the public beach<sup>2</sup> and must not interfere with or otherwise restrict public use of the beach at normal high tides.<sup>3</sup>
- Concrete may not be used to stabilize the base of the pilings for the wooden staircase.<sup>4</sup>
- 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

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<sup>1</sup> TNRC §61.011(a).

<sup>2</sup> 31 Tex. Admin. Code § 15.7(g)(1).

<sup>3</sup> 31 Tex. Admin. Code § 15.7(g)(2).

<sup>4</sup> 31 Tex. Admin. Code § 15.6(f)(3).

determined by the City and State agencies. If removal is required, it will be at the property owner's expense.<sup>5</sup>

- The applicant proposes to compensate for adverse impacts to dune and dune vegetation seaward of the existing line of vegetation. The City shall require the applicant to locate restored dunes in the area extending no more than 20-feet seaward of the landward boundary of the public beach or seaward of the line of vegetation as surveyed by the GLO on January 26, 2017. The City shall ensure that the 20-foot restoration area follows the natural migration of the vegetation line.<sup>6</sup>
- The City shall not allow the applicant to restore dunes, even within the 20-foot corridor, if such dunes would restrict or interfere with the public use of the beach at normal high tide.<sup>7</sup>
- The City shall require the applicant to restore dunes to be continuous with any surrounding naturally formed dunes and shall approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the area.<sup>8</sup>
- The mitigated dunes must be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation and vegetative cover of any naturally formed dunes in the restoration area.<sup>9</sup>
- The City shall require persons restoring dunes to use indigenous vegetation that will achieve the same protective capability as the surrounding natural dunes.<sup>10</sup>
- The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely effect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.<sup>11</sup>
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>12</sup>
- The City must require the applicant to conduct mitigation efforts continuously until the dunes and dune vegetation are equal or superior to the pre-existing dunes and dune vegetation. These efforts shall include preservation and maintenance pending completion of mitigation.<sup>13</sup>
- The City shall determine a mitigation project complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover have reached a level that matches or exceeds the surrounding naturally formed dunes.<sup>14</sup>
- The City shall provide written notification to the GLO after determining that the mitigation is complete. The GLO may conduct a field inspection to verify compliance.<sup>15</sup>

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<sup>5</sup> SPI Dune Protection and Beach Access Plan, Special Provisions, page 15.

<sup>6</sup> 31 Tex. Admin. Code § 15.7(e)(1).

<sup>7</sup> 31 Tex. Admin. Code § 15.7(e)(2).

<sup>8</sup> 31 Tex. Admin. Code § 15.7(e)(3).

<sup>9</sup> 31 Tex. Admin. Code § 15.7(e)(3).

<sup>10</sup> 31 Tex. Admin. Code § 15.7(e)(4).

<sup>11</sup> 31 Tex. Admin. Code § 15.4(d).

<sup>12</sup> 31 Tex. Admin. Code § 15.6(g).

<sup>13</sup> 31 Tex. Admin. Code § 15.4(g)(2).

<sup>14</sup> 31 Tex. Admin. Code § 15.4(g)(3).

<sup>15</sup> 31 Tex. Admin. Code § 15.4(g)(4).

- The City must ensure the proposed construction is consistent with the FEMA-approved county commissioners court order.<sup>16</sup>
- Since a portion of the proposed pier construction is located on GLO land, a lease agreement must be executed between the applicant and the GLO prior to initiation of construction activities related to the proposed fishing pier.

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 cursive script that reads "Natalie Bell".

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

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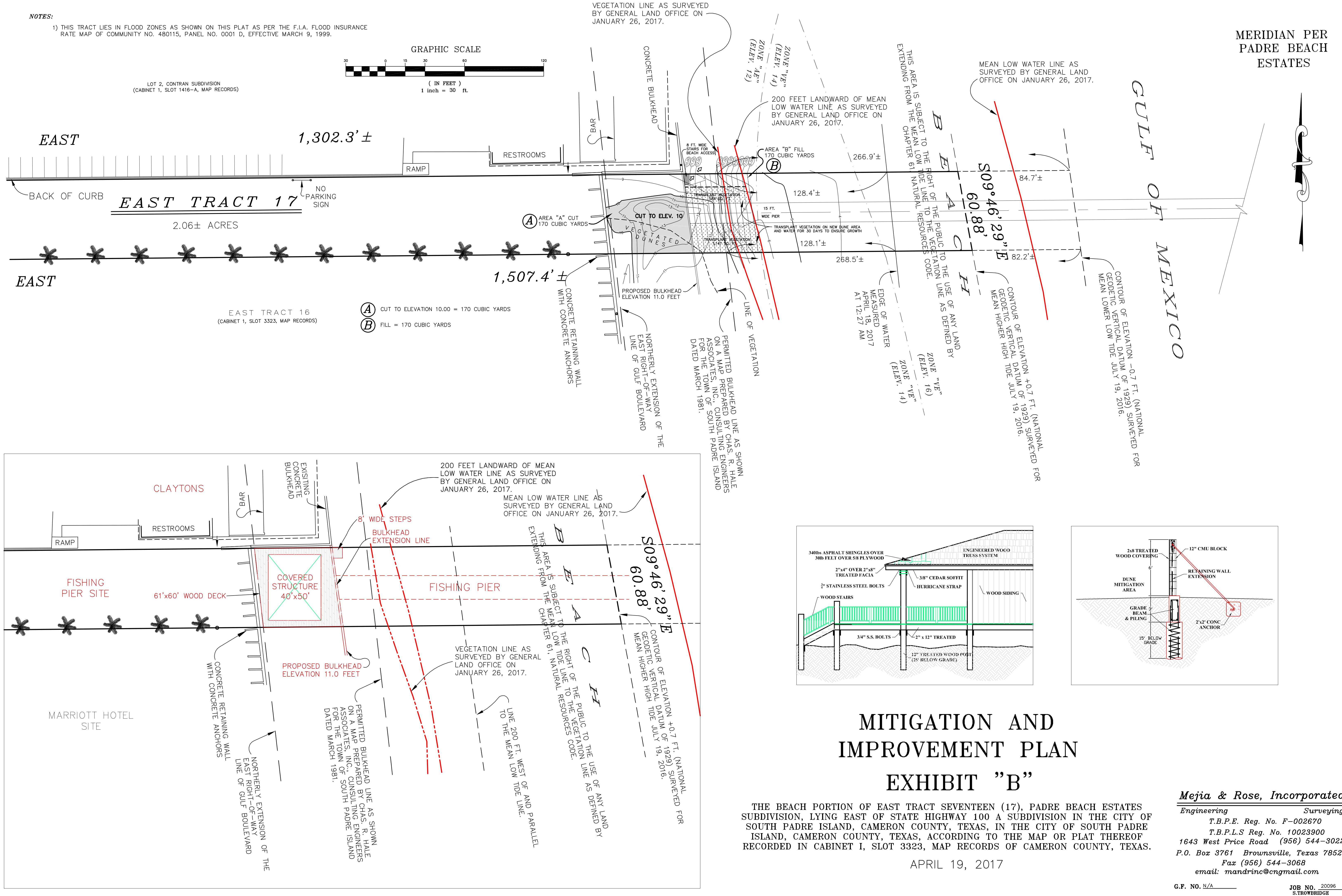
<sup>16</sup> 31 Tex. Admin. Code § 15.6 (e)(3).

NOTES:

1) THIS TRACT LIES IN FLOOD ZONES AS SHOWN ON THIS PLAT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, EFFECTIVE MARCH 9, 1999.

VEGETATION LINE AS SURVEYED BY GENERAL LAND OFFICE ON JANUARY 26, 2017.

MERIDIAN PER  
PADRE BEACH  
ESTATES



### Staff Recommendations

The applicant is proposing significant construction within the Dune Protected Area, however has proposed mitigation. Staff recommends the following:

1. That the applicant mitigate soil impacts by relocating all excavated beach quality material in front of the proposed retaining wall.
2. That all vegetation impacted by construction and the moved sediment be mitigated for. This implies that as the applicant raises the height of the dunes using the relocated sediment that the plants buried in this process are mitigated for as well.
3. The vegetative mitigation must take place in areas of no or low vegetation and involve the planting of native dune plants.
4. To the extent practicable the applicant will transplant existing vegetation in order to minimize damage and maximize opportunity for success.



Brandon N. Hill



# 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: East Tract 17 Padre Beach Estates Physical Address: 6800 Padre Blvd South Padre Island Tx

## Property Owner Information

Name: SPI Properties LLC  
Mailing Address: PO BOX 2344  
City: South Padre Island State: Texas ☐  
Zip: 78597 Country: United States ☐  
Phone Number: 956-455-8436  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

## Applicant / Agent for Owner

Name: Clayton Brashear  
Mailing Address: PO BOX 2344  
City: South Padre Island State: Texas ☐  
Zip: 78597 Country: United States ☐  
Phone Number: 956-455-8436  
Fax Number: \_\_\_\_\_  
E-Mail Address: claytonamo@aol.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 CB)

Owner(s) Signature(s):   
Date: 3/1/2017

Applicant Signature:   
Date: 3/1/2017

## 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.

1. Construct 1000 foot wood fishing pier structure into the Gulf of Mexico.
2. Build a 61' x 60' wood deck with a 40'x 50' covered wood structure with steps to beach
3. See USACE permit and plans attached
4. Extend retaining wall 60' on agreed designated line

Total Square Footage of Footprint of Habitable Structure: \_\_\_\_\_

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 120 SQ FT retaining wall, all other structures are wood.

Percentage Impervious Surface [(impervious surface / habitable footprint) \* 100]: 2%

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

Approximate Duration of Construction: 36 months depending on weather and surf conditions

### 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: Retaining wall covenant Date Submitted: N/A

### 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: See plans and survey

### 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 100 % of the dune vegetation site. (An explanation of the "impact" will be required.)
- ☒ The proposed construction will require the removal and relocation of 100 % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: See Exhibit B

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 100 % of the size/shape of dunes on site. (Details will be required.)
- ☒ The proposed construction will require the removal and relocation of 100 % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: See Exhibit B

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: See exhibit B

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

There are no other alternative construction methods for this site

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 other alternative methods for this site

### 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: See exhibit B

#### 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: N/A

### 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.**



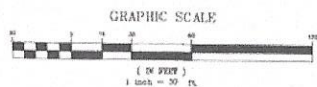
Google Earth

feet  
meters



NOTES:

1) THIS TRACT LIES IN FLOOD ZONES AS SHOWN ON THIS PLAT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, EFFECTIVE MARCH 9, 1999.



LOT 2 CONTRAN SUBDIVISION  
(CABINET 1, SLOT 1416-A, MAP RECORDS)

VEGETATION LINE AS SURVEYED  
BY GENERAL LAND OFFICE ON  
JANUARY 26, 2017.

MEAN LOW WATER LINE AS  
SURVEYED BY GENERAL LAND  
OFFICE ON JANUARY 26, 2017.

RELOCATE VEGETATION ON NEW DUNE AREA AND WATER  
FOR 30 CONSECUTIVE DAYS TO ENSURE GROWTH

200 FEET LANDWARD OF MEAN  
LOW WATER LINE AS SURVEYED  
BY GENERAL LAND OFFICE ON  
JANUARY 26, 2017.

THIS AREA IS SUBJECT TO THE RIGHT OF THE PUBLIC TO THE USE OF ANY LAND BY  
EXTENSION FROM THE MEAN LOW WATER LINE TO THE 200 FEET LINE AS DEFINED BY  
SECTION 61, NATIONAL COASTAL RESOURCES ACT.

266.9'±

84.7'±

156.4'±

161.7'±

268.5'±

82.2'±

202.95'

272.3'±

174.2'±

200.0'

200.0'

200.0'

200.0'

200.0'

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## PROPOSED IMPROVEMENTS EXHIBIT "B"

THE BEACH PORTION OF EAST TRACT SEVENTEEN (17) AND EAST TRACT SIXTEEN (16), PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF STATE HIGHWAY 100 A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3323, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FEBRUARY 21, 2017

MERIDIAN PER  
PADRE BEACH  
ESTATES

CULF OF MEXICO

- (A) CUT TO ELEVATION 10.0 = 144 CUBIC YARDS
- (B) CUT TO ELEVATION 10.0 = 42 CUBIC YARDS
- (C) FILL = 144 CUBIC YARDS
- (D) FILL = 205 CUBIC YARDS
- (E) FILL = 377 CUBIC YARDS

8.66 ACRE TRACT (VOL. 929, PG. 771 DEED RECORDS)  
LOT 15  
TICKI CONDOMINIUMS

Mejia & Rose, Incorporated

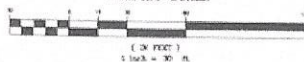
Engineering Surveying  
T.B.P.F. Reg. No. P-002670  
T.B.P.L.S. Reg. No. 10021800  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3068  
email: mandrinc@gmail.com

C.V. No. 100 100 No. 2007 1000000000

1) THIS TRACT LIES IN FLOOD ZONES AS SHOWN ON THIS PLAT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, EFFECTIVE MARCH 9, 1999

LOT 2, CENTRAL SUBDIVISION  
(CABINET 1, SLOT 1416-A, 5047, 20100000)

GRAPHIC SCALE



MERIDIAN PER  
 PADRE BEACH  
 ESTATES

AS  
GULF  
OF  
MEXICO

CENTERS OF ELEVATION  
GEODETIC VERTICAL ON  
MEAN LOW WATER TIDE

 $1,302.3' \pm$ 

BACK OF CURB

EAST TRACT 17

2.06± ACRES

EAST

 $1,507.4' \pm$ 

EAST TRACT 16

4.22± ACRES

WEST

 $1,315.7' \pm$ 

B-55 ACRE TRACT (VOL. 929, PG. 771 DEED RECORDS)

LGT 15  
FIXI CONDOMINIUMS

TOPOGRAPHIC SURVEY  
EXHIBIT "A"

THE BEACH PORTION OF EAST TRACT SEVENTEEN (17) AND EAST TRACT SIXTEEN (16), PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF STATE HIGHWAY 100 A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 3323, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FEBRUARY 21, 2017

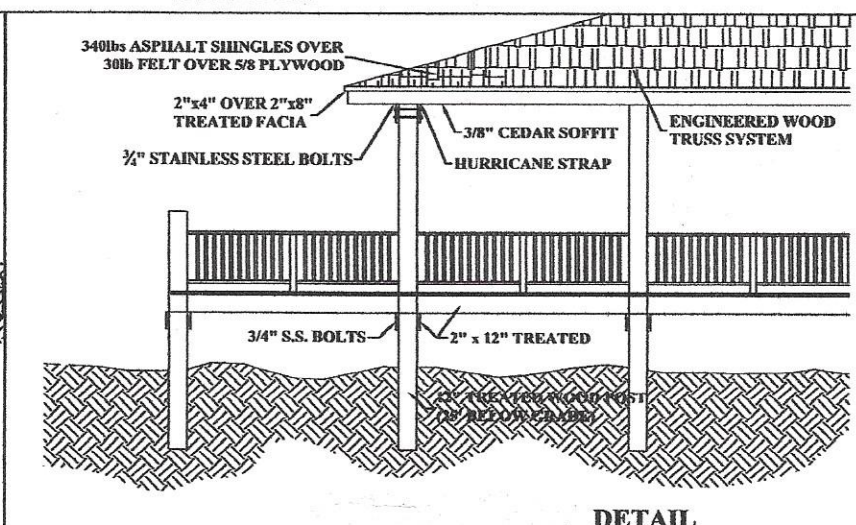
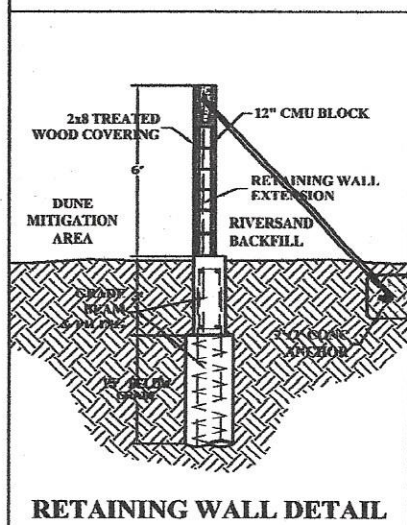
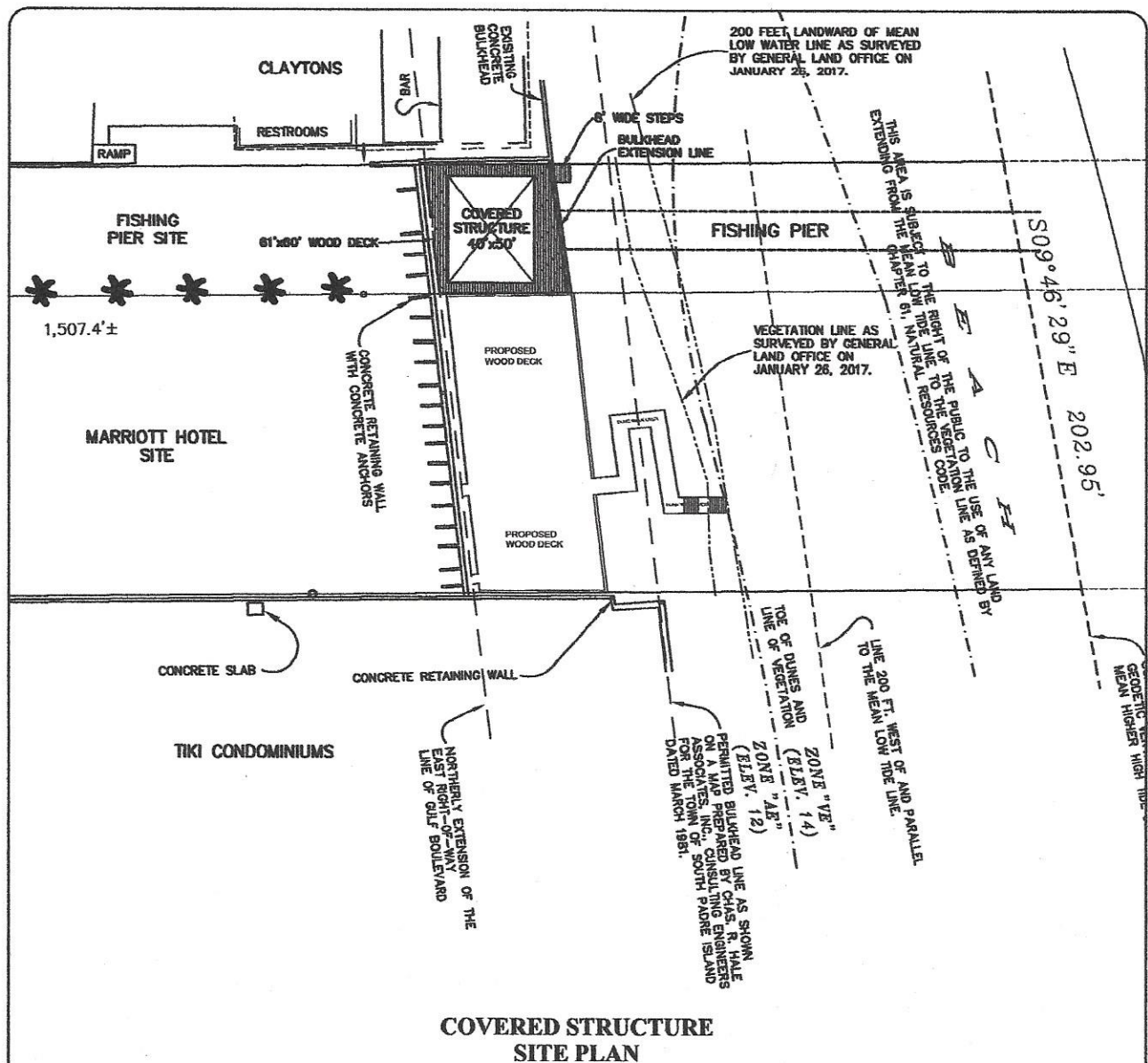
Mejia &amp; Rose, Incorporated

Engineering                      Surveying  
T.B.P.E. Reg. No. F-002670  
T.B.P.L.S. Reg. No. 10023900  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3068  
email: mandrinc@cignmail.com

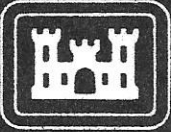
G.P. NO. NA JOB NO. 1002  
A. 1002







**CLAYTON BRASHEAR**  
 6800 PADRE BLVD.  
 SOUTH PADRE ISLAND, TX  
 SCALE: N.T.S.



This notice of authorization must be  
conspicuously displayed at the site of work.

United States Army Corps of Engineers

2000 Fort Belvoir Road  
Galveston, TX 77555

2016\_\_\_\_\_

A permit to construct a pier

at 6800 Padre Boulevard, South Padre Island, Cameron County, Texas

has been issued to Clayton Brashear on 9 Feb. 20 16

Address of Permittee 6800 Padre Blvd., South Padre Island, TX 78597

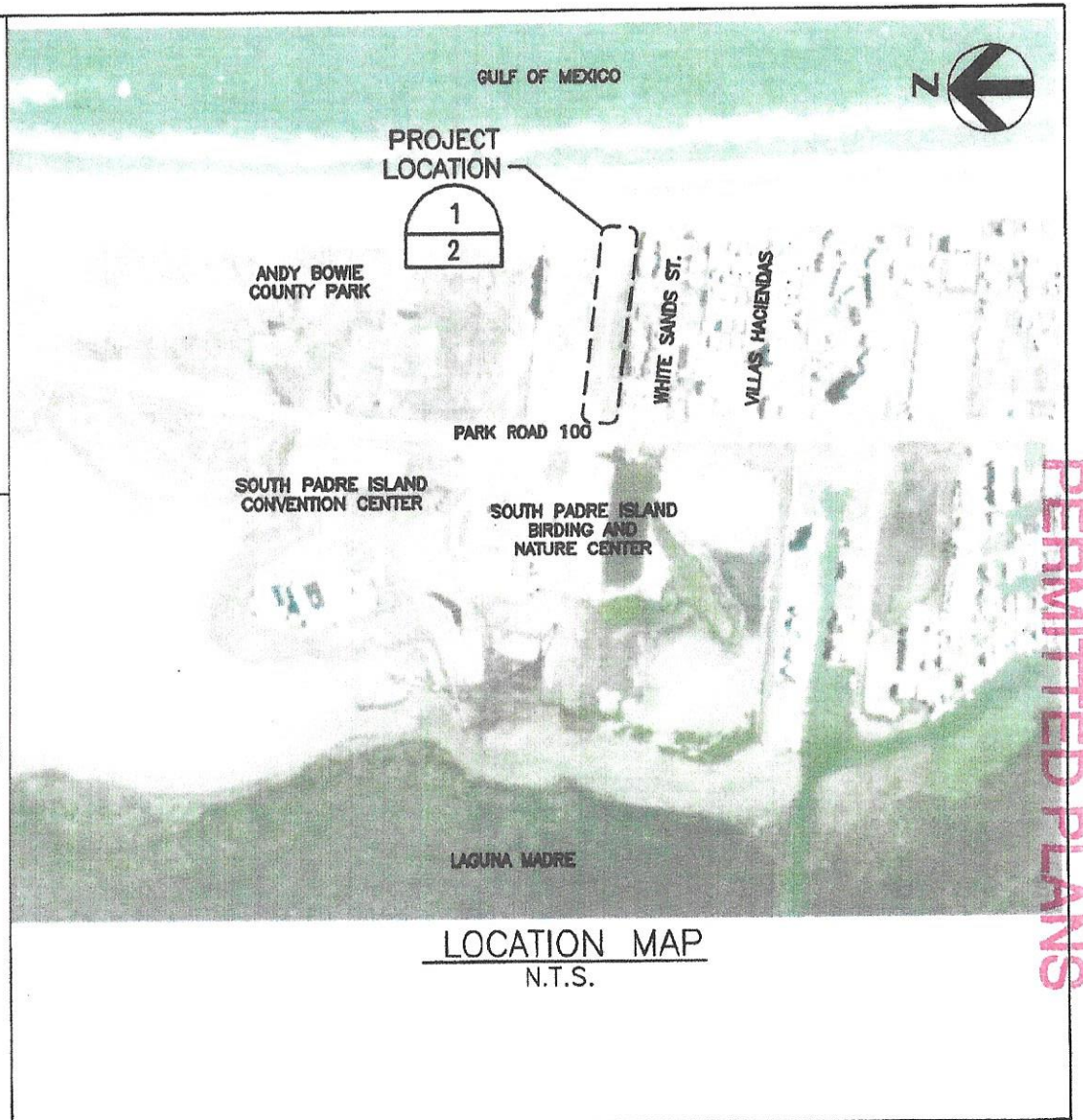
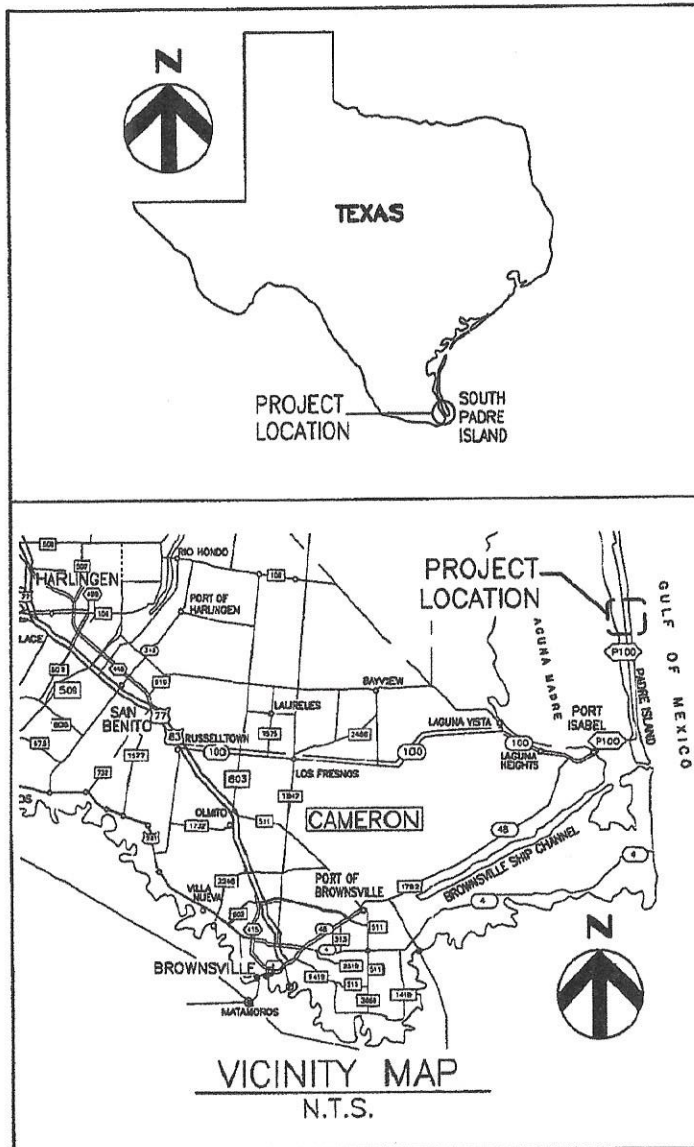
Permit Number

SWG-2012-00963

**District Commander**

Matthew Kimmel

for COL. RICHARD P. PANNELL



PERMITTED PLANS

SWG-2012-00963

Sheet 1/4

SWG-2012-00963

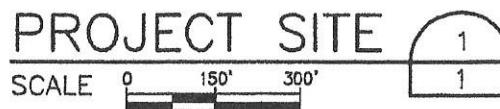
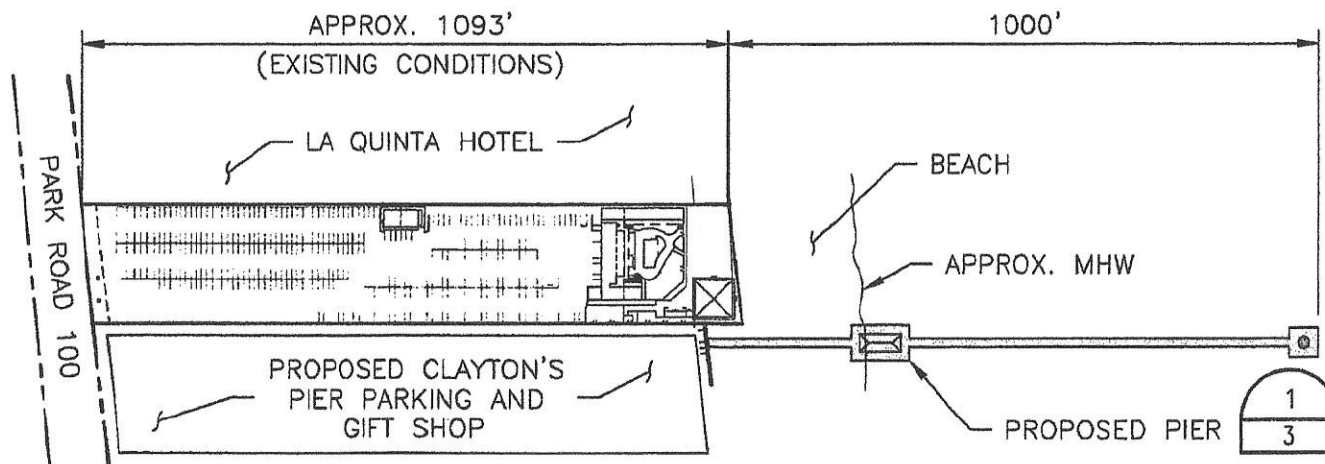
**HR**  
Texas P.E. Firm  
Registration No. F-754

PROJECT TITLE **CLAYTON'S BEACH BAR AND GRILL**  
SHEET TITLE **CONSTRUCT WOODEN ELEVATED PIER**

PROJECT NUMBER  
**194870**  
PROJECT MANAGER  
DATE  
**05/13/15**

REFERENCE SHEET  
REFERENCE DOCUMENT  
SHEET NUMBER

1 of 4



PERMITTED PLANS

SWG-2012-00963

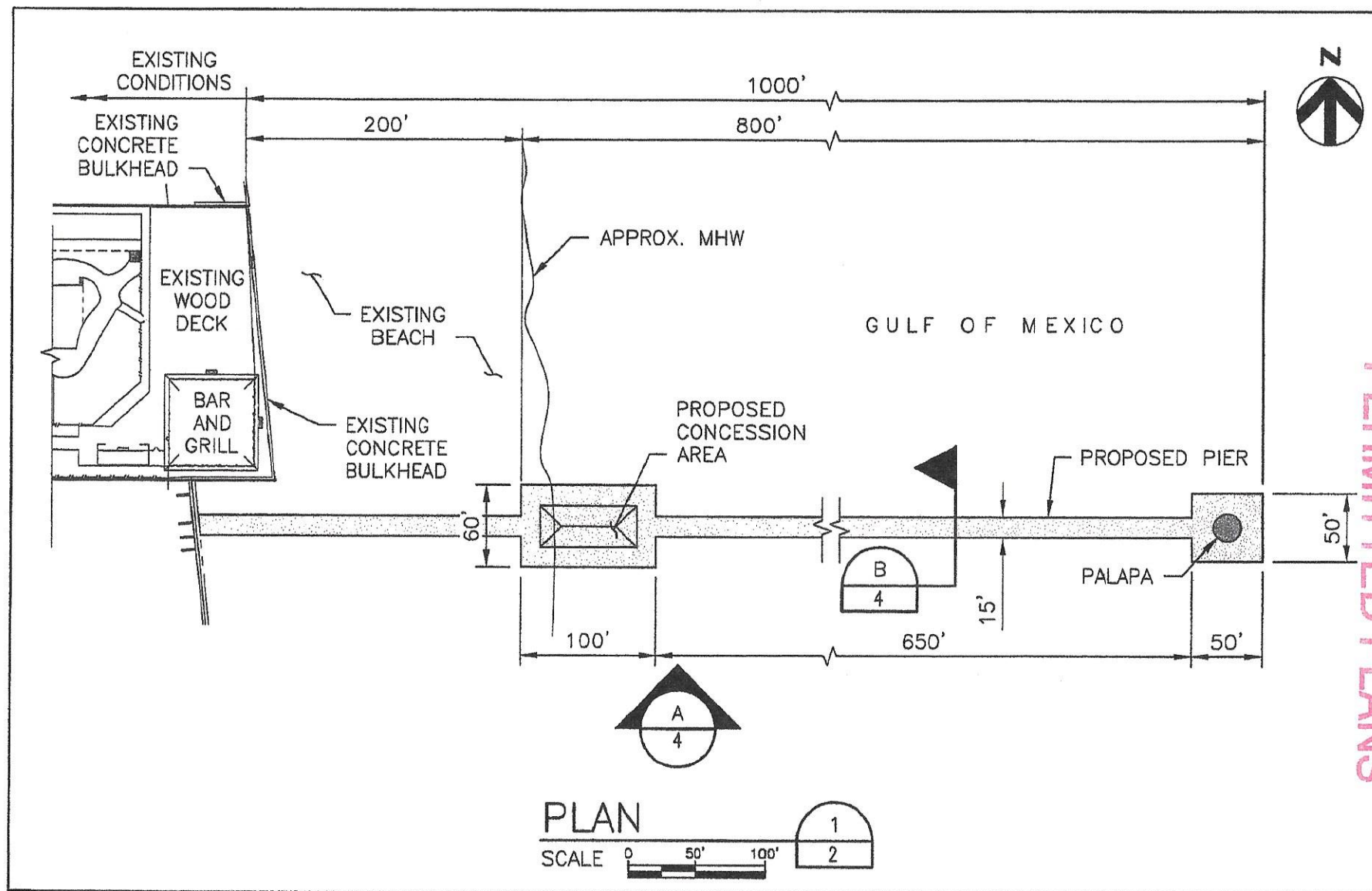
SWG-2012-00963  
Sheet 2/4



PROJECT TITLE **CLAYTON'S BEACH BAR AND GRILL**  
SHEET TITLE **CONSTRUCT WOODEN ELEVATED PIER**

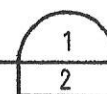
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**194870**  
PROJECT MANAGER  
DATE  
**05/13/15**

REFERENCE SHEET  
REFERENCE DOCUMENT  
SHEET NUMBER  
**2 of 4**



PLAN

SCALE 0 50' 100'



SWG-2012-00963  
Sheet 3/4

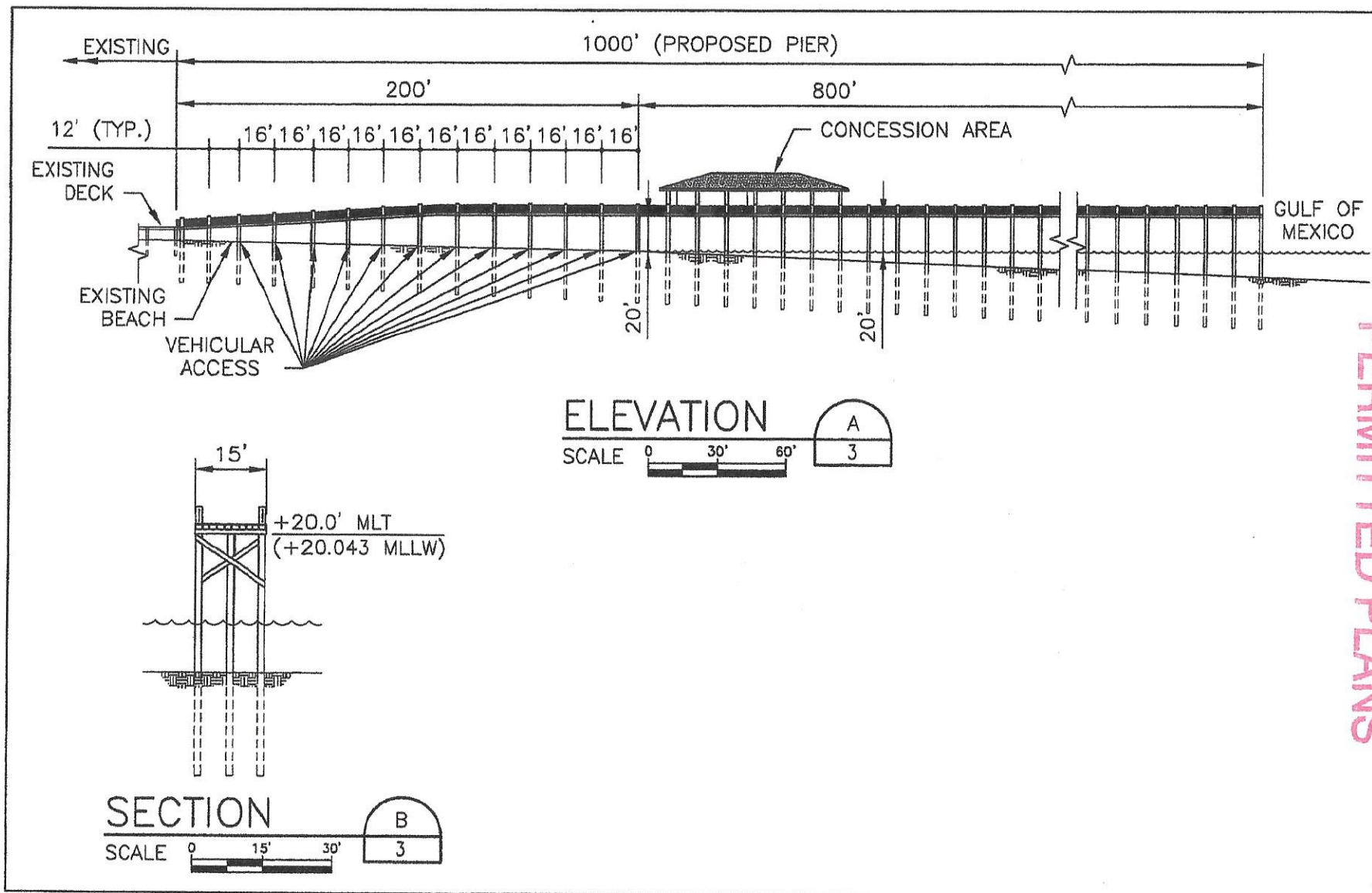


PROJECT TITLE **CLAYTON'S BEACH BAR AND GRILL**  
SHEET TITLE **CONSTRUCT WOODEN ELEVATED PIER**

PROJECT NUMBER  
**194870**  
PROJECT MANAGER  
DATE  
**05/13/15**

REFERENCE SHEET  
REFERENCE DOCUMENT  
SHEET NUMBER  
**3 of 4**

PERMITTED PLANS



Sheet 4/4

**HR**  
Texas P.E. Firm  
Registration No. F-754

PROJECT TITLE CLAYTON'S BEACH BAR AND GRILL

SHEET TITLE  
**CONSTRUCT WOODEN ELEVATED PIER**

PROJECT NUMBER

194870

PROJECT MANAGER

DATE

05/13/15

REFERENCE SHEET

REFERENCE DOCUMENT

SHEET NUMBER

4 of 4

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

**MEETING DATE:** 1/29/2017

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and possible action to recommend to Texas General Land Office a Beach and Dune Permit for Regency Condominiums 1816 Gulf Boulevard South Padre Island Texas. (Hill)

**ITEM BACKGROUND**

Regency condominiums is applying for a Beach and Dune permit for the construction of an elevated, 280 ft. beach access walkover.

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

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

Comments:

**RECOMMENDATIONS/COMMENTS**



# 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: Lots 1-5 Block 4 Padre Beach Section I South Padre Island, TX. Cameron County  
Physical Address: 1816 Gulf Blvd.

## Property Owner Information

Name: Regency Condominiums  
Mailing Address: 1816 Gulf Blvd.  
City: South Padre Island State: TX.  
Zip: 78597 Country: Cameron  
Phone Number: 956-761-6961  
Fax Number: 956-761-6966  
E-Mail Address: mickey@furcronrealtors.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)

Owner(s) Signature(s): [Signature]  
Date: January 14, 2018  
Larry Kalinec - President

## Applicant / Agent for Owner

Name: Mickey Furcron  
Mailing Address: 4800 Padre Blvd.  
City: South Padre Island State: Tx  
Zip: 78597 Country: Cameron  
Phone Number: 956-761-6961  
Fax Number: 956-761-6961  
E-Mail Address: mickey@furcronrealtors.com

Applicant Signature: [Signature]  
Date: January 14, 2018  
Mickey Furcron Property Manager

## 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.

Build an elevated dune walkover following existing walk path currently in place. Dune walkover is approximately 280 feet long, 8 feet wide.

Total Square Footage of Footprint of Habitable Structure: 2,280 (8' x 280')  
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 0  
Percentage Impervious Surface ((impervious surface / habitable footprint) \* 100): 0

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

Approximate Duration of Construction: 8 weeks

### 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:

N/A

### 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 5 % 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:

The proposed walkover will follow existing foot path so there will be minimal damage to the dune vegetation

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.

The current proposal already provides minimum adverse effect.

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

This proposal improves beach access will elevate the walking access to the beach and therefore enhance the dune not impair it.

### 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: Construction will be by hand to minimize any disturbance of existing dune vegetation.

#### 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: To be determined Date of Submission: Regency has no problem complying if required.

### 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. N/A
- ☒ 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. N/A
- ☒ 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:

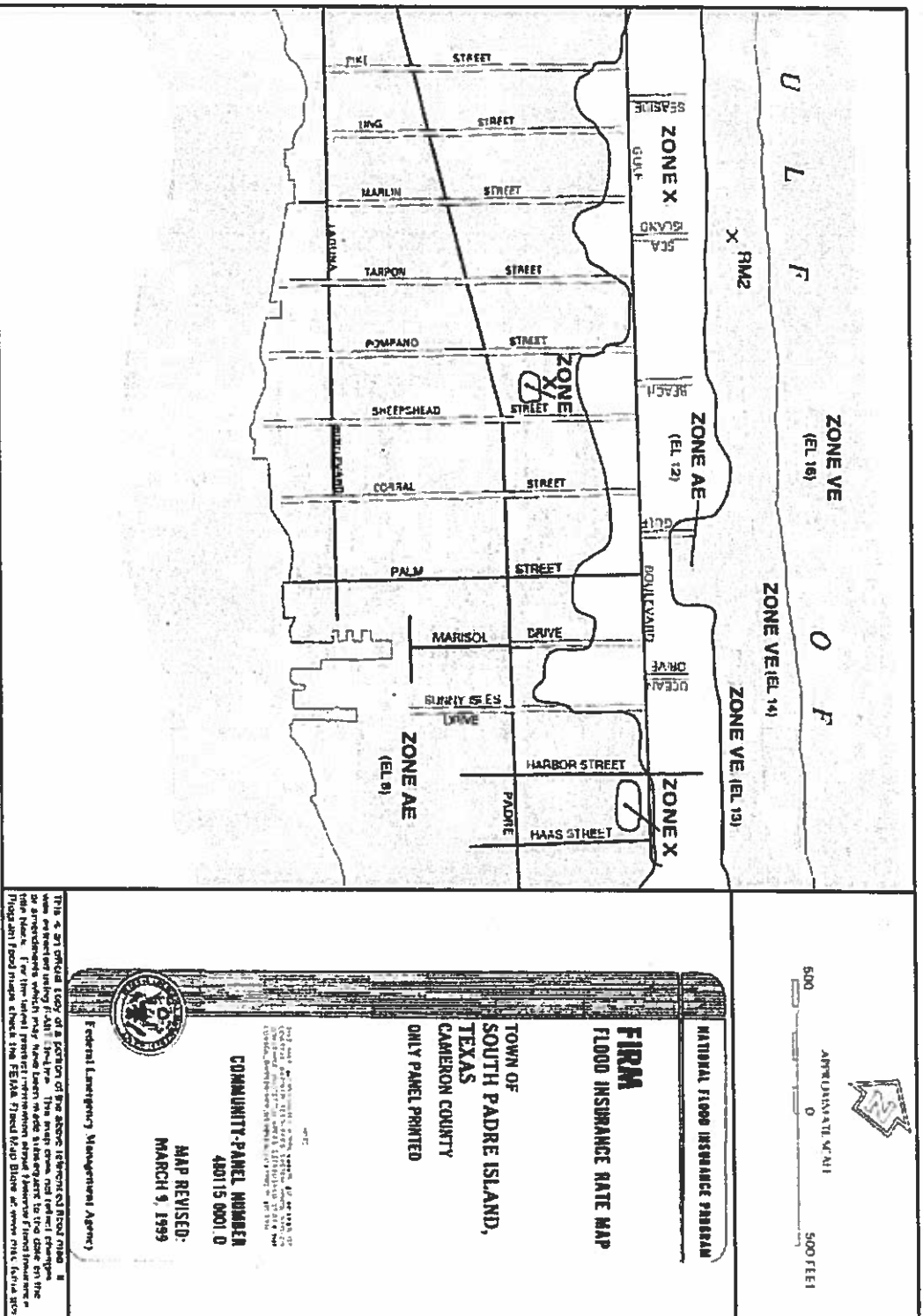
- ☐ 1. A grading and layout plan showing proposed contours for the final grade. No change
- ☒ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☒ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on 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.

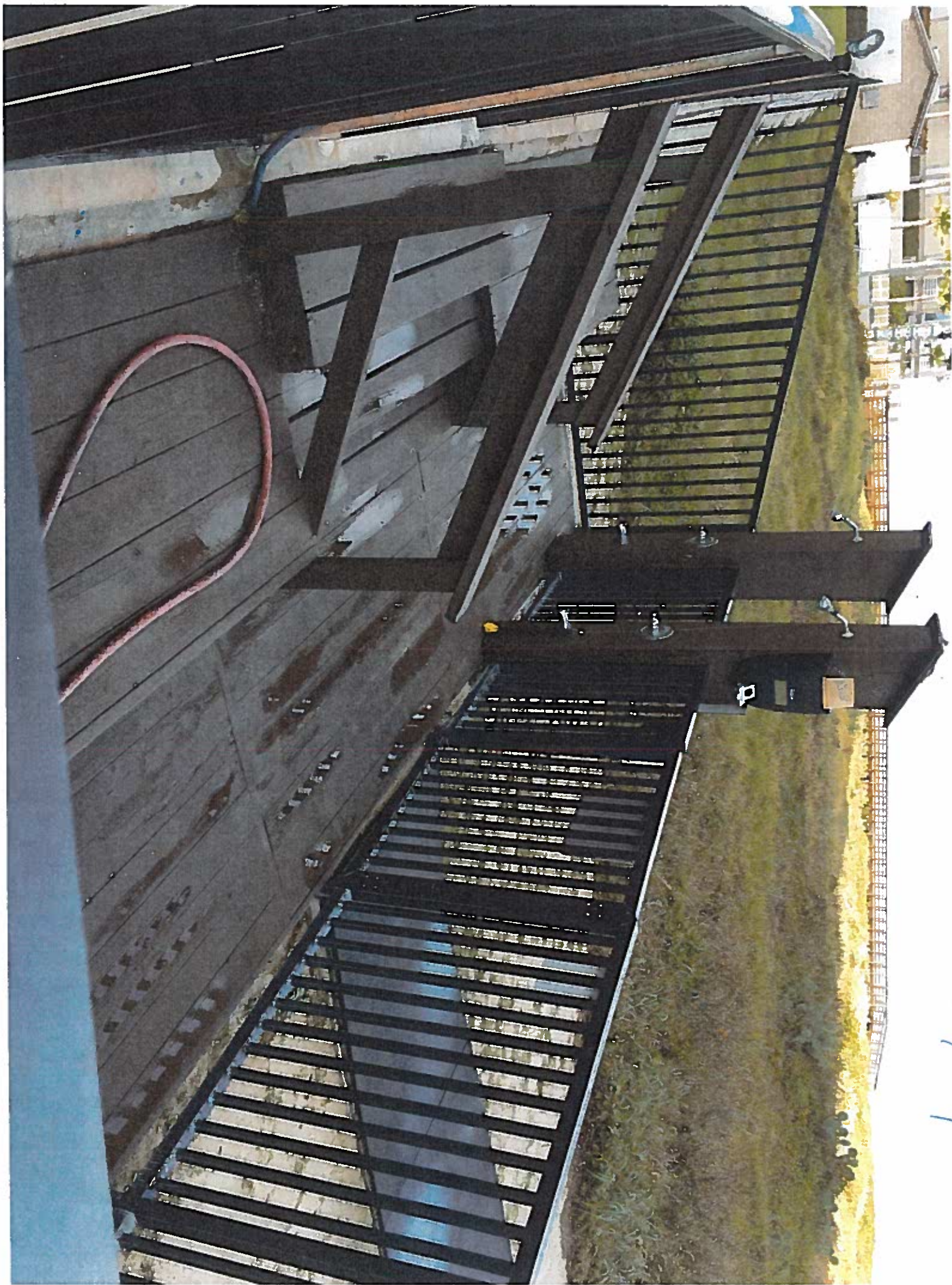


Save  
your FIRMette

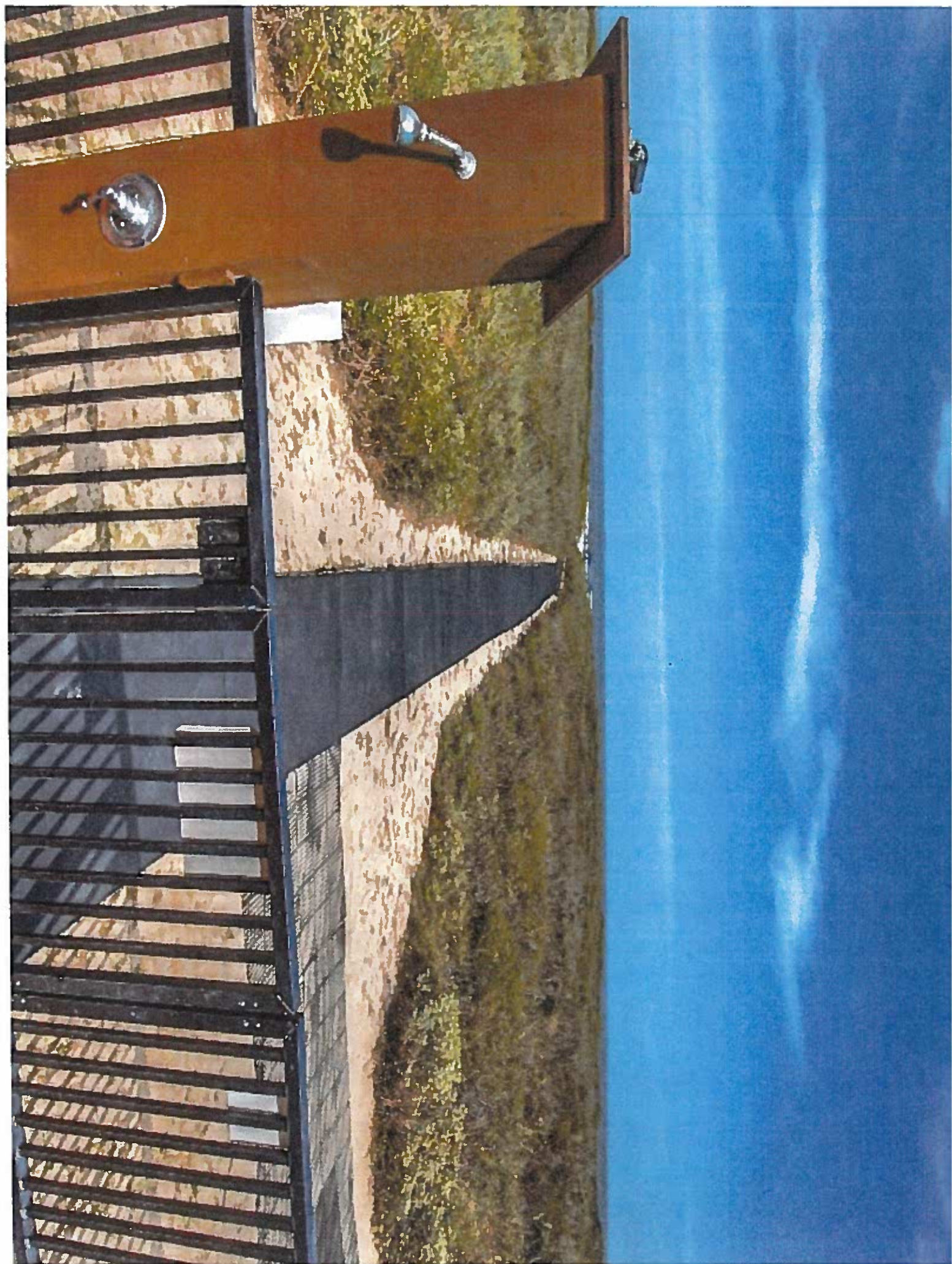








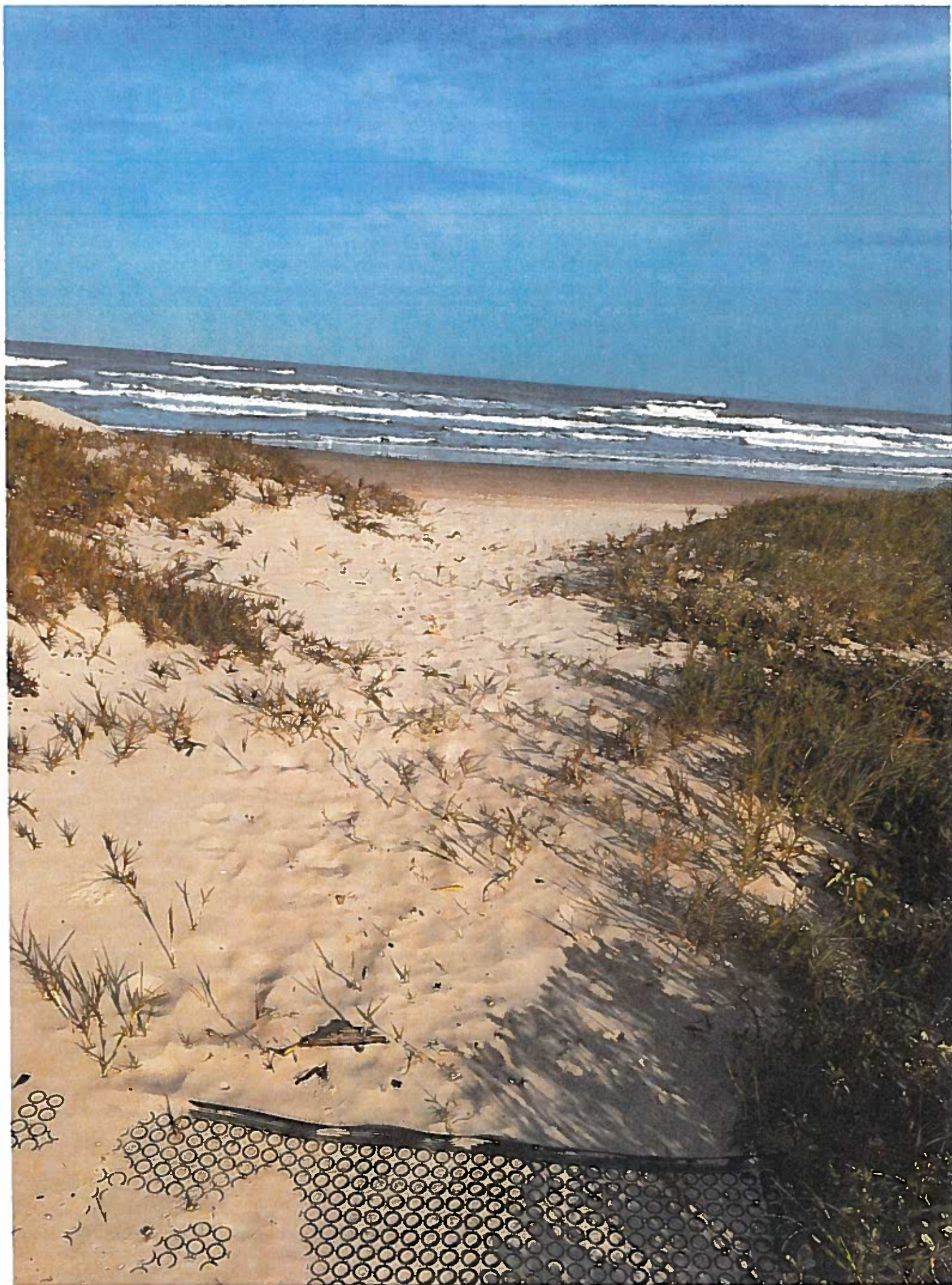






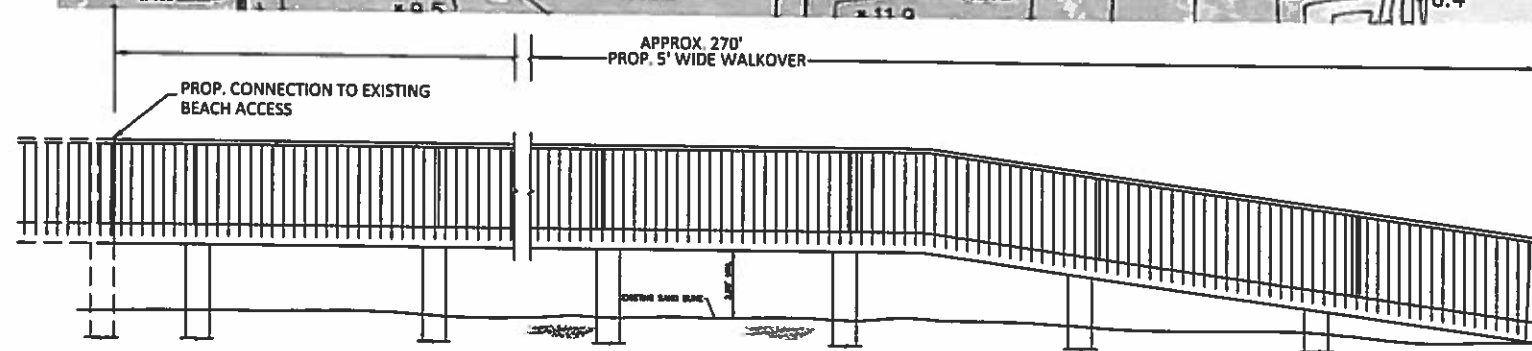












**PROPOSED WALKOVER  
AT  
REGENCY CONDOMINIUMS**

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS

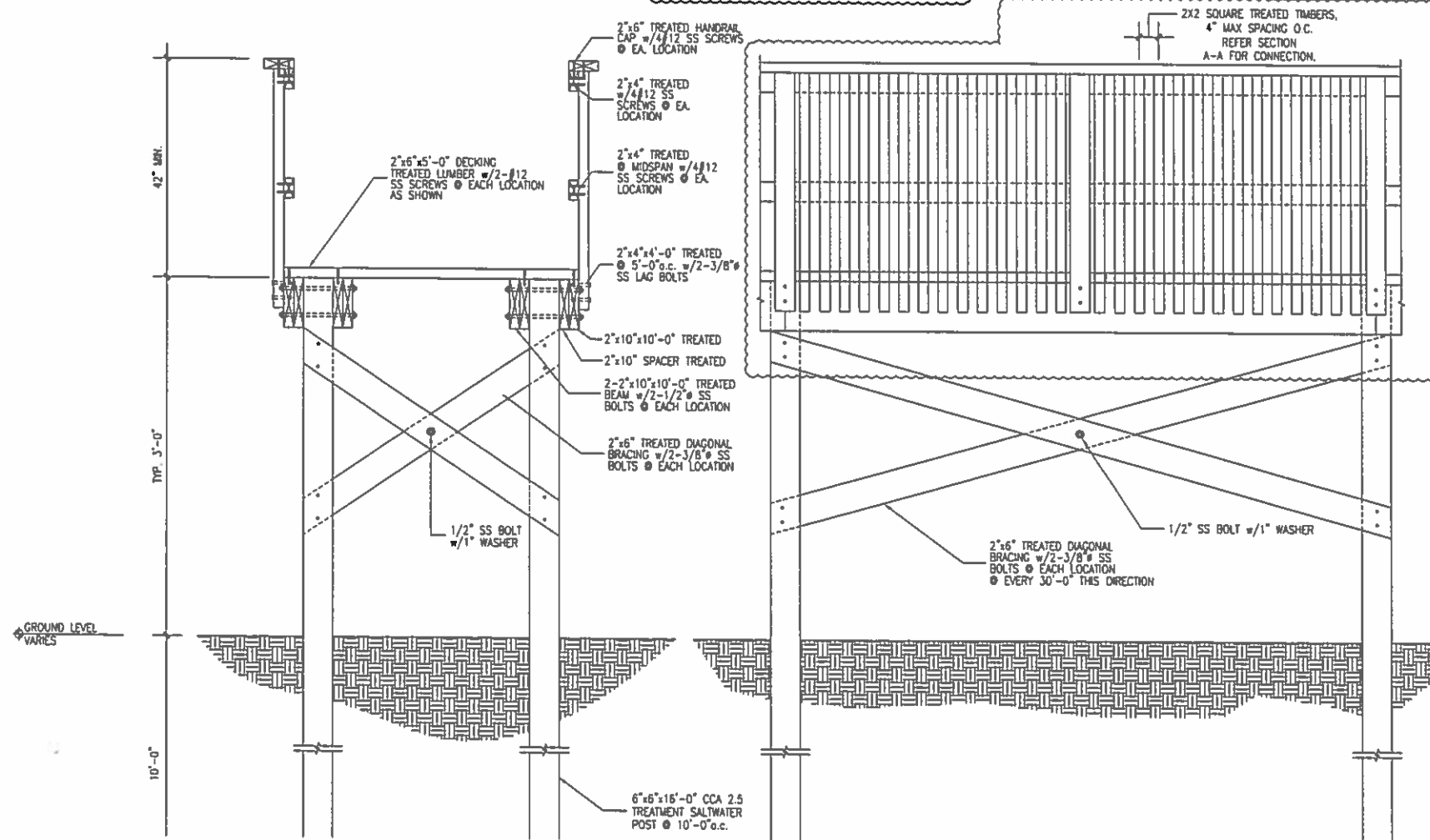
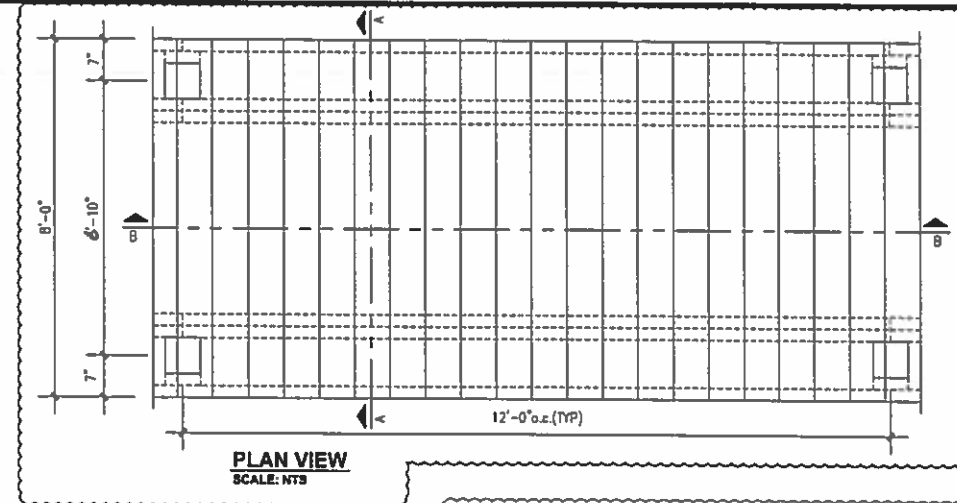
2. ALL LUMBER: PRESSURE TREATED LUMBER.

3. ALL POSTS IN SAND TO BE H2.5 SALT WATER TREATED.

4. THE WALK OVER CONSTRUCTION WILL MEET THE REQUIRED CODES FOR TOWN OF SOUTH PADRE ISLAND.

5. SLOPED WALKWAYS TO MEET ADA MAX 5% SLOPE

6. 12' WIDE X 10' LONG COMING OUT FROM SEA WALL, AND 8' WIDE FOR REMAINING DECK.



3900 GULF BLVD.  
SOUTH PADRE ISLAND, TX

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**CASA**  
**ENGINEERING L.L.C.**

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TEXAS REGISTERED ENGINEERING FIRM F-8483



THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY DAVID V. DAY, P.E.  
NO. 82808. ALTERATION OF A SEALED DOCUMENT  
WITHOUT PROPER NOTIFICATION TO THE  
RESPONSIBLE ENGINEER IS AN OFFENSE UNDER  
THE TEXAS ENGINEERING PRACTICE ACT.

CONTRACTOR

**SALES**

## S1.0 PLAN AND SECTION VIEWS

|          |   |          |
|----------|---|----------|
| 1-WAD    | ADDED NOTES ON S1.0                                   | 01.18.18 |
| 1-UP     | ADDED NOTE ON S1.0<br>CHANGED DIMENSIONS ON PLAN VIEW | 01.23.18 |
|          |   |          |
|          |   |          |
| REVISION | DESCRIPTION   | DATE     |

PROJECT NO. 159008-01

DATE 01/23/2018

DRAWING BY MAT

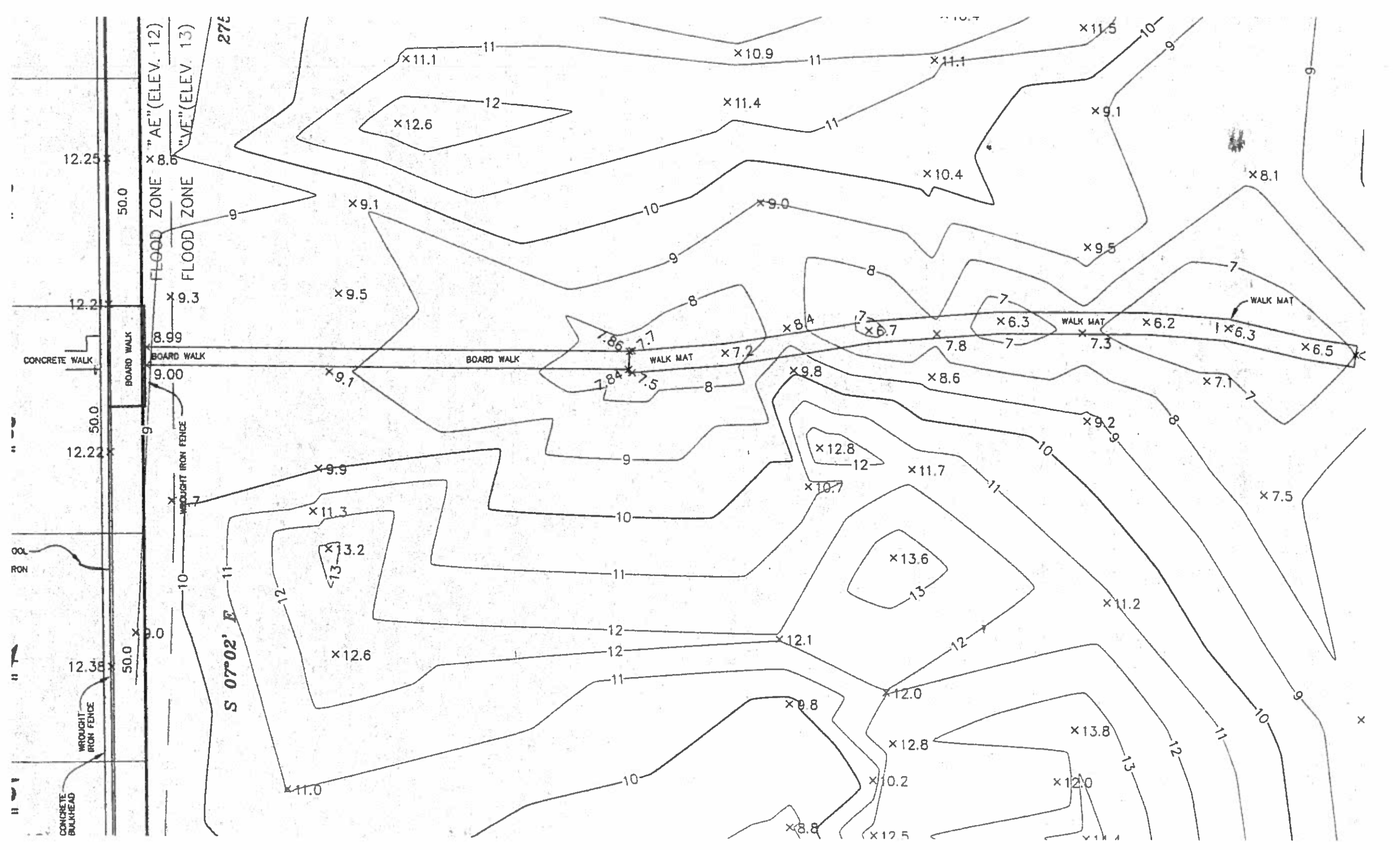
DESIGNED BY DVD

DRAWING TITLE

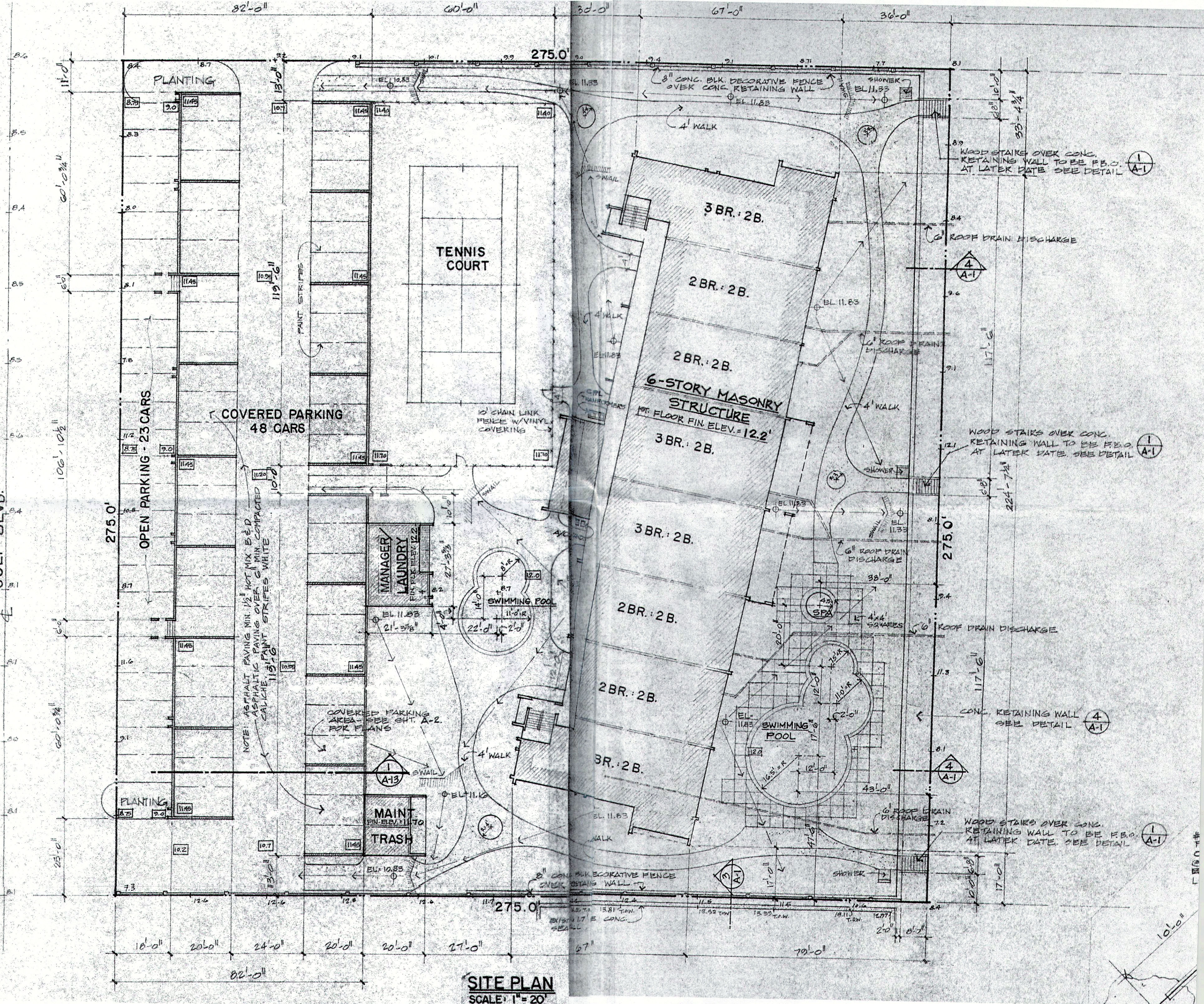
## PLAN AND SECTION VIEWS

SHEET NO.

**S1.0** OF **1**



GULF BLVD.



**SITE PLAN**  
SCALE: 1" = 20'

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

**MEETING DATE:** 1/29/2017

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and possible action regarding the replacement and/or maintenance of beach access walkover handrails.

**ITEM BACKGROUND**

Options for handrail replacement and/or maintenance include a polymer coated wooden 2x4 handrail or white TREX ADA handrail systems.

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

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

Comments:

**RECOMMENDATIONS/COMMENTS**

| TREX ADA Handrail systems |   |
|---------------------------|---|
| \$60.00                   | 8ft straight rail 1 3/8"                      |
| \$9.00                    | ADA End Caps                                  |
| \$8.00                    | Aluminium Collar                              |
| \$12.00                   | Straight Connector                            |
| \$21.00                   | Wall mount                                    |
| \$20.00                   | Inside corner mount                           |
| \$35.00                   | Vairous elbows                                |
| \$18.00                   | Wall return 90°                               |
| \$58.00                   | 180 Elbow end of handrail                     |
| \$25.90                   | 237 #10 x 4 in. Polymer Coated Exterior Screw |
| \$266.90                  | May be better priced if bought in bulk.       |

| 2x4 Plolymer coated white Wooden Handrail |  |
|---|--|
| \$15.75                                   | 2"x4"x8' #2 DF Polymer Coated White Treated Lumber |
| \$2.07                                    | 2"x2"x8ft furring strip board (used as mount)      |
| \$25.90                                   | 237 #10 x 4 in. Polymer Coated Exterior Screw      |
| \$43.72                                   |  |



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## ADA Handrail Accessories

Sort by Position



### RAIL END CAP- EACH

Trex ADA Aluminum Handrail End Caps

List Price: \$9.00

[CHOOSE OPTION](#)



### STRAIGHT INTERNAL CONNECTOR (W/COLLAR)

Trex ADA Straight Internal Connector With Collar

List Price: \$12.00

[CHOOSE OPTION](#)



### ALUMINUM COLLAR - EACH

Trex ADA Aluminum Collar

List Price: \$8.00

[CHOOSE OPTION](#)



### WALL RETURN 90

Trex ADA 90 Degree Aluminum Wall Return

List Price: \$18.00

[CHOOSE OPTION](#)



WALL MOUNT

Trex ADA Aluminum Wall Mount

List Price: \$21.00

CHOOSE OPTION



INSIDE CORNER MOUNT

Trex ADA Aluminum Inside Corner Mount

List Price: \$20.00

CHOOSE OPTION



96" STRAIGHT RAIL, 1-3/8" DIAMETER

Trex ADA 96" Aluminum Straight Rail For 1-3/8" diameter

List Price: \$60.00

CHOOSE OPTION

180 ELBOW

Trex ADA 180 Degree Aluminum Elbow Handrail

List Price: \$58.00

CHOOSE OPTION

1 2

CATEGORIES

BROWSE BY COLOR

CONTACT INFO

160 Ekelor Drive  
Winchester, VA 22603  
United States of America  
1-800-BUY-TREX  
Customercare@trex.com

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# ShopTrex®

HOME / RAILING PARTS - US ONLY / ADA HANDRAIL ACCESSORIES

## ADA Handrail Accessories

Sort by Position



**31 ELBOW**  
Trex ADA 31 Degree Aluminum Elbow Handrail  
List Price: \$35.00

CHOOSE OPTION



**34 ELBOW**  
Trex ADA 34 Degree Aluminum Elbow Handrail  
List Price: \$35.00

CHOOSE OPTION



**36 ELBOW**  
Trex ADA 36 Degree Aluminum Elbow Handrail  
List Price: \$35.00

CHOOSE OPTION



**90 ELBOW**  
Trex ADA 90 Degree Aluminum Elbow Handrail  
List Price: \$35.00

CHOOSE OPTION

CATEGORIES

BROWSE BY COLOR

[Home](#) / [Lumber & Composites](#) / [Pressure Treated Lumber](#)

Model # 04-14-17428

Internet #304210253

[Share](#)[Save to List](#)[Print](#)

## Woodguard 2 in. x 4 in. x 8 ft. #2 DF Polymer Coated White Treated Lumber

★★★★★

[Write the first Review](#)[Ask the first question](#)

**\$15<sup>75</sup>**  
/each

### Overview

Woodguard lumber is engineered to last by combining the strength of structural lumber with a low maintenance high-tech, permanent, polymer coating. Woodguard lumber is treated to prevent rot and insect damage above and below ground level while making the wood core resistant to the warping, twisting and ε... [See Full Description](#)

Quantity

-

+

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## Product Overview

**Model #:** 04-14-17428

**Internet #:** 304210253

Woodguard lumber is engineered to last by combining the strength of structural lumber with a low maintenance high-tech, permanent, polymer coating. Woodguard lumber is treated to prevent rot and insect damage above and below ground level while making the wood core resistant to the warping, twisting and splitting. Woodguard lumber is much stronger than unreinforced vinyl rails and will not become brittle in cold weather. This structural lumber has many versatile uses such as; fence rails, ranch fence rails, patio cover joist, privacy fence top rails, gate rails, deck railing, landscaping retaining wall lumber, planter boxes, play structures, outdoor furniture to name a few.

- May install immediately no treatment drying time needed
- Durable non PVC coating increases the strength of the lumber
- Never needs painting or staining

- Polymer coating UV-stabilized to withstand harsh sun and temperature ranges from -40°F to 180°F without becoming brittle or breaking down
- Cuts to length and fastens like wood using standard tools and fasteners
- Nontoxic borate treatment of wood core will not cause nail and screw corrosion
- Nontoxic borate treatment and polymer coating is safe for children, pets and earth
- Polymer coating keeps lumber splinter free
- 20-years replacement warranty against rot, termites, cracking, peeling and blistering
- Removable end caps are included
- Cannot be painted

Info & Guides

- [FAQ](#)
- [Installation Guide](#)
- [Project Ideas](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

# Specifications

Dimensions

|                                 |       |
|---------------------------------|-------|
| Actual product Length (ft.)     | 8     |
| Actual product thickness (in.)  | 1.560 |
| Actual product width (in.)      | 3.560 |
| Nominal Product Length (ft.)    | 8     |
| Nominal Product Thickness (in.) | 2     |
| Nominal Product Width (in.)     | 4     |

Details

|                                   |                |
|-----------------------------------|----------------|
| Chemical retention (lb./cu. ft. ) | .09            |
| Contact Type Allowed              | Ground Contact |















