

**REVISED 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 MEETING ON:

**MONDAY, MARCH 26, 2018
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the 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. Update on Shoreline Department Projects (Hill):
Signage and planter project for beach accesses.
Mobi- mat maintenance and mapping.
Beach Accesses improvements.
5. Approval of the February 26, 2018 meeting minutes.
6. Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 4004 Gulf Boulevard, South Padre Island Texas. (Hill)
7. Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 5306 Gulf Boulevard, South Padre Island Texas. (Hill)
8. Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 5908 Gulf Boulevard, South Padre Island Texas. (Hill)
9. Discussion and action to recommend to City Council the approval of an amended Beach and Dune Permit for 6800 Padre Boulevard, South Padre Island Texas. (Hill)
10. Adjournment

DATED THIS THE 16 TH DAY OF MARCH 2018



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **MARCH 16, 2018** AT/OR BEFORE **5:00 P.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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

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

MEETING DATE: 3/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Update on Shoreline Department Projects (Hill):
Signage and planter project for beach accesses.
Mobi- mat maintenance and mapping.
Beach Accesses improvements.

ITEM BACKGROUND

- Signage and planter updates includes the City Councils approval of “Sunset Circle” and the type of plant to be planted in the new planters.
- Mobi-Mat maintenance and mapping updates include the scheduling of maintenance and the scheduling of the mapping interval.
- Beach Access improvements update includes amenities that have been added to the city’s beach accesses.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS



Ixora

The old South Florida favorite ixora (*Ixora* spp.) is a year-round flowering plant that shouldn't be put into the old-fashioned category. This sun-loving shrub bears clusters of tubular flowers in Central and South Florida.

Sometimes called flame of the woods, ixora is a member of the Rubiaceae family which includes coffee, gardenia, firecracker vine, and pentas. While using scientific names to identify plants can be helpful in avoiding confusion between common names, figuring out how to pronounce a word written in Latin can be tricky. So if you find yourself struggling remember, ixora is pronounced "icks-SORE-ah."

Characteristics

One of the best things about ixora is that it flowers throughout the year! Each flower cluster can last between 6 and 8 weeks giving your landscape long-lasting and lovely color. Ixora varieties offer a nice selection of colors including bright red, orange, yellow, pink, and white.

The leaves of this tropical perennial are bronze when young and shift to glistening dark green as the plant ages. A compact, densely-branching shrub, ixora is ideal for planting as a hedge, border, screen, or featured specimen—depending on which variety you select.



Some ixora types grow to 10-15 feet tall and 4-10 feet wide when unpruned, but they can handle shearing to maintain them as a smaller hedge. However, it should be mentioned that constant shearing will reduce ixora's flower display. Smaller forms which only reach 4-6 feet are available, as well as petite cultivars.

This evergreen is moderately drought- and salt-tolerant. It can handle saline irrigation water, but does not do well with direct ocean breezes. Ixora is adapted to South and Central Florida; zone 9B seems to be its northern-most limit, as frosts or freezes will injure it. If you really want to grow ixora farther north, consider keeping it in a container where it can be moved indoors when temperatures drop.

An ever-blooming shrub that is easy to maintain sounds like a dream for many gardeners. The fact that ixora comes in a range of colors is a great bonus. For orange flowers look for 'Maui', which is thought to be more cold tolerant than other varieties, or 'Prince of Orange'. The variety 'Fraseri' has orange-rose flowers while 'Angela Busman' has rose-colored blooms. For red flowers try 'Nora Grant', a durable and popular hybrid with pinkish-red flowers, or 'Super King', an older cultivar with deep red flowers and large flower clusters. 'Sunset' is a yellow-flowered variety with a touch of orange-red in open flowers. 'Singapore Yellow' and 'Frances Perry' also have yellow flowers. 'Herrera's White' offers something completely different with, as the name suggests, white flowers.

Planting and Care

Ixora flowers continuously under ideal conditions. While full sun is necessary for maximum flower production, this plant—especially large-leaved varieties—can be grown in partial shade. And while ixora can be pruned anytime and will handle shearing, pruning will reduce your plant's flowering.

This native of Southern Asia is not well-suited to alkaline conditions, particularly areas next to sidewalks or foundations, and new growth will appear chlorotic from iron and manganese deficiencies. Purplish-red spots on older leaves indicate a combined potassium/phosphorus deficiency.

When shopping for ixora, purchase plants that have a full appearance and multiple branches that will support many blooms. While this plant requires little care, be on the look-out for sooty mold, which usually indicates aphids or scale insects. Beneficial parasites and predators usually clear them up, but an application of insecticidal soap may be needed.

Perhaps this low-maintenance, high pay-off, plant would be perfect for your landscape.

UF/IFAS Sites

Florida Plant ID: Ixora ([/mastergardener/outreach/plant_id/ornamentals/ixora.shtml](http://mastergardener/outreach/plant_id/ornamentals/ixora.shtml))

UF/IFAS Publications

Ixora coccinea, Ixora (<http://edis.ifas.ufl.edu/fp291>)

Ixora Shrubs are Litmus Test for Several Soil Nutrient Problems

(<http://collier.ifas.ufl.edu/CommHort/CommHortPubs/Ixora%20Spots%20A%20Nutrient%20Problem.pdf>) (pdf)

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

MEETING DATE: 3/26/2017

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Approval of February 26, 2018 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;">MINUTES CITY OF SOUTH PADRE ISLAND SHORELINE TASK FORCE</p>

MONDAY, FEBRUARY 26, 2018

I. Call to Order.

The Shoreline Task Force of the City of South Padre Island, Texas held a regular meeting on Monday, February 26, 2018, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Neil Rasmussen, called the meeting to order at 3:00 p.m. A quorum was present: Task Force Members Virginia Guillot, Norma Trevino, Troy Giles and Thoren Thorbjørnsen were present at the meeting; Stormy Wall was 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. Neil Rasmussen led the Pledge of Allegiance.

III. Public Comments and Announcements.

Troy Giles requested that a current city project update be a recurring agenda item. Brandon Hill updated the Task force in regards to the ribbon cutting ceremony for the Moonlight, Seaside and Ocean walkovers, taking place on March 2, 2018

IV. Approval of February 5, 2018 special meeting minutes.

Task Force Member Troy Giles made a motion to approve the February 5, 2018 special meeting minutes, seconded by Virginia Guillot. The motion passed unanimously

V. Discussion and possible action to recommend to City Council the official name of South Padre Island Beach Access # 24. (Hill)

Task Force Member Troy Giles made a motion to recommend to City Council that “Sunset Circle” be the official name for beach access #24, seconded by Virginia Guillot. The motion passed unanimously.

VI. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 5812A Gulf Boulevard South Padre Island Texas. (Hill).

Task Force Member Troy Giles made a motion to recommend to City Council to approve the Beach and Dune Permit for 5812A Gulf Blvd, South Padre Island, seconded by Norma Trevino. The motion passed unanimously.

VII. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for Regency Condominiums at 1816 Gulf Boulevard, South Padre Island Texas. (Hill)

Task Force Member Troy Giles made a motion to recommend to City Council to approve the Beach and Dune Permit for 1816 Gulf Blvd, South Padre Island, seconded by Norma Trevino. The motion passed unanimously.

VIII. Adjournment

There being no further business, Task Force Chairman Neil Rasmussen adjourned the meeting at 3:22 p.m.

Jose Aguilar, Program Coordinator

Neil Rasmussen, Taskforce Chairman

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

MEETING DATE: 3/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 4004 Gulf Boulevard South Padre Island Texas.

ITEM BACKGROUND

Permit for the construction of a paver walkways surrounding the residence.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommends the approval.



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: So Padre IS - Padre Beach Physical Address: 4004 Gulf Blvd
Section VIII Lot 4 BPK 106 S.P.I.

Property Owner Information

Name: Isabel C. Igua
Mailing Address: PO Box 1986
City: Mc Allen State: TX
Zip: 78505 Country: USA
Phone Number: (956) 648-2741
Fax Number: _____
E-Mail Address: isaigua@aol.com

Applicant / Agent for Owner

Name: Ladislao Arce
Mailing Address: 13314 Wane St
City: Edinburg State: TX
Zip: 78592 Country: Hidalgo USA
Phone Number: 956 457-1955
Fax Number: _____
E-Mail Address: ladislaoarce2@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 ICI)

Owner(s) Signature(s): Isabel C. Igua
Date: 11-28-17

Applicant Signature: Ladislao Arce
Date: 12/04/17

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.

Installation of pavers

Total Square Footage of Footprint of Habitable Structure: 2100 sq ft

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

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 month

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: _____ 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: Instalar 2100 SF Pavers agua
come hacia la calle Golf

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.

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

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:

Will be working within Property Lines also
within Fence Line.

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:

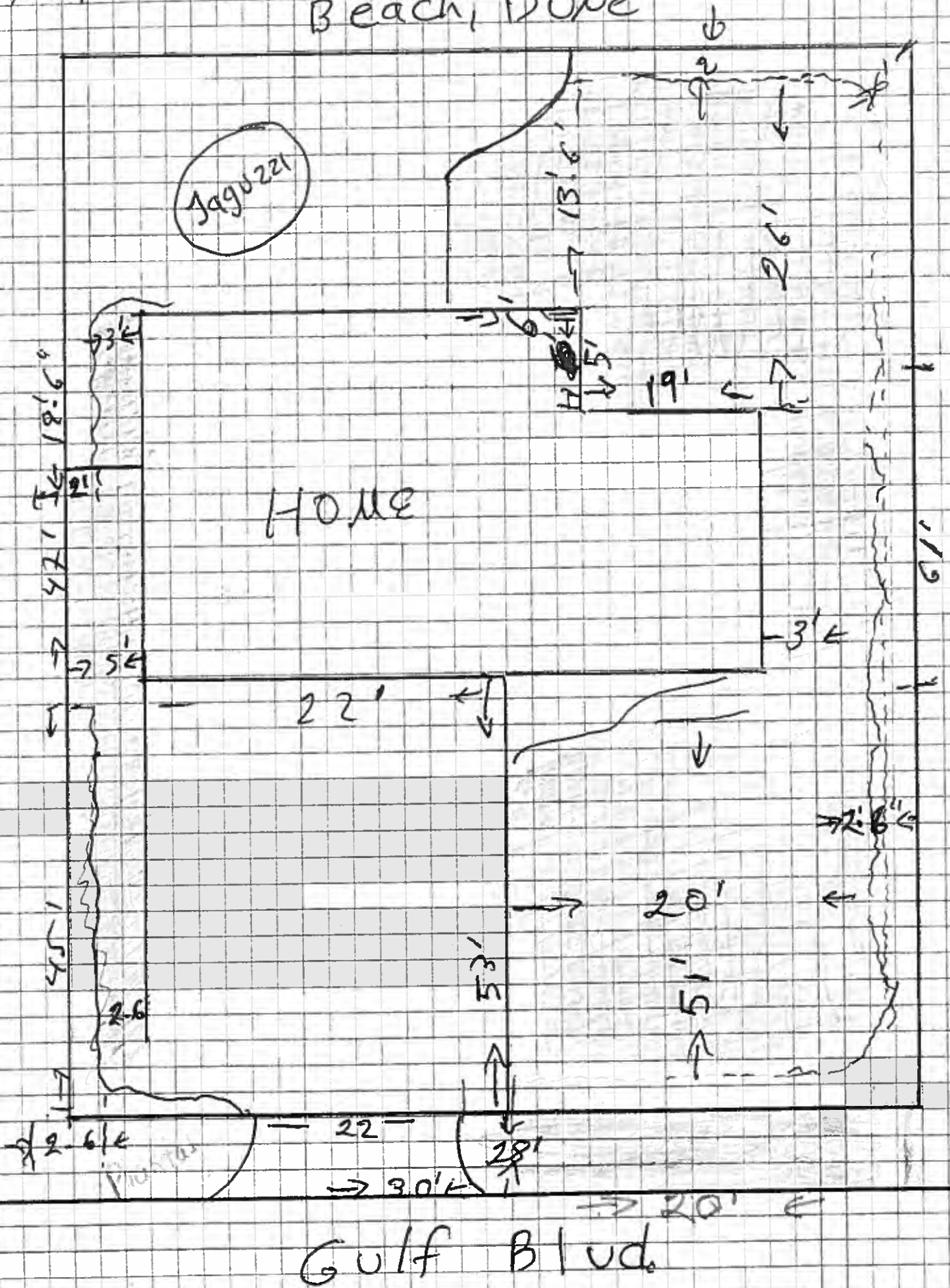
- ☐ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☐ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract 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.

11/30/17

Beach, DUpe









RLI Insurance Company
P.O. Box 3967 Peoria IL 61612-3967
Phone: (309)692-1000 Fax: (309)683-1610

LICENSE AND PERMIT BOND

Bond No. LSM1020318

KNOW ALL MEN BY THESE PRESENTS:

That we, Ladislao Arce
13314 Wane St.
Edinburg, TX 78542

as Principal, and the RLI Insurance Company, a corporation duly licensed to do business in the state
of Texas, as Surety, are held and firmly bound unto the City of South Padre Island, State of Texas, Obligee,
in the penal sum of Ten Thousand and 00/100
(\$ 10,000.00) DOLLARS, lawful money of the United States, to be paid to the said Obligee, for which payment well and
truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been licensed as a(n) _____
General Contractor by the Obligee.

NOW, THEREFORE, if the said Principal shall faithfully perform the duties and in all things comply with the laws and ordinances,
including all Amendments thereto, pertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in
full force and effect for a period commencing on the 9th day of May, 2017, and ending on the 9th
day of May, 2018.

This bond may be terminated at any time by the Surety upon sending written notice to the clerk of the Political Subdivision with whom
this bond is filed and to the Principal, addressed to them at their first known address, and at the expiration of thirty (30) days from the
mailing of said notice, or as soon thereafter as permitted by applicable law, whichever is later, this bond shall terminate and the Surety
shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said date.

Dated this 9th day of May, 2017.

Ladislao Arce
Principal
(Individual, Partner or Corporate Officer)
Ladislao Arce Owner



RLI Insurance Company

By B. W. Davis
Barton W. Davis Vice President

R0002307-20,30



RLI Insurance Company
P.O. Box 3967 Peoria IL 61612-3967
Phone: (309)692-1000 Fax: (309)683-1610

POWER OF ATTORNEY

RLI Insurance Company

Bond No. LSM1020318

Know All Men by These Presents:

That the RLI Insurance Company, a corporation organized and existing under the laws of the State of Illinois, and authorized and licensed to do business in all states and the District of Columbia does hereby make, constitute and appoint: Barton W. Davis in the City of Peoria, State of Illinois, as Vice President, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds, undertakings, and recognizances in an amount not to exceed One Million and 00/100 Dollars (\$ 1,000,000.00) for any single obligation, and specifically for the following described bond.

Principal: Ladislao Arce

Obligee: City of South Padre Island

Type Bond: General Contractor

(Valid only when a County, City, Town or Village is named as Obligee)

Bond Amount: \$ 10,000.00

Effective Date: May 9, 2017

The RLI Insurance Company further certifies that the following is a true and exact copy of a Resolution adopted by the Board of Directors of RLI Insurance Company, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company has caused these presents to be executed by its Vice President with its corporate seal affixed this 9th day of May, 2017.

ATTEST:

Cherie L. Montgomery
Cherie L. Montgomery Assistant Secretary



RLI Insurance Company

Barton W. Davis
Barton W. Davis Vice President

On this 9th day of May, 2017 before me, a Notary Public, personally appeared Barton W. Davis and Cherie L. Montgomery, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said RLI Insurance Company, and acknowledged said instrument to be the voluntary act and deed of said corporation.

Jacqueline M. Bockler
Jacqueline M. Bockler Notary Public



A0083506



RLI Insurance Company
P.O. Box 3967 Peoria IL 61612-3967
Phone: (309)692-1000 Fax: (309)683-1610

POWER OF ATTORNEY

RLI Insurance Company

Bond No. LSM1020318

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Obligee: City of South Padre Island
(Valid only when a County, City, Town or Village is named as Obligee)

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ATTEST:

Cherie L. Montgomery
Cherie L. Montgomery Assistant Secretary



RLI Insurance Company

Barton W. Davis
Barton W. Davis Vice President

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Jacqueline M. Bockler
Jacqueline M. Bockler Notary Public



A0083506



COLEMAN HALL & HEINZE
INSURANCE

Ladislao Arce
13314 Wane
Edinburg, TX78542

PAYMENT RECEIPT

Receipt #	3,385
Issued	05/09/2017
Receipt For	Arce, Ladislao
Page	1 of 1

Payment Information	
Payment Type	Cash
Payment Total	100.00
Issued By: Villarreal, Nora	

Policy #	Invoice #	Description	Amount
On Account	100752	Cash payment-SPI Bond	100 00
			Total
			100.00

Thank You

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Director

DATE: February 23, 2018

RE: Preliminary determination on proposed construction at South Padre Island Padre Beach, VIII Lot 4, Block 106

The enclosed application materials present plans for the Proposed Construction paver pad around home.

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 no adverse effects on dune complexes of vegetation.
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

March 2, 2018

Via Electronic Mail

Brandon Hill
Shoreline Management Department
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597-3410

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

Site Address: 4004 Gulf Boulevard, South Padre Island
Legal Description: Lot 4, Block 106, Padre Beach Section VIII
Lot Applicant: Ladislao Arce
GLO ID No.: BDSPI-18-0037

Dear Mr. Hill:

The General Land Office has reviewed the application for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to place brick pavers around an existing residence. The proposed construction is 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 considered stable.

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

- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.¹

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

Sincerely,

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

¹ 31 Tex. Admin. Code § 15.6(g).

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

MEETING DATE: 3/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 5306 Gulf Boulevard, South Padre Island Texas.

ITEM BACKGROUND

Permit for the construction of a swimming pool.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: <u> X </u>
Approved by Legal:	YES: _____	NO: <u> X </u>

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommends the approval.



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 9A Block 170 XI Physical Address: 5306 Gulf Blvd.
Padre Beach Subdivision SPI, TX 78597

Property Owner Information

Name: Guillermo + Lupita Martinez
Mailing Address: Arroyo 210 Beredetta
City: Monterrey N. Leon State: MX
Zip: _____ Country: Mexico
Phone Number: _____
Fax Number: _____
E-Mail Address: _____

Applicant / Agent for Owner

Name: E+V Pools
Mailing Address: 2502 Moodie Ave
City: Donna State: TX
Zip: 78537 Country: USA
Phone Number: (956) 975-4097
Fax Number: _____
E-Mail Address: evpools@hotmail.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: _____

Applicant Signature: Lupita Estrada
Date: 2/20/18

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.

Underground swimming pool w/ 3ft of surrounding deck.

Total Square Footage of Footprint of Habitable Structure: 13X16 pool w/ 3ft deck

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): Approx 420 ft

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: 10 weeks from Beach + Dune permit issued.

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: _____

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 _____% 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.

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

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: _____

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.

Proposed pool
Site plan

- Legend**
- 📍 5306 Gulf Blvd
 - 🔴 Historic Building Line
 - 🌿 Line of Vegetation



Back Beach
0+9 BIK/70,
0+9A

3306 Galt Blvd.
PI, TX

3x16
3x4x10 deck

North
Side

Property line 120'

Property line 25'

Proposed
Pool

4ft

5ft

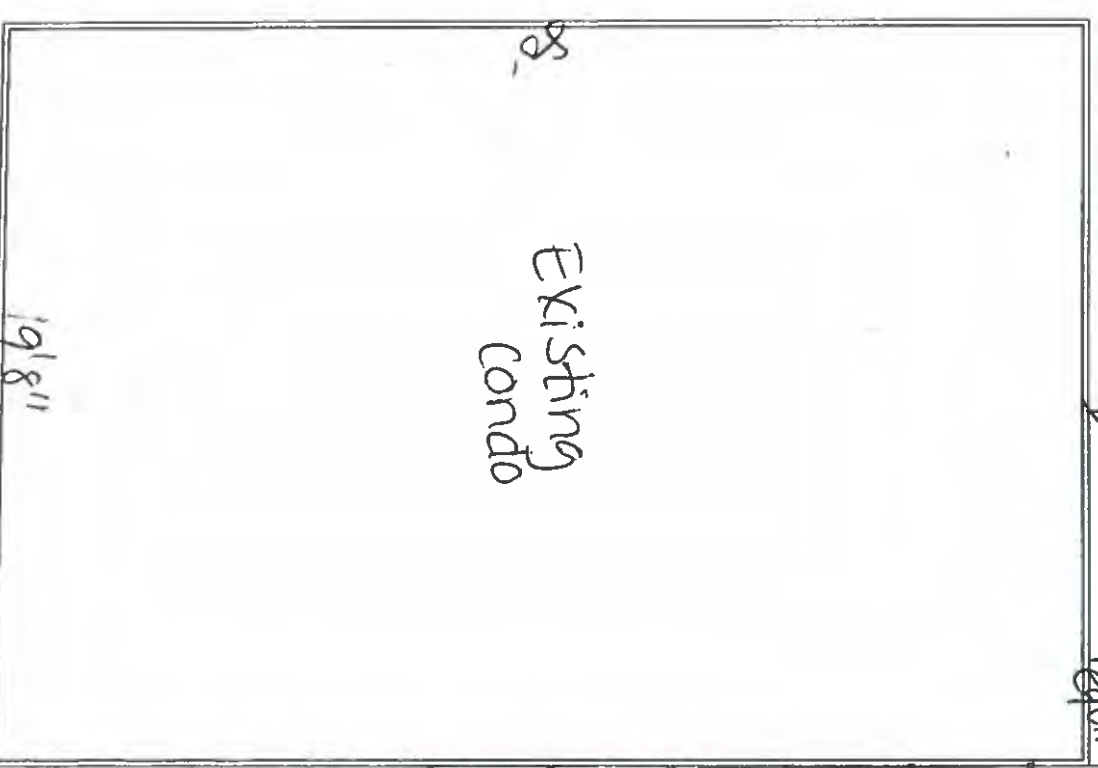
4ft

4ft

Pool
Equipment

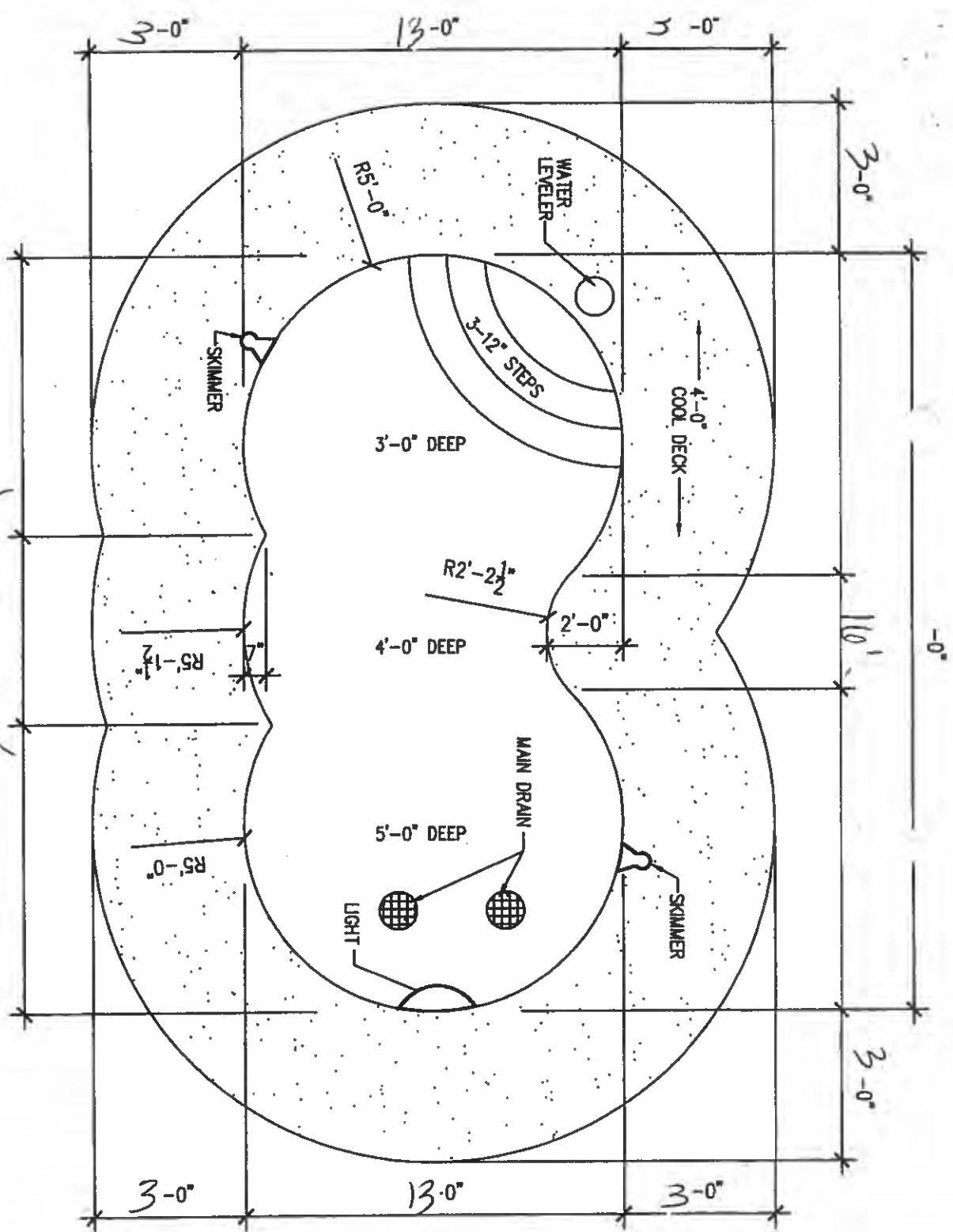
Existing
Condo

South
Side



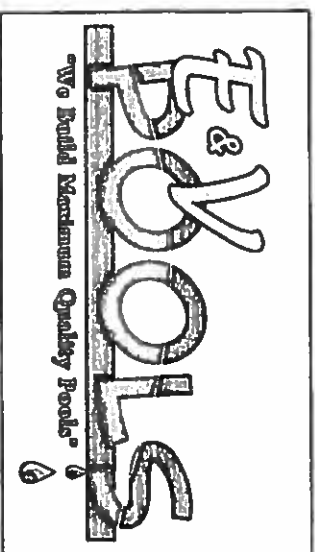
--- Galt Blvd ---

Scale: 1/16" = 1 ft.



1 POOL PLAN
SCALE: 1/4" = 1'-0"

10 Ft



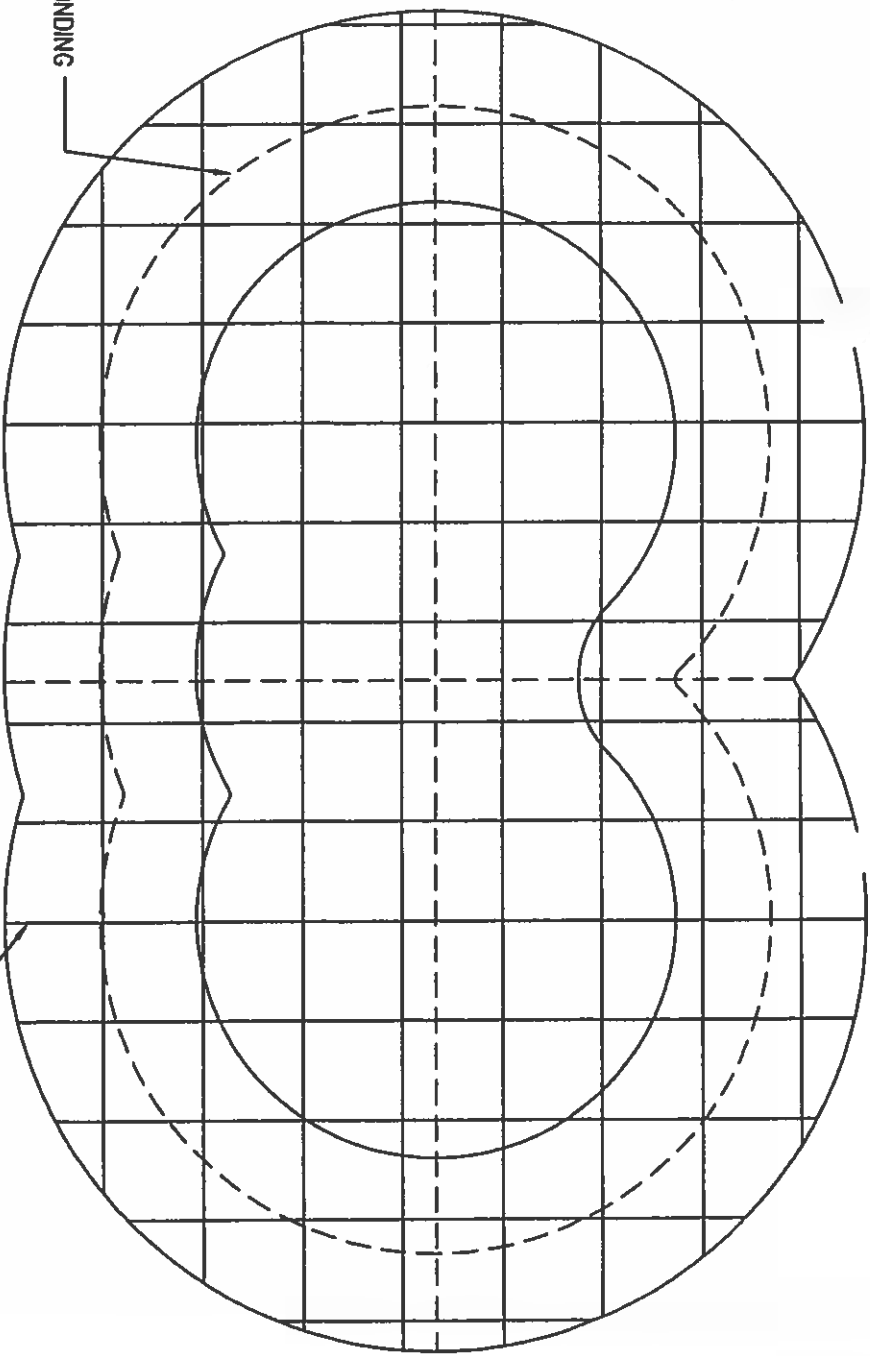
POOLS & SPAS

(956) 854-7419

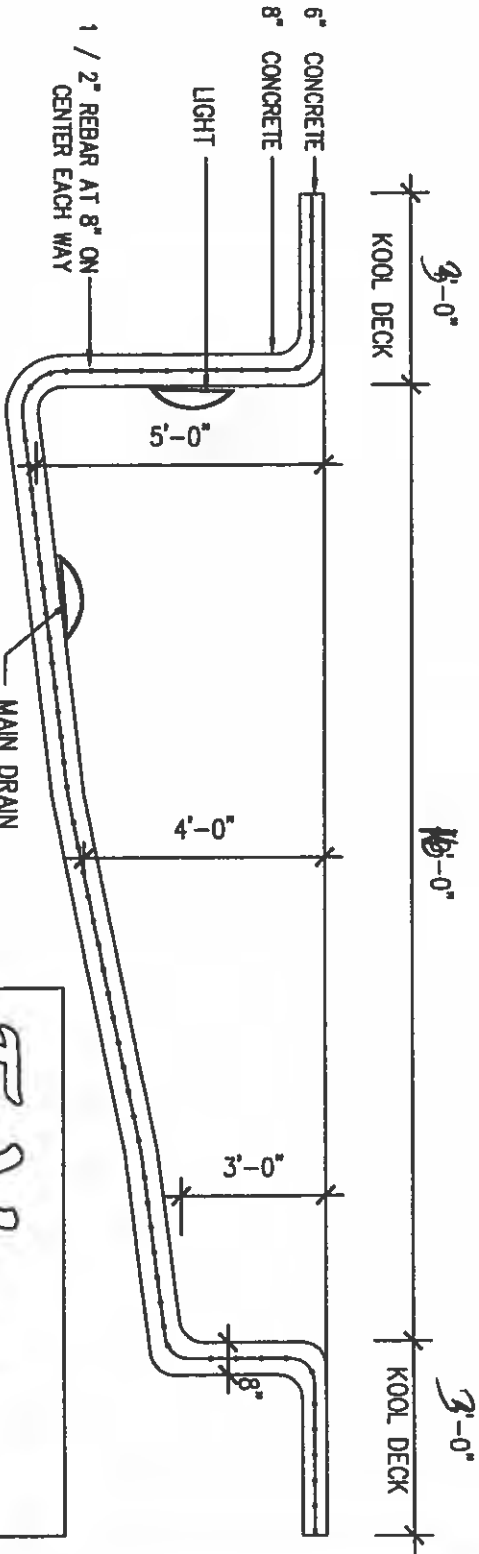
(956) 975-4097

BUILDING QUALITY POOLS

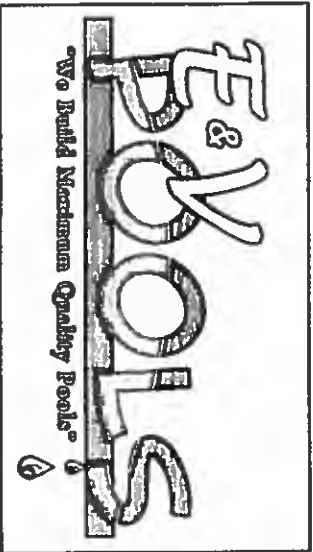
SANCHEZ GARCIA DESIGN SERVICES
(956) 472-3758 PROJECT# 03182013
SHEET 2 of 3



1 POOL FOUNDATION
SCALE: $1/4" = 1'-0"$
1 / 2" REBAR AT 8" ON CENTER EACH WAY. SHOWN FURTHER FOR CLARITY



2 POOL SECTION
SCALE: NOT TO SCALE



POOLS & SPAS

(956) 854-7419

(956) 975-4097

BUILDING QUALITY POOLS

SANCHEZ GARCIA DESIGN SERVICES
(956) 472-3758 PROJECT# 03182013
SHEET 3 of 3

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Director

DATE: February 21, 2018

RE: Preliminary determination on proposed construction at Lot 9A Block 170 XI Padre Beach Subdivision

The enclosed application materials present plans for the Proposed Construction of an underground swimming pool with three feet of surrounding deck.

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 no adverse effects on dune complexes of vegetation.
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

March 2, 2018

Via Electronic Mail

Brandon Hill
Shoreline Management Department
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597-3410

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

Site Address: 5306 Gulf Boulevard, South Padre Island
Legal Description: Lot 9A, Block 170, Padre Beach Section XI
Lot Applicant: Guillermo and Lupita Martinez c/o E & V Pools
GLO ID No.: BDSPI-18-0034

Dear Mr. Hill:

The General Land Office has reviewed the application for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a swimming pool. The proposed construction is 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:

- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.¹

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".

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

¹ 31 Tex. Admin. Code § 15.6(e)(3).

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

MEETING DATE: 3/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 5908 Gulf Boulevard, South Padre Island Texas. (Hill)

ITEM BACKGROUND

The applicant proposes to construct a retaining wall along the designated historic building line (HBL), a single-family residence with a swimming pool and other amenities, a staircase and a 3-foot wide pathway to the public beach. The applicant also proposes off-site compensation for adverse effects to 5,474 square feet of dune vegetation on East Tracts 16, 17, and 20 of Padre Beach Estates, and on-site compensation for adverse effects to an additional 7,280 square feet of dune vegetation seaward of the HBL.

The applicant's original proposal was not consistent with certain requirements of Chapter 15 of the Texas Administrative Code. The applicant revised and resubmitted information on March 7th and 9th, 2018 that altered the original proposal.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: <u> X </u> _____
Approved by Legal:	YES: _____	NO: <u> X </u> _____

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommends the approval.



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

March 14, 2018

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: 5908 Gulf Boulevard, South Padre Island
Legal Description: Lot 3, Block 192, Fiesta Isles Subdivision
Lot Applicant: R.E. Orion, LLC c/o Mejia Rose
GLO ID No.: BDSPI-17-0352a

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the additional application materials submitted for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a retaining wall along the designated historic building line (HBL), a single-family residence with a swimming pool and other amenities, a staircase and a 3-foot wide pathway to the public beach. The applicant also proposes to compensate for adverse effects to 440 cubic yards of dune volume that will be removed from the area west of the HBL and placed in the mitigation area east of the HBL. In addition, 23 cubic yards of dune volume will be compensated east of the HBL due to the construction of a staircase. The applicant also proposes off-site compensation for adverse effects to 5,474 square feet of dune vegetation on East Tracts 16, 17, and 20 of Padre Beach Estates, and on-site compensation for adverse effects to an additional 7,280 square feet of dune vegetation seaward of the HBL.

The applicant's original proposal was not consistent with certain requirements of Chapter 15 of the Texas Administrative Code. The applicant revised and resubmitted information on March 7th and 9th, 2018 that altered the original proposal, and comments below are in response to the resubmitted application materials. According to the Bureau of Economic Geology, the area is considered stable. Based on the materials forwarded to our office for review, we have the following comments:

- As represented on Exhibit B-2, the existing dune area seaward of the HBL that has an elevation of above 13-feet should be avoided.
- The applicant must avoid, minimize and mitigate for any adverse effects to dunes or dune vegetation. When compared to the existing dunes and dune vegetation, mitigation must provide equal or greater area of vegetative cover and dune volume, an equal or greater degree of protection against damage to natural resources, and an equal or greater degree of protection against flood and erosion damage and other nuisance conditions to adjacent properties, as required under 31 Tex. Admin. Code § 15.4(f)(3).
- The GLO recommends removing and preserving as much of the dune vegetation as practicable and placing that vegetation in the various proposed placement areas.

- The applicant must restore or repair dunes using indigenous vegetation that will achieve the same protective capability or greater capability as the surrounding natural dunes.¹
- The City shall require the applicant to locate restored dunes and dune vegetation in the area extending no more than 20 feet seaward of the landward boundary of the public beach. The City shall ensure that the 20-foot restoration area follows the natural migration of the vegetation line.²
- The City shall not allow the applicant to restore dunes or dune vegetation, even within the 20-foot corridor, if such activities would restrict or interfere with the public use of the beach at normal high tide.³
- 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.⁴
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.⁵
- The City shall require the property owner to remove any retaining 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. If removal is required it will be at the property owner's expense.⁶
- Any sand, soil, sediment, or fill material deposited seaward of the local dune protection line must be of an acceptable mineralogy or grain size as compared to the sediments found onsite.⁷
- Any sand, soil, or sediment used as fill must not contain hazardous substances in concentrations that are harmful to people, flora, and fauna as determined by applicable requirements for toxicity standards established by the local, state, and federal governments.⁸
- The City must require the applicant to demonstrate that it has achieved a 1:1 ratio of the adverse effects upon successful, complete, and stabilized restoration prior to beginning construction.⁹
- The City shall include a condition in the permit which requires the permittee to notify the City in writing of the actual date of initiation within ten working days after compensation is initiated.¹⁰
- The City must require the applicant to conduct compensation 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 compensation.¹¹

¹ 31 Tex. Admin. Code §15.4(f)(3)(A)(iv).

² 31 Tex. Admin. Code § 15.7(e)(1).

³ 31 Tex. Admin. Code § 15.7(e)(2).

⁴ 31 Tex. Admin. Code § 15.7(e)(3).

⁵ 31 Tex. Admin. Code § 15.6(g).

⁶ SPI Dune Protection and Beach Access Plan, Special Provisions, page 15.

⁷ 31 Tex. Admin. Code § 15.4(c)(3).

⁸ 31 Tex. Admin. Code § 15.4(c).

⁹ 31 Tex. Admin. Code § 15.4(f)(4)(B).

¹⁰ 31 Tex. Admin. Code § 15.4(f)(4)(C)(vii).

¹¹ 31 Tex. Admin. Code § 15.4(g)(2).

- The City shall determine a mitigation and compensation project is 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.¹²
- The City shall provide written notification to the GLO after determining that the mitigation and compensation is complete. The GLO may conduct a field inspection to verify compliance.¹³
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA-approved local ordinance.¹⁴
- Construction activities must not impact the public's ability to access or use the beach.

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

Sincerely,



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

¹² 31 Tex. Admin. Code § 15.4(g)(3).

¹³ 31 Tex. Admin. Code § 15.4(g)(4).

¹⁴ 31 Tex. Admin. Code § 15.6 (e)(3).



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

December 22, 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: 5908 Gulf Boulevard, South Padre Island
Legal Description: Lot 3, Block 192, Fiesta Isles Subdivision
Lot Applicant: R.E. Orion, LLC c/o Mejia Rose
GLO ID No.: BDSPI-17-0352

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. According to the Bureau of Economic Geology, the construction site is in an area that is considered stable. The permit application is administratively incomplete with the following information not found:

- A comprehensive mitigation plan that includes a detailed description of the methods that will be used to mitigate, and/or compensate for any adverse effects on dune vegetation.¹ Mitigation must provide equal or greater area of vegetative cover and dune volume, an equal or greater degree of protection against damage to natural resources, and an equal or greater degree of protection against flood and erosion damage and other nuisance conditions to adjacent properties.² Mining dunes to obtain sand for use as fill material to elevate the lot is prohibited under 31 TAC Chapter 15.4(c)(7).
- The applicant must demonstrate how mitigation for any critical dune alteration is being completed on a 1:1 basis as required by the City of South Padre Island's Dune Protection and Beach Access Plan. All material above the 10-foot elevation is required to be mitigated for and placed seaward of the Historic Building Line, preferably on the subject property.³
- The application does not adequately identify the adverse effects of the proposed construction of the staircase and beach access pathway on critical dunes. The applicant must determine the volume to be adversely affected in this area and mitigate for dune volume in addition to mitigating for dune vegetation.

¹ 31 Tex. Admin. Code § 15.3(s)(4)(A)(xii).

² 31 Tex. Admin. Code § 15.4(f)(3).

³ South Padre Island Dune Protection and Beach Access Plan, Special Provisions, Page 15.

- If the applicant is proposing to bring fill material to the site, the applicant must identify the source of the sand for the project and demonstrate that the materials are the same grain size and mineralogy as what is currently on site.⁴
- The applicant must submit a financial guarantee acceptable to the City to secure removal of the retaining wall, if necessary.⁵
- Where a mitigation plan is required, the applicant must provide contact information for all landowners immediately adjacent to the tract and affirmation by the applicant that the adjacent landowners will be provided with notice of the hearing at least 10 days prior to the City's hearing on the application.⁶

Please forward the requested information to our office for review. Reference should be made to the GLO ID number listed above. If you have any questions, please contact me by phone at (512) 463-0413 or by email at natalie.bell@glo.texas.gov.

Sincerely, -



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

⁴ 31 Tex. Admin. Code §15.7(e)(6)(A).

⁵ South Padre Island Dune Protection and Beach Access Plan, Special Provisions, Page 15.

⁶ 31 Tex. Admin. Code § 15.3(s)(4)(A)(xiii).

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Director

DATE: December 8, 2017

RE: Preliminary determination on proposed construction at Lot 3, Block 192 Fiesta Isles Subdivision

The enclosed application materials present plans for the Proposed Construction of vinyl bulkhead with a 24" x 24" concrete cap to an elevation of 14.70 feet along west side of Historic building line and proposed block retaining wall the north and south boundaries built to elevation 14.67 feet. The 75' x 85' area west of H.B.L. will have all native or dune grass removed, cared for and a portion replanted out to 20 feet past the existing vegetation line of lot 3, and a portion will be relocated off-site compensation (mitigation) areas as shown on map enclosed. A proposed 2-story block house to be built on this lot. Cut a 15.8 sand dune on the buildable portion of lot 3, block 192, to elevation 12.0 feet west of proposed bulkhead and use the material cut, to fill and level the building site within lot 3 to an elevation of 12.0 feet above sea level out to the front 10 ft. building line and sloping down to elevation 11.0 at the front of the lot. There will be a stair at the northeast side of the bulkhead as well as a 3' path through the vegetation to access the beach.

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 no adverse effects on dune complexes of vegetation.

Preliminary Determination

MEMORANDUM

5. The proposed activity will not significantly increase the potential for washover or blowouts.



Brandon N. Hill

Cover page

*City of South Padre Island
Beach & Dune Application
for
"Lot 3, Block 192,
Fiesta Isles Subdivision"*

at

5908 Gulf Boulevard
South Padre Island, Texas

Prepared for:

Jeffrey Erickson Construction
3520 Buddy Owens
McAllen, Texas, 78504
Phone (956) 631-9789

By:

Mejia & Rose, Incorporated

Engineering

Surveying

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

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

1643 West Price Road, P.O. Box 3761

Brownsville, Texas 78523

Phone: (956) 544-3022

Fax (956) 544-3068

Email: mandrinc@cngmail.com

M&R Job No. 20067 (April 11, 2017)

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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 3, BLOCK 192, FIESTA ISLES SUBDIVISION Physical Address: 5908 GULF BOULEVARD, SPI, TX. 78597

Property Owner Information

Name: R. E. ORION, L.L.C. - MR. GUSTAVO JIMENEZ
Mailing Address: P.O. BOX 370296
City: EL PASO State: Texas
Zip: 79937 Country: United States
Phone Number: 9,158,608,592
Fax Number: 9,565,443,068
E-Mail Address: GUS@SWFLINES.COM

Applicant / Agent for Owner

Name: MEJIA AND ROSE INC.
Mailing Address: 1643 W. PRICE ROAD / P.O. BOX 3761
City: BROWNSVILLE State: Texas
Zip: 78520 Country: United States
Phone Number: 9,565,443,022
Fax Number: 9,565,443,068
E-Mail Address: STROWBRIDGE@CNGMAIL.COM
MANDRINC@CNGMAIL.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:

Applicant Signature:
Date:

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.

PROPOSED VINYL BULKHEAD WITH 24"X24" CONCRETE CAP ALONG THE WEST SIDE OF H.B.L. AND BLOCK RETAINING WALLS ON NORTH AND SOUTH BOUNDARIES. PROPOSED 2 STORY BLOCK HOUSE WITH 2 CAR GARAGE. REAR PORCH WITH OUTDOOR KITCHEN AND BOARD DECKS, POOL AND JACUZZI AND SHADE STRUCTURE IN REAR. PROPOSED BRICK 2 CAR DRIVEWAY AND BRICK WALK TO GATED FRONT HOUSE ENTRANCE. AC UNITS AND POOL EQUIPMENT ON NORTH SIDE OF HOUSE. LANDSCAPING WILL BE ON THE NORTH, SOUTH AND WEST SIDES OF HOUSE. PROPOSED STAIR AND 3' PATH TO THE BEACH. HOUSE WILL BE A SINGLE FAMILY UNIT.

Total Square Footage of Footprint of Habitable Structure: 2,737 SQUARE FEET
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 5,124 SQUARE FEET
Percentage Impervious Surface [(impervious surface / habitable footprint) * 100]: 1.6%

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

Approximate Duration of Construction: 6 MONTHS TO A YEAR

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: PERMIT WILL REFERENCE REQUIREMENT TO REPAIR OR REMOVE WALLS 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: WEST OF H.B.L. THE SITE WILL BE GRADED SO THE LOT WILL DRAIN ON THE NORTH AND SOUTH SIDES OF THE HOUSE TO THE FRONT AND INTO GULF BLVD., BLOCK RETAINING WALLS ON NORTH AND SOUTH BOUNDARIES WILL PREVENT DRAINING ONTO ADJOINING PROPERTIES.

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 100 % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: ALL VEGETATION FROM WEST AND EAST OF H.B.L. WILL BE REMOVED, SORTED AND CARED FOR OFFSITE UNTIL ALL SAND MITIGATION IS COMPLETE, THEN NATIVE VEGETATION WILL BE REPLANTED AS SET OUT IN MITIGATION PLAN AND EXHIBIT "G" AND WATERED FOR 30 DAYS.

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 50 % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: WEST OF H.B.L. WILL BE CUT TO ELEVATION 10.0 FEET, SAND WILL BE MOVED TO EAST OF H.B.L. TO REINFORCE THE FRONTAL DUNE AT ELEVATION 13.0 FEET FOR 58.0 FEET THEN SLOPE DOWN 13.0 FEET TO ELEVATION 6.0 TO MATCH BEACH AS SHOWN ON EXHIBIT "B-1".

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: ONCE MITIGATION AND COMPENSATION ARE COMPLETE, THE FRONTAL DUNE WILL ABSORB WATER WITH NO RUNOFF AND WEST OF THE H.B.L. WILL DRAIN INTO GULF BOULEVARD AS SHOWN ON GRADING PLAN.

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

DUE TO THE RESTRICTIONS ON THIS SITE, IT WOULD BE DIFFICULT TO BUILD A HOUSE ON THIS SITE WITHOUT DISTURBING DUNES AND VEGETATION ON THE WHOLE LOT EAST AND WEST OF H.B.L.

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

THERE ARE PUBLIC BEACH ACCESS POINTS 2 LOTS NORTH AND 2 LOTS SOUTH OF LOT 3, ADDING VEGETATION 20 FEET EAST OF CURRENT VEGETATION LINE AS SET OUT IN MITIGATION PLAN WILL NOT AFFECT BEACH ACCESS OR USE BY THE PUBLIC.

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: CARE WILL BE TAKEN BY CONTRACTOR NOT TO DISTURB DUNES OR VEGETATION ON ADJOINING PROPERTIES AND
COMPENSATION OF VEGETATION WILL BE COMPLETED BY MR. VELA WHO HAS GOOD PAST EXPERIENCE WITH THIS KIND OF MITIGATION AND COMPENSATION
ON SOUTH PADRE ISLAND.

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.

Site Photographs of existing conditions



View of Lot 3 facing north showing proposed bulkhead connecting from the existing Lot 2 bulkhead and the bulkhead projection along the Historical Building line.



View from the southeast corner of Lot 4 facing south along the H.B.L.

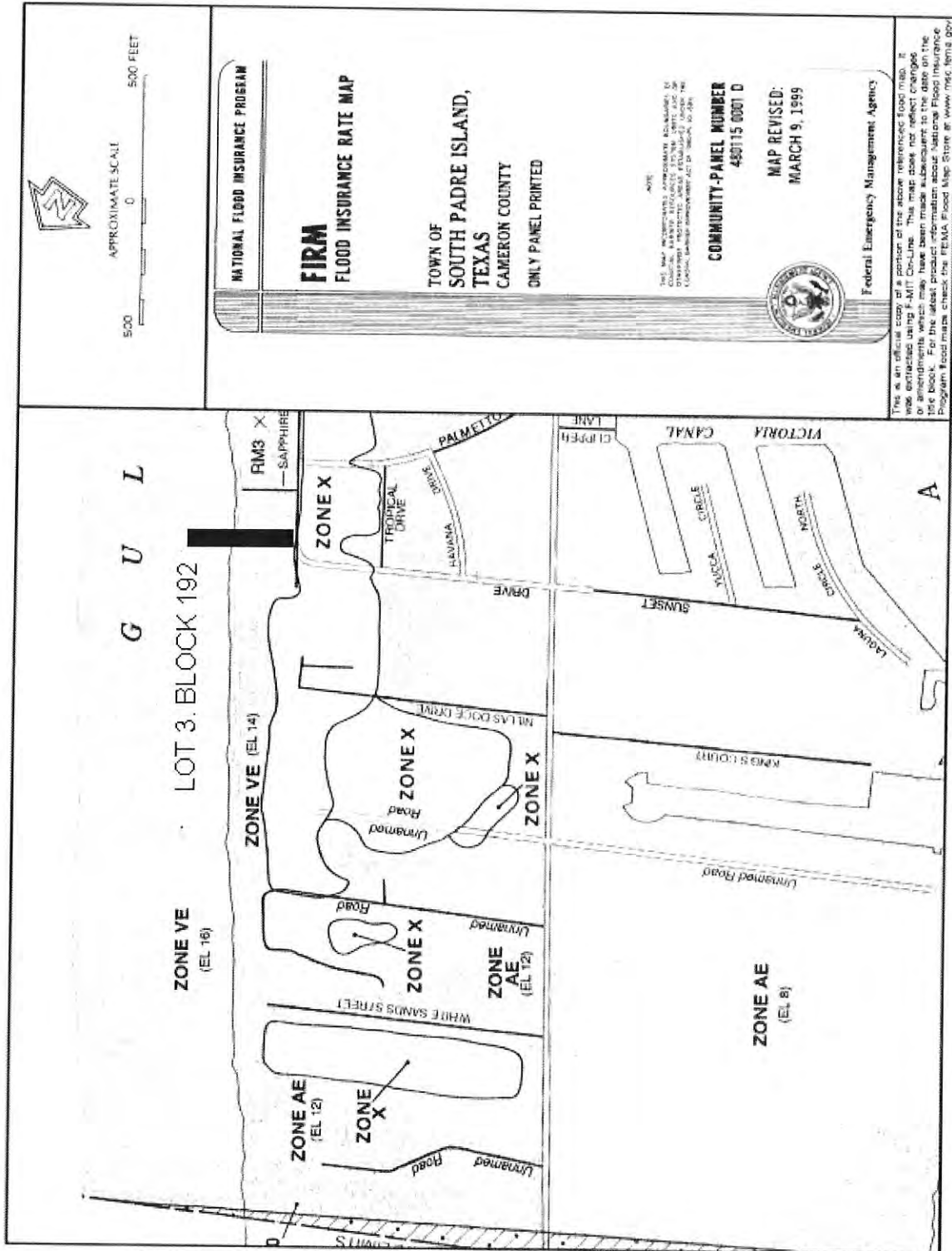


View from southeast corner of Lot 4 facing south along Historic building line.



View of Lot 3 facing west from beach

F.E.M.A Flood Map



Topographical survey

See Exhibit “A”

Proposed improvements

See Exhibit “B-1” & “B-2”

Proposed Grading Plan

See Exhibits “C1” and “C2”

Proposed Bulkhead Plan

See Exhibits “D”, “E” & “F”

Proposed Off-Site Vegetation Compensation

See Exhibit “G”

"Lot 3, Block 192, Fiesta Isles Subdivisión"

Mitigation plan

Lot 3, Block 192 is located at the northern end of Gulf Boulevard between the northernmost 2 houses and has 75.0 feet frontage on the East side of Gulf Boulevard. The building site of Lot 3, Block 192 is west of the historic building line and on the east side of Gulf Boulevard being 75.0' X 85.0' and has 6,375 square feet of vegetation. The portion of Lot 3, Block 192 east of the historic building line known as the frontal dune has 6,051 square feet of vegetation for a total of 12,426 square feet of vegetation on this property. All vegetation will be sampled in five locations east and five locations west of H.B.L. to identify species and density of vegetation for relocation. All the frontal dune vegetation and building site vegetation will be moved to an off-site propagation facility to be cared for till it is fully rooted and ready for replanting. After reinforcing of the frontal dune, 5,780 square feet of vegetation will be replanted on said lot 3 frontal dune east of the H.B.L., also 1,500 square feet of vegetation will be replanted in an area 20 feet out from the existing line of vegetation on lot 3 beach as shown on exhibit "B". We will be replanting 2,861 square feet of vegetation on the beach area of East Tract 16, being the Marriot hotel Site and replanting 2,613 square feet of vegetation on the beach area of East Tract 20, being the La Quinta hotel site. The vegetation being replanted at both hotel sites will be within the 20 feet past the existing line of vegetation surveyed September 26, 2017 by Mejia and Rose, Inc. as shown on exhibit "G". We have included a signed letter from the owner of the Marriot and La Quinta hotel sites that states he is willing and wants to accept the vegetation to reinforce their beach area at both sites. All vegetation work will be contracted to Mr. Joe Vela, he can be reached at (956) 312-7926. We have included a letter of vegetation protocol for the state of Texas that Mr. Vela will follow as a guide. We have space for more square footage of vegetation than we need to compensate for from lot 3, block 192, Fiesta Isles.

There will be a stair built on the east side of the bulkhead wall and it will be built up to the north boundary, it will disturb 23 cubic yards of sand during construction of the stairs but this will be put back in place to be level with the 13.0 foot elevation on the new frontal dune. There will be a 3.0 foot wide path to the beach from the stairs but this will not displace any sand, as it will be on the surface. The stair and path will displace 271 square feet of vegetation which will be included in the amount of vegetation moved off-site and replanted at one of the two designated off-site vegetation locations as shown on exhibit "G".

"Lot 3, Block 192, Fiesta Isles Subdivisión"

Mitigation plan

The building site dune elevations west of the H.B.L. range from elevation of 10.0 feet above sea level to an elevation of 15.8 feet above sea level. The cubic yards of sand calculated above elevation 10.0 ft. is 440 cubic yards. This 440 cubic yards of material will be placed on the east side of the historic building line to help provide reinforcement for the existing frontal dune. Material placed east of the proposed bulkhead will level to elevation 13.0 ft above sea level from the Proposed bulkhead going 58.0 feet east then taper down eastward 13.0 feet to elevation 6.0 above sea level to meet the existing beach elevation as shown on exhibit "B-1".

The contractor will bring in 1200 cubic yards of fill for the buildable area of lot 3. Said fill will be from Brownsville, Texas and match the grain size and will be of the same mineralogy as found on lot 3 at elevation 10.0 feet. The buildable area west of H.B.L. will be filled to elevation 15.0 feet from the bulkhead to the front setback line, then it will slope down to elevation 9.5 feet to match the concrete walk and back of curb elevations the sides will be graded to match the grading plan elevations so that the site will drain to the front of the lot and into Gulf Boulevard.

1. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES "VE" (ELEV. 13), "VE" (ELEV. 14) AND "VE" (ELEV. 18) AS SHOWN, PER THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 00010, REVISED MARCH 9, 1999.



VICINITY MAP - N.T.S.



LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED
NINETY-TWO (182), FIESTA ISLES SUBDIVISION, BEING
PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE
ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP
RECORDS, CAMERON COUNTY, TEXAS.

APRIL 4, 2017

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

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

1643 West Price Road (956) 544-3022

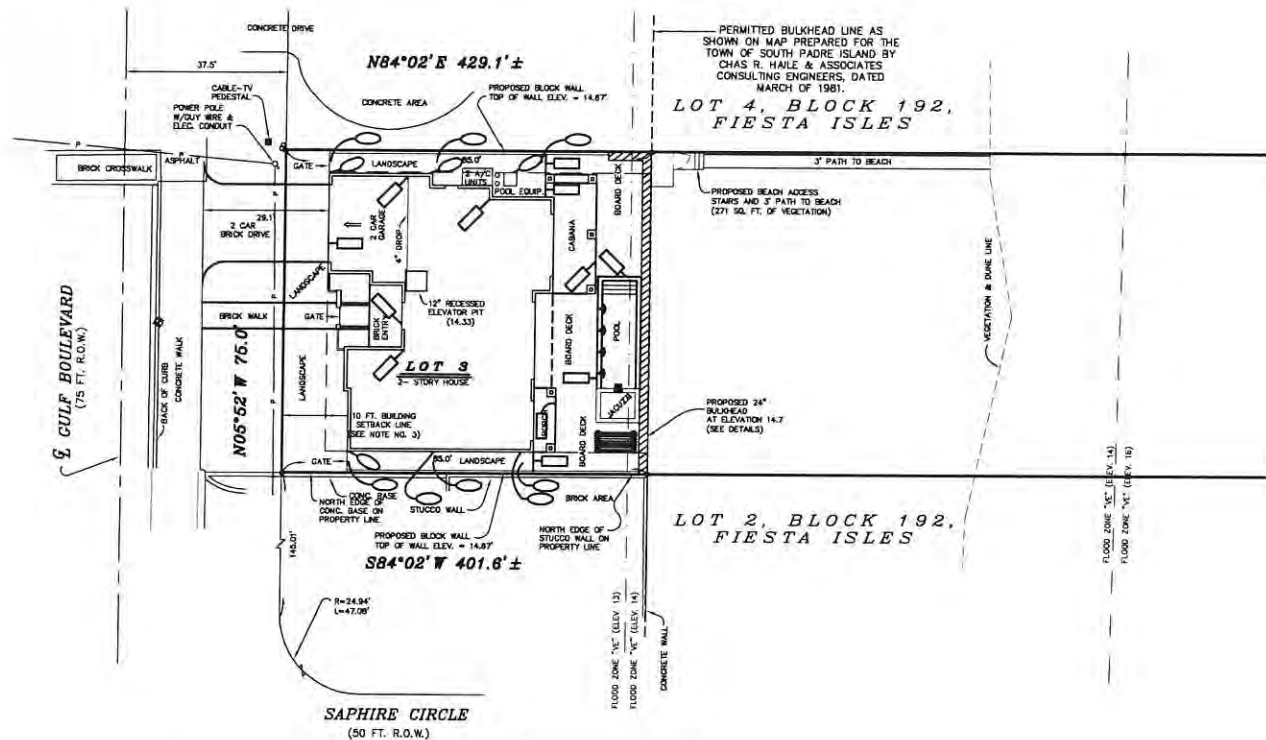
P.O. Box 3761 Brownsville, Texas 78520

Far (956) 544-3068

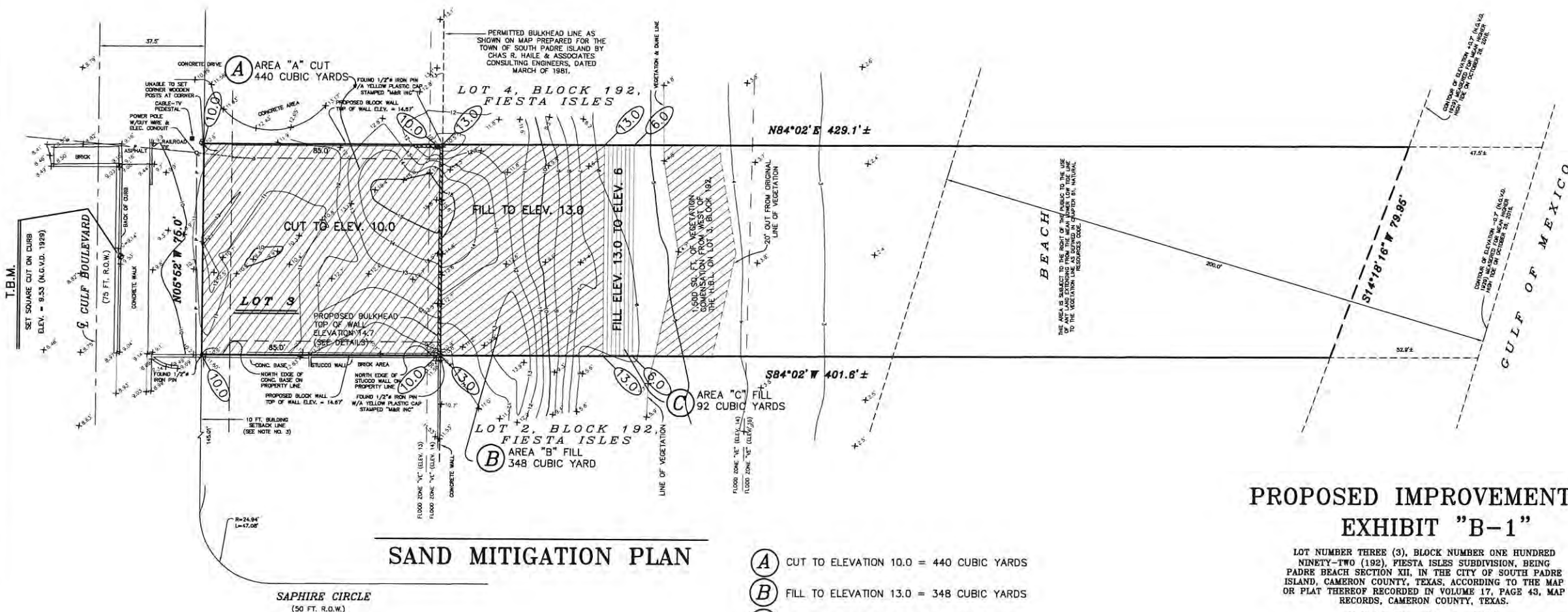
email: mandrinc@cngmail.com

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G.F. NO. N/A JOB NO. 20067
S. TROWBRIDGE



PROPOSED IMPROVEMENTS



SAND MITIGATION PLAN

- (A) CUT TO ELEVATION 10.0 = 440 CUBIC YARDS
- (B) FILL TO ELEVATION 13.0 = 348 CUBIC YARDS
- (C) FILL ELEV. 13.0 TO 6.0 = 92 CUBIC YARDS

PROPOSED IMPROVEMENTS EXHIBIT "B-1"

LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED NINETY-TWO (192), FIESTA ISLES SUBDIVISION, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:
GUSTAVO JIMENEZ
JANUARY 15, 2018

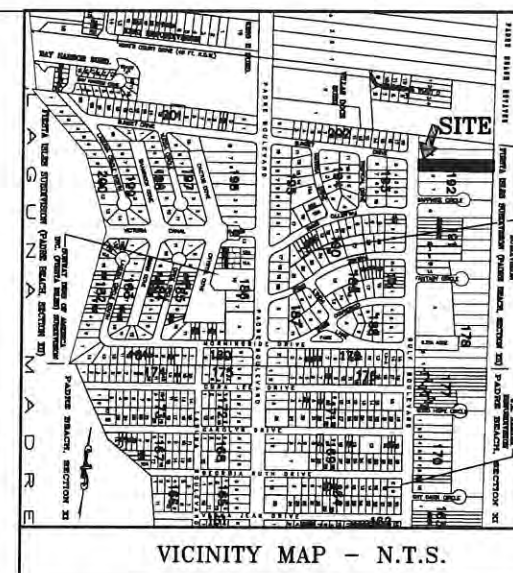
Mejia & Rose, Incorporated

Engineering Surveying
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Fax (956) 544-3068
email: mandrinc@engmail.com

G.F. NO. N/A JOB NO. 20067

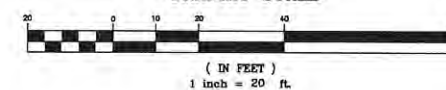
S.TROWBRIDGE

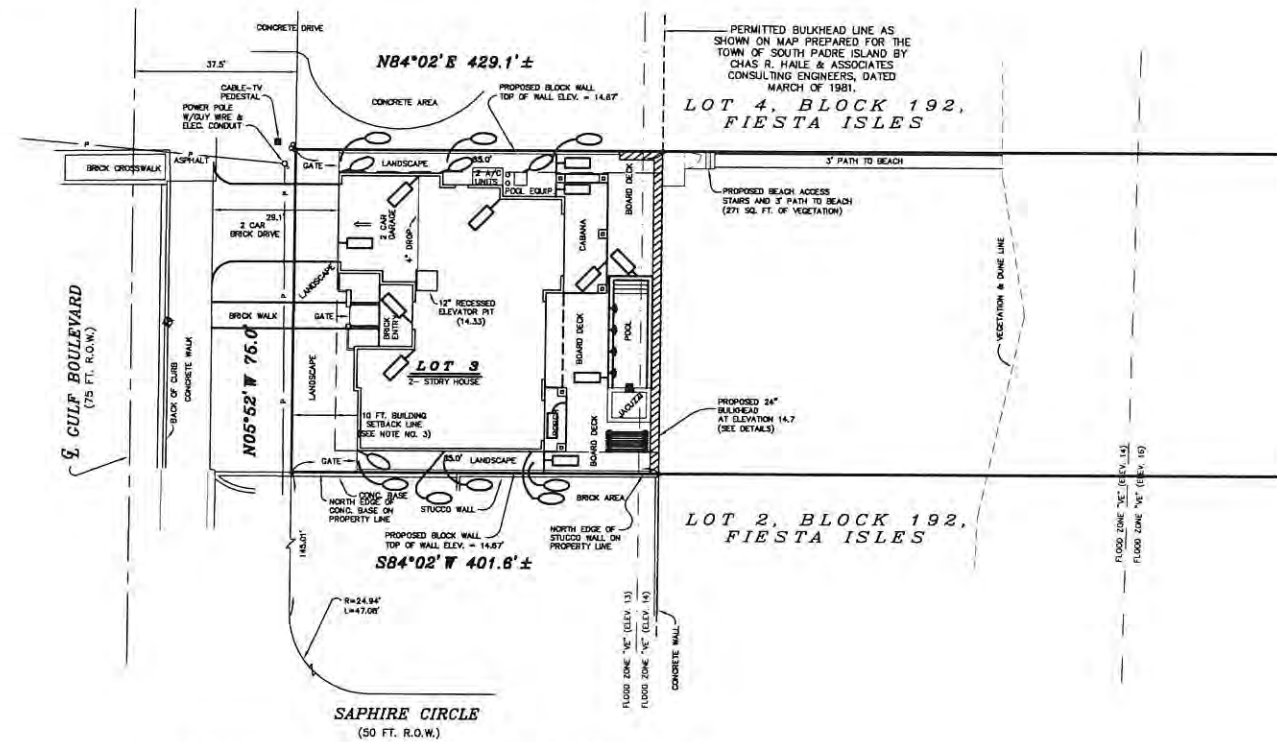
MERIDIAN OF
FIESTA ISLES
SUBDIVISION



- NOTES:
1. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS HELD FOR BASIS OF BEARING.
 2. THIS TRACT LIES IN FLOOD ZONES "1c" (ELEV. 13), "1d" (ELEV. 14) AND "1e" (ELEV. 18) AS SHOWN FOR THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 50010, REVISED MARCH 5, 1999.

GRAPHIC SCALE



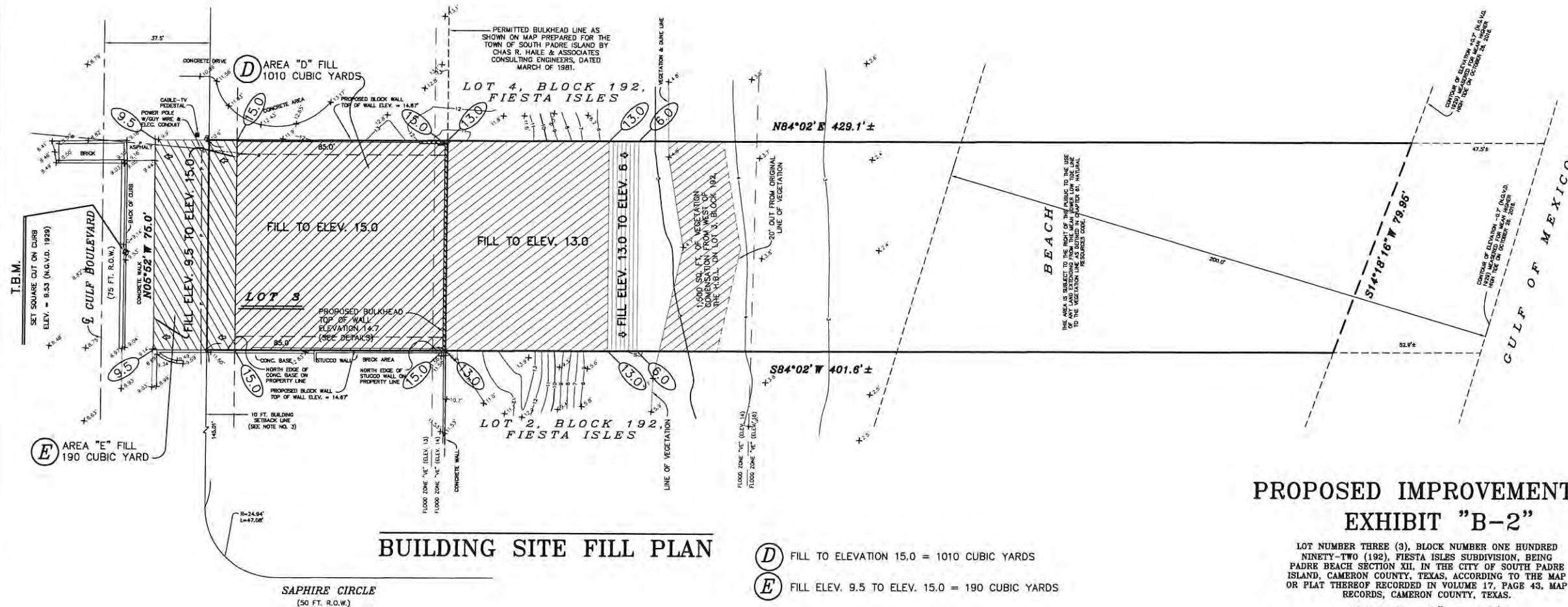
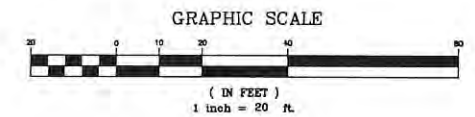


PROPOSED IMPROVEMENTS



VICINITY MAP - N.T.S.

- NOTES:
1. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS HELD FOR BASIS OF BEARING.
 2. THIS TRACT LIES IN FLOOD ZONES "A" (ELEV. 13), "B" (ELEV. 14) AND "C" (ELEV. 15) AS SHOWN, FOR THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0010, REVISED MARCH 9, 1995.



BUILDING SITE FILL PLAN

- (D) FILL TO ELEVATION 15.0 = 1010 CUBIC YARDS
(E) FILL ELEV. 9.5 TO ELEV. 15.0 = 190 CUBIC YARDS

PROPOSED IMPROVEMENTS EXHIBIT "B-2"

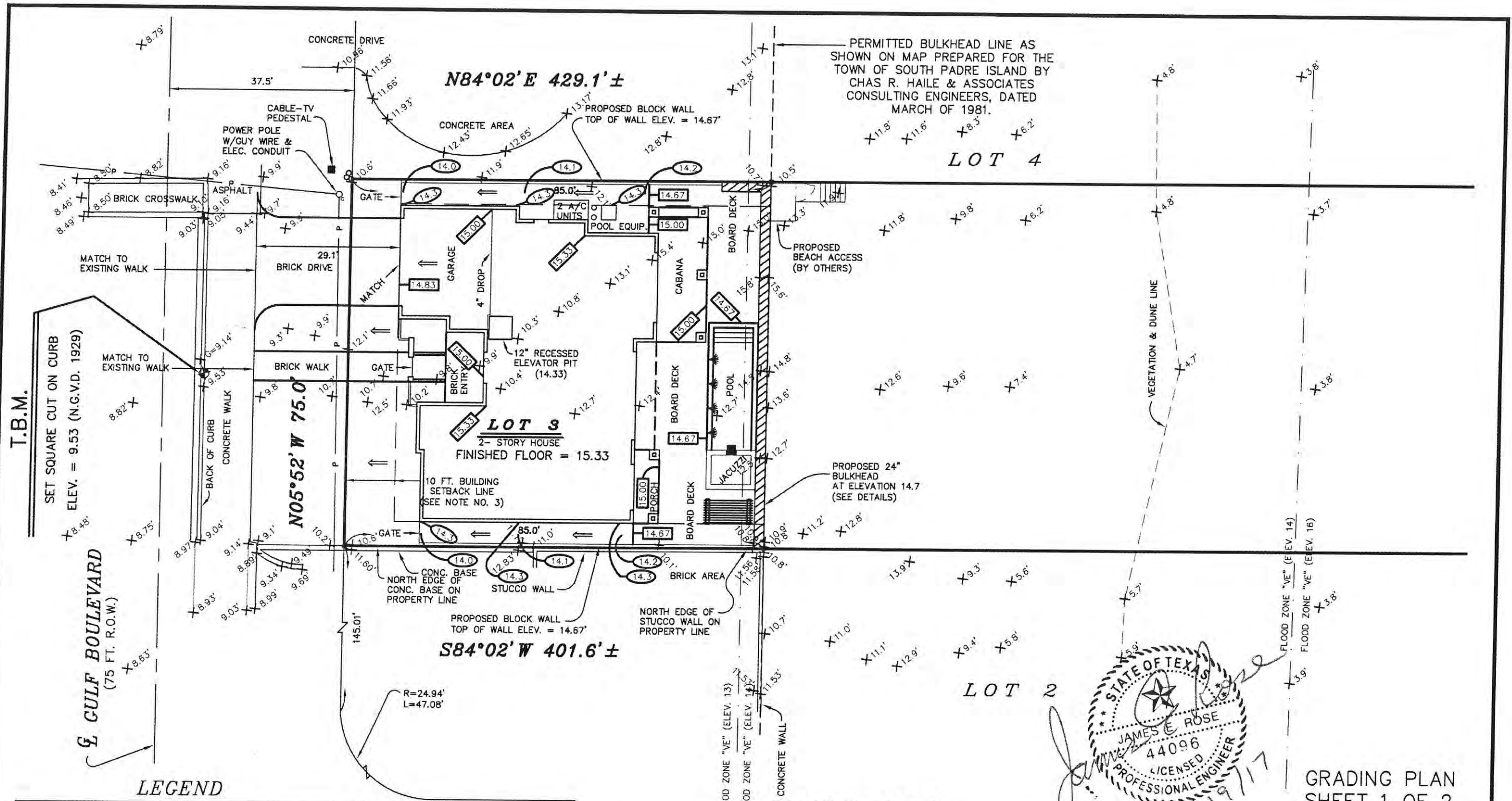
LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED NINETY-TWO (192), FIESTA ISLES SUBDIVISION, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:
GUSTAVO JIMENEZ
JANUARY 15, 2018

Mejia & Rose, Incorporated

Engineering Surveying
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P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@gmail.com

G.P. NO. N/A JOB NO. 20067
S.TROWBRIDGE



DRAINAGE PLAN OF
LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED NINETY-TWO (192), FIESTA ISLES SUBDIVISION, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:
GUSTAVO JIMENEZ

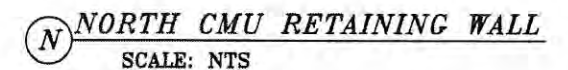
APRIL 13, 2017



Mejia & Rose, Incorporated

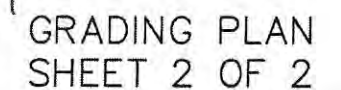
Engineering **Surveying**
T.B.P.L.S Reg. No. 10023900
T.B.P.E. Reg. No. F-002670
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P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com
G.F. NO. N/A JOB NO. 20067
J.390W393D98

1. ALL LOAD BEARING CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE NATIONAL CONCRETE MASONRY ASSOCIATION.
2. HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL BE DOMESTIC LIGHTWEIGHT GRADE N UNITS, CONFORMING TO ASTM C-90-75.
3. MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNITS" ($f_m = 1500$ PSI).
4. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM-270 TYPE "S" (1800 PSI COMPRESSIVE STRENGTH AT 28 DAYS).
5. GROUT FOR ALL REINFORCED HOLLOW MASONRY UNIT WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (6 SACK MIX) WITH A MAXIMUM 3/8" AGGREGATE.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 80.
7. UNLESS OTHERWISE NOTED, ALL MASONRY WALLS SHALL BE REINFORCED WITH 9 GA., MILL GALVANIZED, HORIZONTAL WIRE REINFORCEMENT (LADDER TYPE) EMBEDDED IN MORTAR JOINTS AT 8" o.c. NOMINAL WIDTH OF JOINT REINFORCING SHALL EQUAL WALL THICKNESS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION A-82, AND SHALL BE LAPPED AT LEAST 6" WITH AT LEAST ON CROSS WIRE WITHIN THE LAP. JOINT REINFORCING SHALL BE INSTALLED IN THE FIRST AND SECOND MORTAR BED JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS.
8. UNLESS NOTED OTHERWISE ON PLANS, ONE GROUTED #5 BAR SHALL BE PROVIDED AROUND THE PERIMETER OF ALL WALL OPENINGS.
9. BOND BEAMS SHALL BE REINFORCED WITH ONE CONTINUOUS #5 BAR. REINFORCING SHALL BE CONTINUOUS AT ALL CORNERS AND INTERSECTING WALLS.
10. CONTROL JOINTS SHALL BE CONSTRUCTED WITH SLOTTED MASONRY UNITS AND FACTORY MOLDED JOINT FILLER. JOINTS SHALL BE CAULKED WITH AN APPROVED MATERIAL.
11. CONTROL JOINTS SHALL NOT EXTEND THROUGH BOND BEAMS UNLESS INDICATED ON PLANS.
12. ALL PERIMETER EXTERIOR CMU WALLS SHALL BE REINFORCED WITH VERT. #5's GROUTED SOLID AT THE SPACING INDICATED ON DETAILS 6/S1 AND 7/S1 AND HORIZONTAL BOND BEAMS REINFORCED w/1-CONT. #5. BOND BEAMS SHALL BE LOCATED VERTICALLY AT 8'-0" o.c. AND AT TOP OF WALL.



84"	47"
78"	43"
72"	40"
66"	37"
60"	33"
54"	30"
48"	26"
42"	23"
36"	20"
30"	16"
24"	14"
18"	10"
12"	8"

APRIL 13, 2017



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email: mandrinc@cngmail.com
G.F. NO. N/A JOB NO. 20067
J. J. W. 20067

1. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES "VE" (ELEV. 13), "VE" (ELEV. 14) AND "VE" (ELEV. 16) AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 00010, REVISED MARCH 9, 1999.



THIS AREA IS SUBJECT TO THE RIGHT OF THE PUBLIC TO THE USE OF ANY LAND EXTENDING FROM THE MEAN LOWER LOW TIDE LINE TO THE VEGETATION LINE AS DEFINED IN CHAPTER 61, NATURAL RESOURCES CODE.

FLOOD ZONE "VE" (ELEV. 14) _____
FLOOD ZONE "VE" (ELEV. 16) _____

SHEET
1 OF 3

LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED
NINETY-TWO (192), FIESTA ISLES SUBDIVISION, BEING
PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE
ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP
RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:

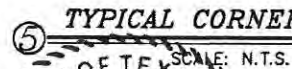
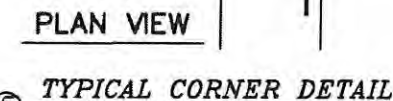
GUSTAVO JIMENEZ

APRIL 13, 2017

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email: mandrinc@cngmail.com

G.F. NO. N/A

JOB NO. 20067
J. J. ROWS J. J. J. J.

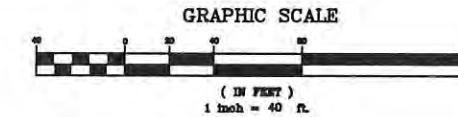


- ## BULKHEAD PLAN

SCALE: N.T.S.
SURVEYED FOR:
GUSTAVO JIMENEZ
APRIL 13, 2017

**SHEET
2 OF 3**

Engineering **Surveying**
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Fax (956) 544-3068
email: mandrinc@cngmail.com
G.F. NO. N/A **JOB NO. 20067**
J. 9500532948



MERIDIAN PER
PADRE BEACH
ESTATES

"HILTON GARDENS INN"
AFFILIATED HOSPITALITY LLC
7010 PADRE BLVD.
SPI, TX. 78597

EAST TRACT 20 PADRE ESTATES SUBDIVISION

"LA QUINTA"
SPI OLEANDER LTD.
7000 PADRE BLVD.
SPI, TX. 78597

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

"CLAYTON'S BEACH
BAR AND GRILL"
7200 PADRE BLVD.
SPI, TX. 78597

EAST TRACT 17 PADRE ESTATES SUBDIVISION

"CLAYTON'S PIER"
PADRE BLVD.
SPI, TX. 78597

EAST TRACT 16 PADRE ESTATES SUBDIVISION

"MARRIOT SITE"
MODERN RESORT
LODGING, LLC.
PADRE BLVD.
SPI, TX. 78597

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

NORTHERLY EXTENSION OF THE
EAST RIGHT-OF-WAY
LINE OF GULF BOULEVARD

CONCRETE
BULKHEAD

PERMITTED BULKHEAD LINE AS SHOWN
ON A MAP PREPARED BY CHAS. E. WEALE
FOR THE TOWN OF SOUTH PADRE ISLAND
DATED MARCH 1981.

66.75'

CONCRETE RETAINING WALL

LINE OF VEGETATION
(08-28-2017)

LINE OF VEGETATION
(08-28-2017)

LINE OF VEGETATION
(08-28-2017)

20' OUT FROM ORIGINAL
LINE OF VEGETATION
FROM LOT 1, BLOCK 192

LINE OF VEGETATION
(08-28-2017)

THIS AREA IS SUBJECT TO THE RIGHT OF THE PUBLIC TO THE USE OF ANY LAND
EXTENDING FROM THE MEAN LOW TIDE LINE TO THE VEGETATION LINE
EXTENDING FROM THE CHAPTER 61, NATURAL RESOURCES CODE.

GULF OF MEXICO

EXHIBIT "C"

MAP OF
LOCATIONS FOR OFF-SITE PLANTING OF
VEGETATION FROM LOT 3, BLOCK 192,
Fiesta Isles Subdivision, SPI, TX.
SCALE: 1" = 40'
PREPARED FOR:

MR. GUSTAVO JIMENEZ

Mejia & Rose, Incorporated

Engineering T.B.P.E. Reg. No. F-002870
Surveying 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: mandrino@engmail.com

G.J. NO. 11/A

JOB NO. 20087
R. THORNTON

#17983

★ FIESTA ISLES ★

PADRE ^{BEING} BEACH SECTION XII

COMPRISING BLOCKS 178 - 202, BOTH INCLUSIVE, BEING A SUBDIVISION OF 111.72 ACRES ON PADRE ISLAND SAME BEING IMMEDIATELY NORTH OF AND ADJOINING PADRE BEACH SECTION XI AS RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

JOHN L. TOMPKINS & COMPANY - DEVELOPERS - 214-215 JONES BLDG., CORPUS
CHRISTI, TEXAS.

THE STATE OF TEXAS
COUNTY OF CAMERON

1. John L. Tompkins, Trustee, Owner of the..... acres, more or less, out of a 1470.00 Acre Tract as shown by deed from W. L. Ehlers et al, dated October 12, 1951, and recorded in Vol 527, Page 129, Deed Records of Cameron County, Texas do hereby adopt and confirm this "PISTA ISLES" being Padre Beach Section XII, as platted and shown on this map and dedicate to Public use the streets, canals, easements and rights of way as shown thereon.

Witness my hand this 16th day of July, 1957.

JOHN E. TOMPKINS, TRUSTEE, OWNER

THE STATE OF TEXAS
COUNTY OF CAMERON

THE STATE OF TEXAS ||
COUNTY OF CAMERON ||

Before me the undersigned authority, on this day personally appeared John L. Tompkins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of July 1937.

Grady 1957.
 (LS)
 A. G. Gaudin
 ACTARY AND ASSOCIATES AND POST
 CAMBRIDGE, MASS. U.S.A.

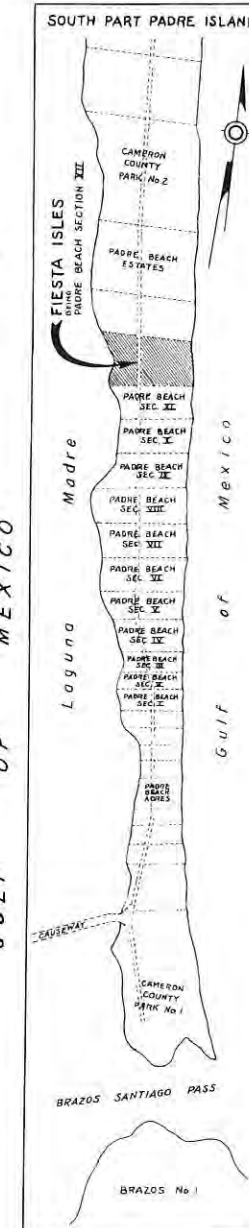
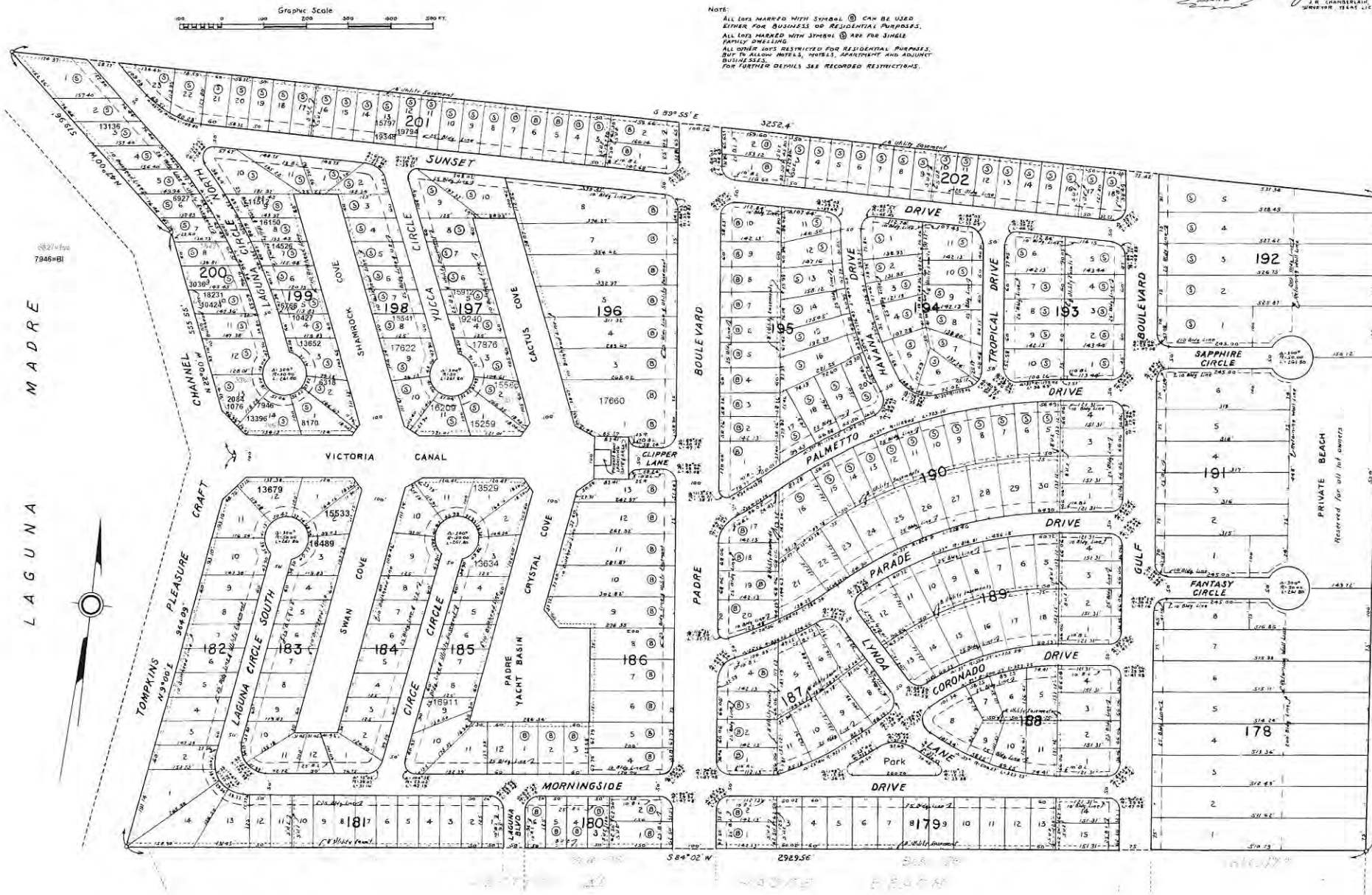
I, J. R. Chamberlain, Registered Public Surveyor, certify that this is a true and correct copy of "Furness Sales" being "Beach Section 101" comprising the 11.173 acres, more or less, out of a 1470.06 Acre tract as shown by deed from W. J. Ehlers et al., dated October 12, 1951, and recorded in Vol. 562, Page 129, Deed Records of Cameron County, Texas, as subdivided and platted by me.

This 16th day of July, 1957.

J R Chandler
J R CHANDLER, REGISTERED PROFESSIONAL
SURVEYOR, TEXAS LICENSE NO 678

NOTE

NOTE:
ALL LOTS MARKED WITH SYMBOL (B) CAN BE USED
EITHER FOR BUSINESS OR RESIDENTIAL PURPOSES.
ALL LOTS MARKED WITH SYMBOL (S) ARE FOR SINGLE
FAMILY DWELLING
ALL OTHER LOTS RESTRICTED FOR RESIDENTIAL PURPOSES.
BUT TO ALLOW HOTELS, MOTELS, APARTMENT AND ADJUNCT
BUSINESS.
FOR FURTHER DETAILS SEE RECORDED RESTRICTIONS.



APPROVED *Geo. A. Houston* COUNTY ENGINEER 9-11 1957
APPROVED *C. H. Halcomb* COUNTY TAX ASSESSOR AND COLLECTOR Jan 11, 1958

APPROVED by the Commissioners Court of Cameron County, Texas at Regular meeting on the 12th day of September, 1957.

Oscar E. Donmez
 COUNTY JUDGE

APPROVED by the City Commission, City of Port Isabel, Cameron
County, Texas, this 22nd day of July, 1957

ATTEST
Gertrude Gilliam
 CITY SECRETARY

W. H. Schady
 MAYOR

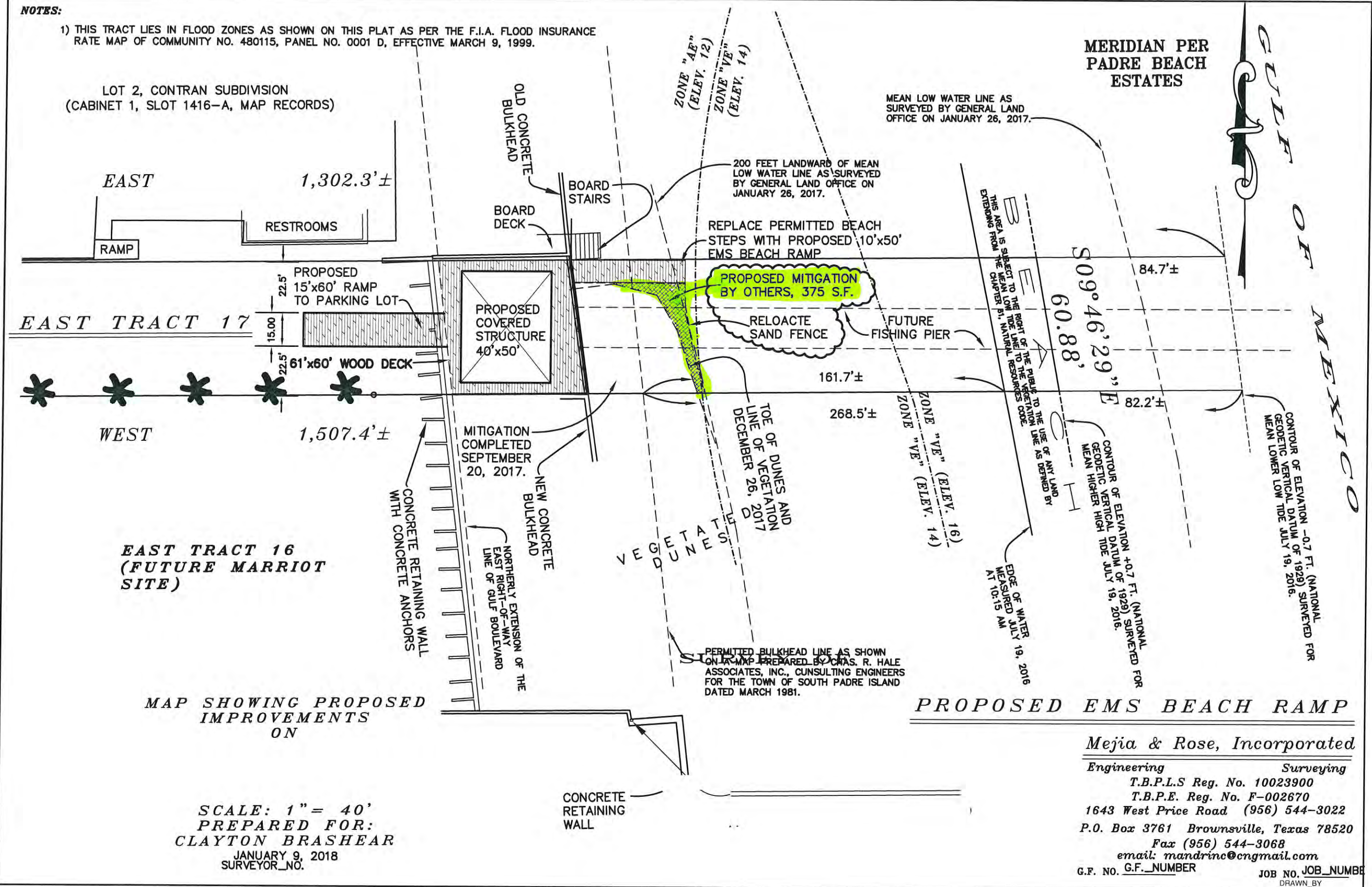
SEAL

FILED FOR RECORD AT 10 25 O'CLOCK A M
ON 12TH DAY OF SEPT. 1957.
AND DULY RECORDED AT 9 15 O'CLOCK
A M ON 27TH DAY OF SEPT. 1957.
IN VOL 17. PAGE 43. OF THE MAP
RECORDS OF CAMERON COUNTY, TEXAS.

H. O. SEAGO, COUNTY CLERK OF
CAMERON COUNTY, TEXAS.

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 3, Block 192, Fiesta Isles Subdivisión"

Mitigation site Addition

Lot 3, Block 192 is located at the northern end of Gulf Boulevard between the northernmost 2 houses and has 75.0 feet frontage on the East side of Gulf Boulevard. The building site of Lot 3, Block 192 is west of the historic building line and on the east side of Gulf Boulevard being 75.0' X 85.0' and has 6,375 square feet of vegetation. The portion of Lot 3, Block 192 east of the historic building line known as the frontal dune has 6,051 square feet of vegetation for a total of 12,426 square feet of vegetation on this property. All vegetation will be sampled in five locations east and five locations west of H.B.L. to identify species and density of vegetation for relocation. All the frontal dune vegetation and building site vegetation will be moved to an off-site propagation facility to be cared for till it is fully rooted and ready for replanting. After working with the GLO we have been notified of another area needing vegetation, so we will add this new site to our areas for replanting vegetation. The new area is located on East Tract 17, 350-375 square feet of vegetation will be replanted on said East Tract 17 frontal dune east of the H.B.L., as shown on a small exhibit enclosed with this addition to our mitigation.

Mejia & Rose, Incorporated

Engineering

Surveying

January 24, 2018

Arthur G. Bromiley Living Trust,
1144 Belthair Blvd.
Brownsville, Texas, 78520
Lot 4, Block 192, Fiesta Isles Subdivision

Letter of Intent to build:

Re: Proposed construction of 2 story home with proposed concrete capped bulkhead on the east side (beach) and proposed block retaining walls on the north and south sides of property. There will also be substantial impact on the beach and dunes that will be mitigated per the GLO and the Shoreline Taskforce requirements:

***Lot 3, Block 192, Fiesta Isles Subdivision, City of South Padre Island, Texas.
Being the adjoining lot to your south.***

***Contractor: Jeffrey Erickson Construction
3520 Buddy Owens
McAllen, Tx. 78504
(956) 631-9789***

Our Client: Mr. Gustavo Jimenez

***This letter is a requirement of the Shoreline Management Director,
as part of a Beach and Dune Permit Application and pending City hearing.***

Surveying and Engineering:

Contact: Steve Trowbridge

Survey Technician

If you have any questions or comments please contact us at:

Mejia and Rose, Inc.

1643 W. Price Road

Brownsville, Texas, 78523

(956) 544-3022 ph.

(956) 544-3068 fax

***Thank you,
Steve Trowbridge***

<mailto:strowbridge@cngmail.com>

Job # 20067

Mejia & Rose, Incorporated

Engineering

Surveying

January 24, 2018

Stern Family Trust Dated May 25, 1994.,
235 Calle Jacaranda
Brownsville, Texas, 78520-7413
Lot 2, Block 192, Fiesta Isles Subdivision

Letter of Intent to build:

Re: Proposed construction of 2 story home with proposed concrete capped bulkhead on the east side (beach) and proposed block retaining walls on the north and south sides of property. There will also be substantial impact on the beach and dunes that will be mitigated per the GLO and the Shoreline Taskforce requirements:

Lot 3, Block 192, Fiesta Isles Subdivision, City of South Padre Island, Texas. Being the adjoining lot to your north.

*Contractor: Jeffrey Erickson Construction
3520 Buddy Owens
McAllen, Tx. 78504
(956) 631-9789*

Our Client: Mr. Gustavo Jimenez

*This letter is a requirement of the Shoreline Management Director,
As part of a Beach and Dune Permit Application and pending City hearing.*

Surveying and Engineering:

Contact: Steve Trowbridge

Survey Technician

If you have any questions or comments please contact us at:

Mejia and Rose, Inc.

1643 W. Price Road

Brownsville, Texas, 78523

(956) 544-3022 ph.

(956) 544-3068 fax

*Thank you,
Steve Trowbridge*

<mailto:strowbridge@cngmail.com>

Job # 20067

Vegetation Protocol for Texas Mitigation

Outlined below is the proposal for plant relocation and management for Texas mitigation.

1. Site investigation

The entire area of disturbance will be investigated for frontal dune vegetation for relocation.

Frontal dune species and densities will be sampled across the front of the existing frontal dune. A total of five random one-meter square areas will be sampled on the current frontal dune transecting the dune parallel to the ocean.

Non-frontal dune areas to be disturbed will be sampled along a center line perpendicular to the ocean with a total of five random one meter square areas to determine species and densities consistent with frontal dune sampling and capable of relocation.

The two data sets will be combined to extrapolate the number and species of plants to be relocated.

2. Relocation

All plants located within the frontal dune area will be moved from the area of disturbance to the mitigation area. Species capable of direct relocation will be moved directly to the mitigation area. Species not capable of direct relocation will be taken to an off-site propagation facility for propagation to return to the site upon completion of the new frontal dune.

Upon completion of the new frontal dune, all plants suitable for relocation will be moved from the building, pool, and deck area to be disturbed to the new frontal dune area or to a propagation facility until propagated, fully rooted, and then returned to the new frontal dune area.

3. New Frontal Dune and Mitigation area Planting

The plant density and species diversity will be based on the data obtained during the site investigation and on the contractors experience with vegetation management on a frontal dune system.

All plants relocated will be managed for survival during the relocation process and introduction into the mitigation area. Contractor will assure that everything necessary will be done to achieve the highest possible survival rates of all relocated materials.

All plants destined for a propagation facility will be documented upon collection and upon propagation (initial and usable). These plants will be returned upon completion of the new frontal dune or as soon as fully rooted.

Based upon data collected during the site investigation, if relocated material is not sufficient to fill the area of the new frontal dune or mitigation area, additional plants will be propagated from donor locations located on South Padre Island. This same source will be used in the case of reduced survivability.

4. Management, Maintenance and Reporting

The contractor will assure proper management and maintenance to assure survivability, growth and proper health of all plants during relocation or propagated planting, and for a period of one year from the time of completion of the planting phase of construction of the Marriott.

This will include but not limited to the installation and maintenance of a temporary irrigation system, fertilization and replanting of all plant losses to bring the final plant count to meet GLO standards and regulations.

The contract will provide reports at all required intervals including a post planting six month and one-year report documenting survivability and any remedies required and implemented.

JANUARY 20, 2018

Shoreline Management Director,

**LIST OF LOCATIONS FOR ONSITE AND OFFSITE COMPENSATION OF VEGETATION
AND AMOUNT OF VEGETATION EACH SITE WILL ACCEPT.
(WE HAVE SPACE FOR 12,754 SQ. FT. OF VEGETATION AT THESE LOCATIONS)**

- | | |
|---|---|
| 1) R.E. ORION, LLC
MR. GUSTAVO JIMENEZ
P.O. BOX 370296
EL PASO, TX. 79937-0296 | LOT 3, BLOCK 192, FIESTA ISLES
S.P.I., Tx. (GULF BLVD.)
(1,500 SQ. FT. VEGETATION 20 FEET PAST VEG. LINE)
(5,780 SQ. FT. VEGETATION ONTO FRONTAL DUNE) |
| 2) MODERN RESORT LODGING, LLC
MR. BHARAT PATEL
7010 PADRE BLVD.
S.P.I., TX. 78597 | EAST TRACT 16, PADRE BEACH
S.P.I., Tx. (MARRIOTT LOCATION)
(2,861 SQ. FT. VEGETATION) |
| 3) SPI OLEANDER LTD
MR. BHARAT PATEL
P.O. BOX 2249
S.P.I., Tx. 78597 | 2.60 ACRE OUT OF 3.654 ACRES
EAST TRACT 20, PADRE BEACH,
PADRE BEACH ESTATES SUBDIVISION
(LA QUINTA INN) (2,613 SQ. FT. VEGETATION) |

SOURCE OF VEGETATION:

Lot 3, Block 192, Fiesta Isles Subdivision, City of South Padre Island, Texas.

Contractor: Jeffrey Erickson Construction

3520 Buddy Owens	75'X85' AREA WEST OF BULKHEAD LINE=6,375 SQ. FT.
McAllen, Tx. 78504	AREA EAST OF BULKHEAD LINE = 6,051 SQ. FT.
(956) 631-9789	12,426 SQ. FT. TOTAL VEGETATION TO RELOCATE

Our Client: Mr. Gustavo Jimenez

If you have any questions or comments please contact us at:

Steve Trowbridge
Survey Technician
Mejia and Rose, Inc.
1643 W. Price Road
Brownsville, Texas, 78523
(956) 544-3022 ph.
(956) 544-3068 fax
<mailto:strowbridge@cngmail.com>
Job # 20067

Mejia & Rose, Incorporated

Engineering

Surveying

September 19, 2017

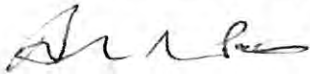
Mr. Bharat Patel
7010 Padre Boulevard
South Padre Island, Texas 78597

Re: *Lot 3, Block 192, Fiesta Isles Subdivision, South Padre Island, Tx.*
Client: Mr. Gustavo Jimenez

Mr. Bharat Patel,

Per the Shoreline Management Director, Mr. Brandon N. Hill, I was told you would be willing to accept vegetation to be planted along the beachfront portion of your properties.

I would like to ask for your permission to plant vegetation 20 feet out from the present vegetation line as permitted by the GLO, on the beach in front of the Marriot site (East Tract 16, Padre Beach Estates), La Quinta (Tract 20, Padre Beach Estates), and The Hilton Gardens Inn (6.50 acres out of 225.818 acres). This is beneficial to the beach and existing vegetation as it adds protection from wind and water erosion. If you have no objections please sign below;



9-22-17

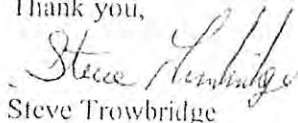
Yes I will accept additional vegetation on these sites.

Mr. Bharat Patel

date

Please call or email me if you have any questions or comments.

Thank you,



Steve Trowbridge

Surveying Draftsman

Mejia and Rose Inc.

956-544-3022 ph.

<mailto:strowbridge@engmail.com>



11/28/2017



11/28/2017



11/28/2017



11/28/2017



11/28/2017



11/28/2017



ASI Alamo System
Industries, LLC
Specialized Contractors
956.702.4111
alamosystemllc.com

COOLERS
UMBRELLAS
CHAIRS
BEACH ACCESS
BBQ PIT

11/28/2017



11/28/2017



11/28/2017



11/28/2017



11/28/2017



11/28/2017



11/28/2017



11/28/2017

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

MEETING DATE: 3/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and action to recommend to City Council the approval of an amended Beach and Dune Permit for 6800 Padre Boulevard, South Padre Island Texas. (Hill)

ITEM BACKGROUND

In an Amended Beach and Dune permit application the applicant proposes to construct a 10-foot wide by 50-foot long wooden beach ramp in lieu of a beach access staircase that was previously permitted under BDSPI-17-0068a. The applicant also proposes to allow 375 square feet of dune vegetation to be planted as mitigation for another project in the area.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommends the approval.



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

March 14, 2018

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-17-0068c

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the additional information and amended application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a 10-foot wide by 50-foot long wooden beach ramp in lieu of a beach access staircase that was previously permitted under BDSPI-17-0068a. The applicant also proposes to allow 375 square feet of dune vegetation to be planted as mitigation for another project in the area (BDSPI-17-0352a) identified on the Exhibit entitled "Proposed EMS Beach Map." The seaward terminus of the wooden beach ramp is proposed to align with the most seaward extent of the proposed mitigation area. 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 wooden ramp 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.¹
- Construction activities must not impact the public's ability to access or use the beach.
- The seaward terminus of the wooden ramp must be restricted to the greatest extent possible to the most landward point of the public beach² and must not interfere with or otherwise restrict public use of the beach at normal high tides.³ The GLO requires that the seaward terminus of the wooden beach ramp not extend farther seaward than the proposed mitigation area on East Tract 16.
- Concrete may not be used to stabilize the base of the wooden ramp.⁴

¹ TNRC §61.011(a).

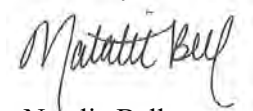
² 31 Tex. Admin. Code § 15.7(g)(1).

³ 31 Tex. Admin. Code § 15.7(g)(2).

⁴ 31 Tex. Admin. Code § 15.6(f)(3).

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 cursive script, reading "Natalie Bell". The signature is written in dark ink and is positioned above the printed name.

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



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

February 8, 2018

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-17-0068b

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the application for an amended dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a 10-foot wide by 50-foot long beach ramp in lieu of a beach access staircase that was previously permitted. 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 photographs and survey provided by the applicant show that the proposed ramp will extend 50 feet onto the public beach easement. Construction of this ramp is prohibited as proposed. The GLO believes construction of the ramp as proposed will 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.¹
- In order to allow the City to adequately address health and safety concerns in this area during times of high public use, the GLO recently authorized the City to erect bollards parallel to the line of vegetation for use as emergency lanes for authorized emergency vehicles.

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

Sincerely,

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

¹ TNRC §61.011(a).

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Director

DATE: January 30, 2018

RE: Modifications to the existing Beach and Dune Permit (GLO ID# BDSPI-17-0068a) for 6800 Padre Boulevard South Padre Island Texas.

The enclosed application materials present Mr. Brashear's plans modifying 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

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 no adverse effects on dune complexes of vegetation.
5. The proposed activity will not significantly increase the potential for washover or blowouts.



Brandon N. Hill

Preliminary Determination



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)

MERIDIAN PER
PADRE BEACH
ESTATES

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

ZONE "AE"
(ELEV. 12)
ZONE "VE"
(ELEV. 14)

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

EAST
1,302.3'±

RAMP

RESTROOMS

BOARD
DECK
STAIRS

PROPOSED
15'x60' RAMP
TO PARKING LOT

EAST TRACT 17

15.00
22.5
15.61'x60' WOOD DECK

PROPOSED
COVERED
STRUCTURE
40'x50'

PROPOSED
10'x50' EMS
BEACH RAMP

SAND FENCE

FUTURE
FISHING PIER

84.7'±

S09°46'29"
60.88'

E 82.2'±

WEST

1,507.4'±

EAST TRACT 16
(FUTURE MARRIOTT
SITE)

CONCRETE RETAINING WALL
WITH CONCRETE ANCHORS

MITIGATION
COMPLETED
SEPTEMBER
20, 2017.
NORTHERLY EXTENSION OF THE
EAST RIGHT-OF-WAY
LINE OF GULF BOULEVARD

NEW CONCRETE
BULKHEAD

VEGETATION

TOE OF DUNES AND
LINE OF VEGETATION
DECEMBER 26, 2017

PERMITTED BULKHEAD LINE AS SHOWN
ON A MAP PREPARED BY CHAS. R. HALE
ASSOCIATES, INC., CONSULTING ENGINEERS
FOR THE TOWN OF SOUTH PADRE ISLAND
DATED MARCH 1981.

ZONE "VE" (ELEV. 16)
ZONE "VE" (ELEV. 14)

EDGE OF WATER
MEASURED JULY 19, 2016
AT 10:15 AM

CONTOUR OF ELEVATION +0.7 FT. (NATIONAL
GEODETIC VERTICAL DATUM OF 1929) SURVEYED FOR
MEAN HIGHER HIGH TIDE JULY 19, 2016.

CONTOUR OF ELEVATION -0.7 FT. (NATIONAL
GEODETIC VERTICAL DATUM OF 1929) SURVEYED FOR
MEAN LOWER LOW TIDE JULY 19, 2016.

GULF OF MEXICO

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 BRASHAR

JANUARY 9, 2018

PROPOSED EMS BEACH RAMP

Mejia & Rose, Incorporated

Engineering
T.B.P.L.S Reg. No. 10023900
Surveying
T.B.P.E. Reg. No. F-002670

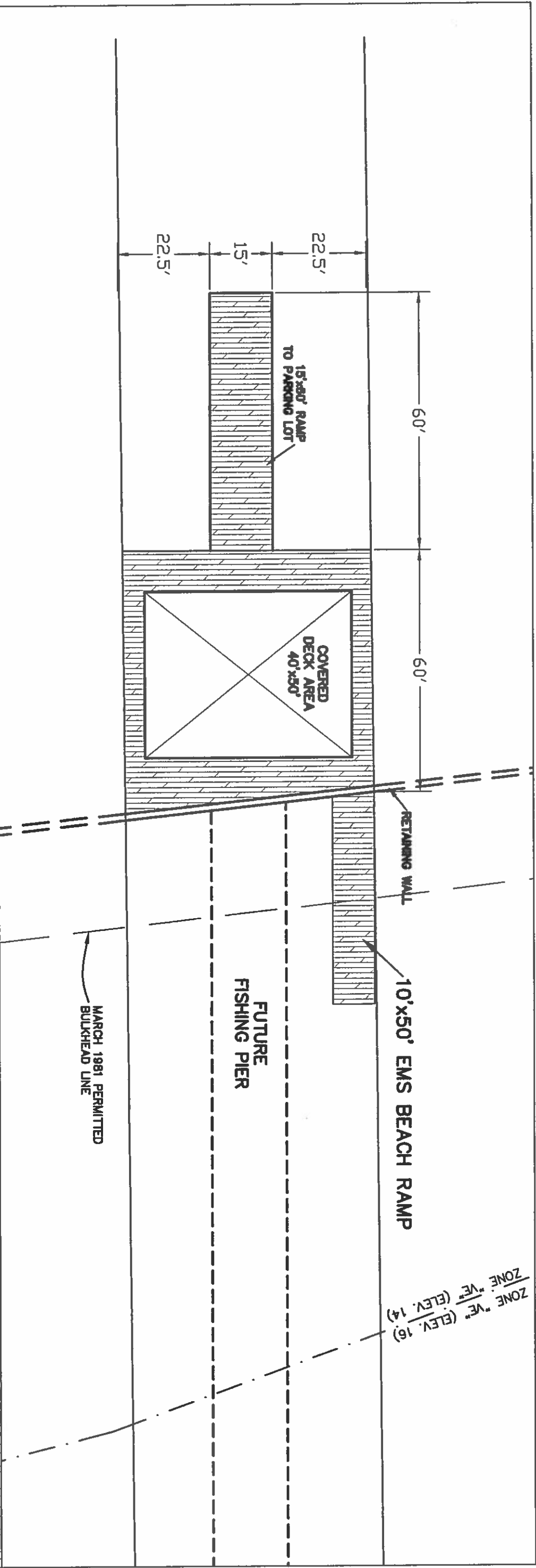
1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

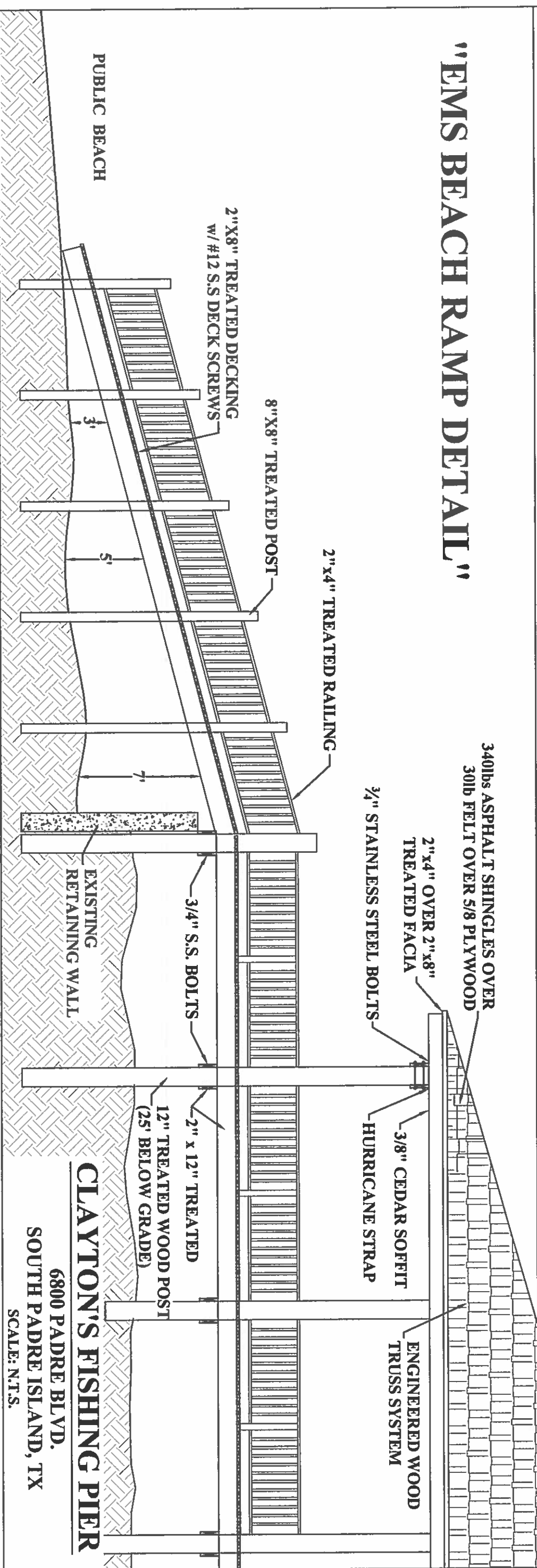
Fac (956) 544-3068
email: mandrino@engmail.com

G.P. NO. N/A

JOB NO. 20291
S.TOWBRIDGE

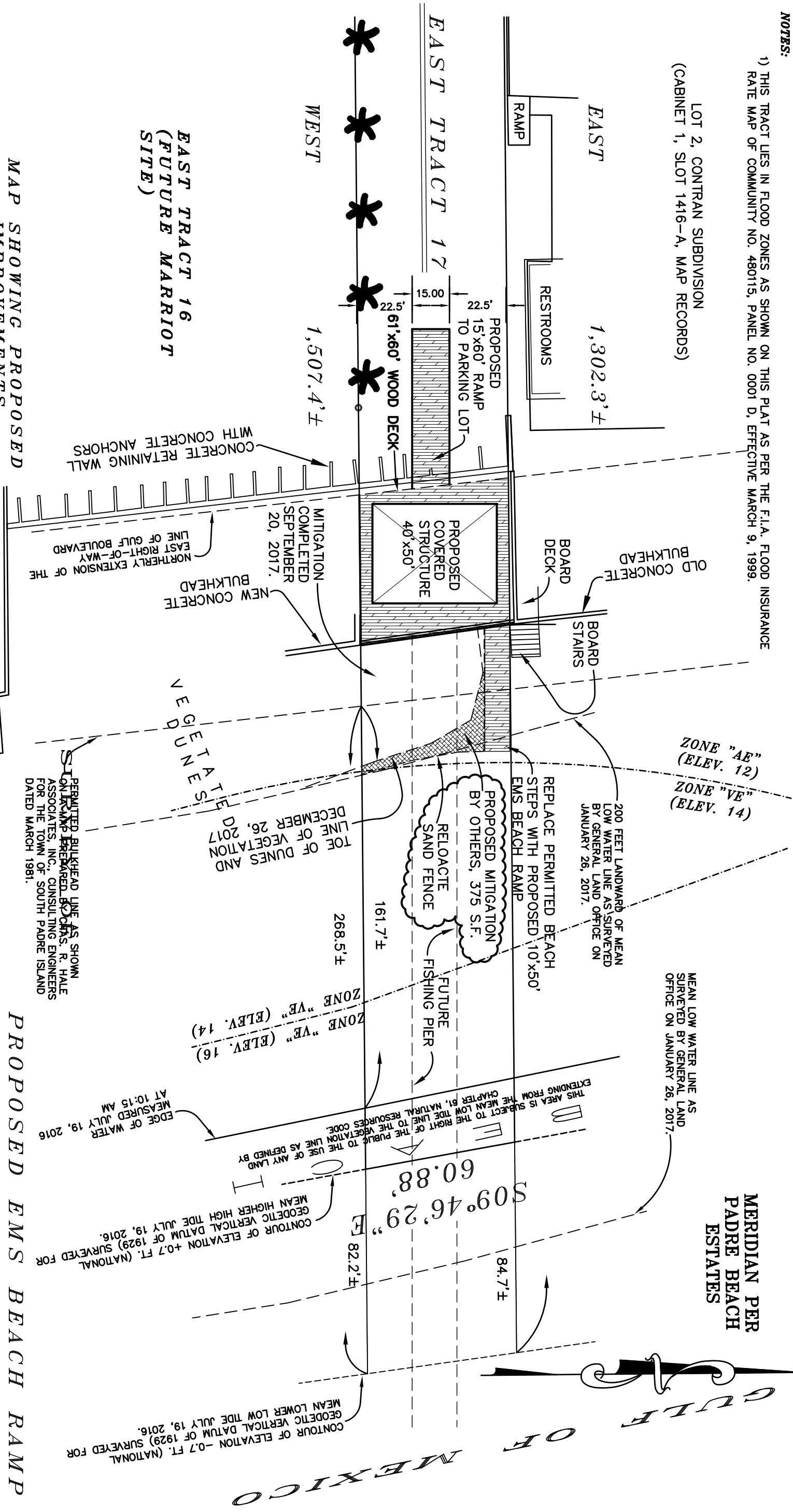


"EMS BEACH RAMP DETAIL"



NOTES:

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



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

SCALE: 1" = 40'
SURVEYED FOR:

SQUARE CUT ON CONCRETE BULKHEAD
AND_LWFE 11.15 (N.G.V.D. 1929)