

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

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

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

**MONDAY, MAY 8, 2017
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]*
4. Approval of the April 24, 2017 meeting minutes.
5. Discussion and possible action on the mitigation efforts for 4012 Gulf Blvd.
6. Discussion and action to recommend the City Council grant a Beach and Dune Application for "Courtyard by Marriott" at 6700 Padre Boulevard South Padre Island Texas.
7. Adjournment.

DATED THIS THE 5TH DAY OF MAY 2017



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON MAY 5, 2017 AT/OR BEFORE 2:15 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID MEETING.



Susan Hill, City Secretary



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: May 8, 2017

NAME & TITLE: Brandon Hill, Shoreline Department Director

DEPARTMENT: Shoreline Department

ITEM

Approval of the April 24, 2017 meeting minutes.

ITEM BACKGROUND

Shoreline Taskforce held a regular meeting regarding the recommendation to City Council; the award of the Seaside Circle Access construction, and the award of the Ocean Circle Access construction (Hill)

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

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

MONDAY, APRIL 24, 2017

I. Call to Order.

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

City staff members present were: Shoreline Management Director Brandon Hill, and Shoreline Program Coordinator Jose Manuel Aguilar

II. Pledge of Allegiance.

Chairman Giles led the Pledge of Allegiance.

III. Public Comments and Announcements.

Brandon Hill updated the taskforce members on a large amount of “Sea Snot” and sargassum that washed ashore at approx. 12:00 pm 4/24/2017, and the status of the Marisol dune walkover construction.

IV. Approval of the April 18, 2017 meeting minutes.

Task Force Member Kerry Schwartz made a motion to approve the April 18, 2017 meeting minutes, seconded by Neil Rasmussen. Motion passed unanimously.

V. Discussion and possible action on recommending the award of the Seaside Circle Access construction (Hill)

Task Force Member Stormy Wall made a motion, seconded by Neil Rasmussen to approve the recommendation to the City Council the award of Seaside Circle Access construction to the winning bidder.

Motion passed unanimously.

VI. Discussion and possible action on recommending the award of the Ocean Circle Access construction (Hill)

Task Force Member Norma Trevino made a motion, seconded by Virginia Guillot to approve the recommendation to the City Council the award of Ocean Circle Access construction to the winning bidder.

Motion passed unanimously.

VIII. Adjournment.

There being no further business, Task Force Member Troy Giles adjourned the meeting at 3:14 p.m.

Jose Aguilar, Program Coordinator

Troy Giles, Chairman

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

MEETING DATE: May 8, 2017

NAME & TITLE: Brandon Hill, Shoreline Department Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and possible action on the mitigation efforts for 4012 Gulf Blvd.

ITEM BACKGROUND

4012 Gulf is managed by Furcron Realty. Earlier this year the area east of the homes retaining wall was planted with an unidentified weed killer. An area of approximately 300 sq. feet was impacted. The property managers now seek to mitigate the damage by planting a mixture of sea oats and bitter panicum. 300 plants, 1 foot on center will be placed in the impacted area.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

Shoreline staff recommends that the applicant be given a beach and dune permit for their mitigation. The impacted area will be bolstered by the addition of new plants. The dune grasses have been purchased from a known source. The property managers will commence planting upon receipt of permit.



Beach & Dune Application

City of South Padre Island
4801 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 781-3044
Fax: (956) 781-3898

STEVE
MERCER

Site for Proposed Work

Legal Description: _____

Physical Address: 4012 Gulf Blvd
SPD, TX 78597

Property Owner Information

Name: YORKSHIRE Holdings
Mailing Address: 401 E. Soterra Blvd #119
City: San Antonio State: TX
Zip: 78258 Country: US
Phone Number: 210-822-8600
Fax Number: 210-822-1143
E-Mail Address: raguila@concord-corp.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 / Agent for Owner

Name: FURCROW REALTORS
Mailing Address: 4800 PADRE
City: SPD State: TX
Zip: 78597 Country: US
Phone Number: 956-761-6169
Fax Number: _____
E-Mail Address: JAN.FURCROW@AOL.COM

Applicant Signature: Ben Lovey

Date: 5-3-17

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.

Mitigation

Total Square Footage of Footprint of Habitable Structure: 360 Sq, Plant 1FT OC

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

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: 1 DAY WEATHER PERMITTING

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: PLANTING

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: MORE PLANTS

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:

PLANT PLANTS

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:

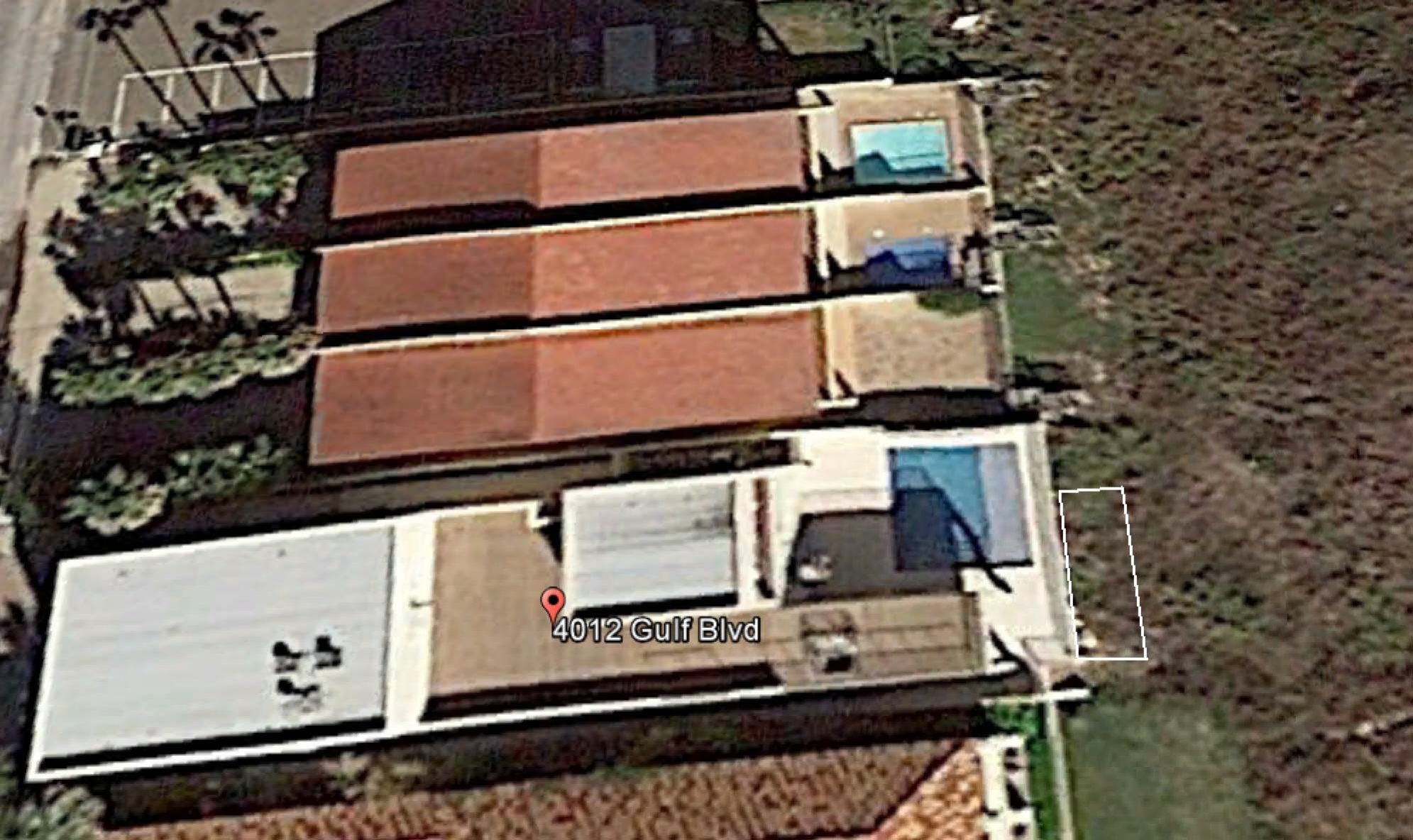
- ☐ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☐ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☐ 3. Location of the Historical 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.



4012 Gulf Blvd

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

MEETING DATE: May 8, 2017

NAME & TITLE: Brandon Hill, Shoreline Department Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and possible action on recommending the City Council to grant a Beach and Dune Application for "Courtyard by Marriott" at 6700 Padre Boulevard South Padre Island Texas.

ITEM BACKGROUND

GLO has reviewed this application and provided comments on the proposed development. The City's Shoreline staff has reviewed the application and finds it to be satisfactory.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

The property presents a unique challenge due to the narrow depth of the dune field in front of the property. The dunes will be significantly affected by this construction. The entirety of dune vegetation on the lot will be impacted and the dune elevations will be altered. The proposed construction will create a 14 foot tall dune ridge and nurture vegetation for the lot. Shoreline Staff recommends that the applicant work closely with a native dune plant specialist to save what vegetation can be preserved and to craft a well-planned out dune vegetation care regimen. The applicant must carefully monitor the walkover structure to ensure that it is of adequate height above the dunes (width = height) and will not create a blowout risk.

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office
FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager
DATE: March 7, 2017
RE: 6700 Padre Blvd construction of Courtyard by Marriott

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

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

1. The proposed activity will not reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]
4. The proposed activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces. [TAC 15.5 (d)(1)]

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

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



Brandon N. Hill



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

May 2, 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: 6700 Padre Boulevard, South Padre Island
Legal Description: East Tract 16, Padre Beach Estates
Lot Applicant: Modern Resort Lodging LLC, c/o Mejia & Rose, Inc.
GLO ID No.: BDSPI-15-0384b

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the application materials for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a retaining wall landward of the designated historic building line (HBL), an elevated wooden deck, and a dune walkover to the public beach. The applicant also proposes to mitigate for adverse effects to 9,090 square feet of dune vegetation and 42 cubic yards of dune volume. The application states that 6,021 square feet of the adverse effects to dune vegetation will be compensated off-site at the Hilton Garden Inn and La Quinta Hotel. In addition, the applicant will complete a dune restoration project and place a total of 582 cubic yards of sand on-site, seaward of the proposed retaining wall. 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 GLO acknowledges that the City has deemed the proposed construction activities consistent with the goals and policies of the Coastal Management Program (CMP), identified in 31 Tex. Admin. Code §§ 501.26 and 505.62, and subsequently the Beach/Dune rules. To date, the GLO has not received any objections or facts stating otherwise.
- The City shall require the property owner to remove any wall that is exposed to substantial wave action for 20 days out of any 30 consecutive days except following major storm events (tropical storms, hurricanes, etc.), in which case, the owner will be given additional time to determine compliancy, as determined by the City and State. If removal is required it will be at the property owner's expense.¹
- The seaward terminus of the dune walkover 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

¹ SPI Dune Protection and Beach Access Plan, Special Provisions, page 15.

² 31 Tex. Admin. Code § 15.7(g)(1).

³ 31 Tex. Admin. Code § 15.7(g)(2).

- The deck of the walkover must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.⁴
- The proposed height of the walkover does not conform to GLO guidelines. The GLO recommends that the walkover height be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation underneath.
- The proposed dune walkover should be constructed to allow rain and sand to pass through the decking. The GLO recommends placing the slats that form the deck of the walkover at least ½-inch apart.
- Construction of the proposed dune walkover should conform to the GLO's guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, and can be found on the GLO website at: <http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>
- Concrete may not be used to stabilize the base of the pilings for the dune walkover.⁵
- The City shall require the applicant to locate restored dunes in the area extending no more than 20 feet seaward of the landward boundary of the public beach. The City shall ensure that the 20-foot restoration area follows the natural migration of the vegetation line.⁶
- The City shall not allow the applicant to restore dunes, even within the 20-foot corridor, if such dunes would restrict or interfere with the public use of the beach at normal high tide.⁷
- 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.⁸
- The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely effect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.⁹
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.¹⁰
- The applicant must use beach-quality sand to construct the proposed dune that is the same mineralogy and grain size as what is on site.¹¹
- 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.¹²

⁴ 31 Tex. Admin. Code § 15.7(g)(3).

⁵ 31 Tex. Admin. Code § 15.6(f)(3).

⁶ 31 Tex. Admin. Code § 15.7(e)(1).

⁷ 31 Tex. Admin. Code § 15.7(e)(2).

⁸ 31 Tex. Admin. Code § 15.7(e)(3).

⁹ 31 Tex. Admin. Code § 15.4(d).

¹⁰ 31 Tex. Admin. Code § 15.6(g).

¹¹ 31 Tex. Admin. Code § 15.4(c)(3).

¹² 31 Tex. Admin. Code § 15.4(c).

- 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.¹³
- 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.¹⁴
- 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.¹⁵
- 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.¹⁶
- 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.¹⁷
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA-approved local ordinance.¹⁸
- 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

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

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

¹⁵ 31 Tex. Admin. Code § 15.4(g)(2).

¹⁶ 31 Tex. Admin. Code § 15.4(g)(3).

¹⁷ 31 Tex. Admin. Code § 15.4(g)(4).

¹⁸ 31 Tex. Admin. Code § 15.6 (e)(3).



Mrs. Natalie Bell

Regarding Beach and Dune Application for 6700 Padre Boulevard, South Padre Island
East Tract 16, Padre Beach Estates Subdivision
Applicant: DDL Construction LLC

The City of South Padre Acknowledges that the proposed project includes construction within 200 feet of the line of vegetation and will disturb more than 7,000 square feet of dunes or dune vegetation.

The City has determined that despite this that the proposed action is consistent with CMP goals and policies identified in 31 TAC §505.62(a).

Thank you

Brandon N. Hill

“A Certified Retirement Community”

Cover page

*City of South Padre Island
Beach & Dune Application*
for

*"Courtyard
By Marriott"*

at
6700 Padre Boulevard
South Padre Island, Texas

Prepared for:
DDLC Construction, LLC
P.O. Box 3854
South Padre Island, Texas, 78597
Phone (956) 533-1881

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. 20022 (January 27, 2017)

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Town of South Padre Island

Beach & Dune Application

Site for Proposed Work

Legal Description: East Tract 16, Padre Beach Estates

Physical Address: 6700 Padre Boulevard

Property Owner Information:

Name: Modern Resort Lodging, LLC

Mailing Address: 7010 Padre Blvd.

City, State, Zip: South Padre Island, Texas 78597

Phone Number: (956) 772 1087

Fax Number: _____

E:mail Address: enjoyspi@gmail.com

Applicant/Agent for Owner:

Name: Mejia & Rose, Incorporated

Mailing Address: P.O. Box 3761

City, State, Zip: Brownsville, Texas 78523

Phone Number: (956) 544-3022

Fax Number: (956) 544-3068

Email Address: mandrinc@cngmail.com

Applicant Signature: _____

Date of Signature: _____

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--> R.P.)

Owner(s) Signature(s): 

Date of Signature: 4-18-2017

Project Description:

Describe with as much 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 construction of bulkhead landward of Historic building line and construction of board deck with a bar and grill between the existing bulkhead and the proposed bulkhead landward of the existing Historic building line. Also proposed construction of a dune walk over to get from the subject site to the public beach. The proposed improvements are situated east of the easterly right-of-way of Gulf Boulevard as projected north to our site.

Total Square footage of footprint of habitable structure 0 sq. ft.

Total Area of impervious surface (i.e. retaining walls, walkways, drives, patios, etc.): 9,090 SQ. FT.

Percentage of impervious surface [(impervious surface /

habitable footprint)* 100]: **0.1 percent**

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

Approximate Duration of Construction:

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 Town 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 Town 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 **N/A**

submitted:

Date of submission: _____

Drainage:

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

a) no change in the drainage on site.

b) 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 info:

After the relocation of the mitigated dune the property will be graded level and should absorb water as usual.

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?

a) no damage to dune vegetation whatsoever.

b) the proposed construction will impact _____ % of the dune vegetation on site. (explanation of the "impact" will be required)

c) the proposed construction will require the removal and relocation of 90% of the dune vegetation on site. (the submission of a mitigation plan will be required)

Explanation/other info: _____

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

a) no change to dune size/shape whatsoever.

b) the proposed construction will change _____ % of the size/shape of dunes on site. (details will be required)

c) 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 info: _____

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

a) no change to dune hydrology whatsoever.

b) the proposed construction will impact dune hydrology on site. (details will be required)

Explanation/details: **The hydrology of the dunes at this site will change once the volume above 10ft. of the existing dune is relocated east of the proposed bulkhead and said existing dune.**

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

This project will only affect the dune lying directly east of the existing bulkhead

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

No part of the project will affect the 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. **See Mitigation plan.**

Financial Plan for Dune Mitigation: N/A

If required by the Board of Aldermen, 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: (see topographical survey map)

- 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 sqales), 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.
- 4) Copy of the Flood Rate Map showing the location of the subject property.
- 5) Copy of the Historical Erosion Rate Map as determined by the Univ. of Texas @ Austin, Bureau of Economic Geology.
- 6) \$180 application fee.

YOUR APPLICATION IS NOT COMPLETE UNLESS ALL INFORMATION REQUESTED ABOVE IS SUBMITTED.
FOR APPLICATIONS WHICH REQUIRE BEACH AND DUNE TASK FORCE REVIEW, 21 COPIES WILL BE REQUIRED

All other application submissions require only three (3) copies of the complete information.

Site Photographs of existing conditions



View of existing Bulkhead facing north
(vegetation will be mitigated to the east of the proposed bulkhead)

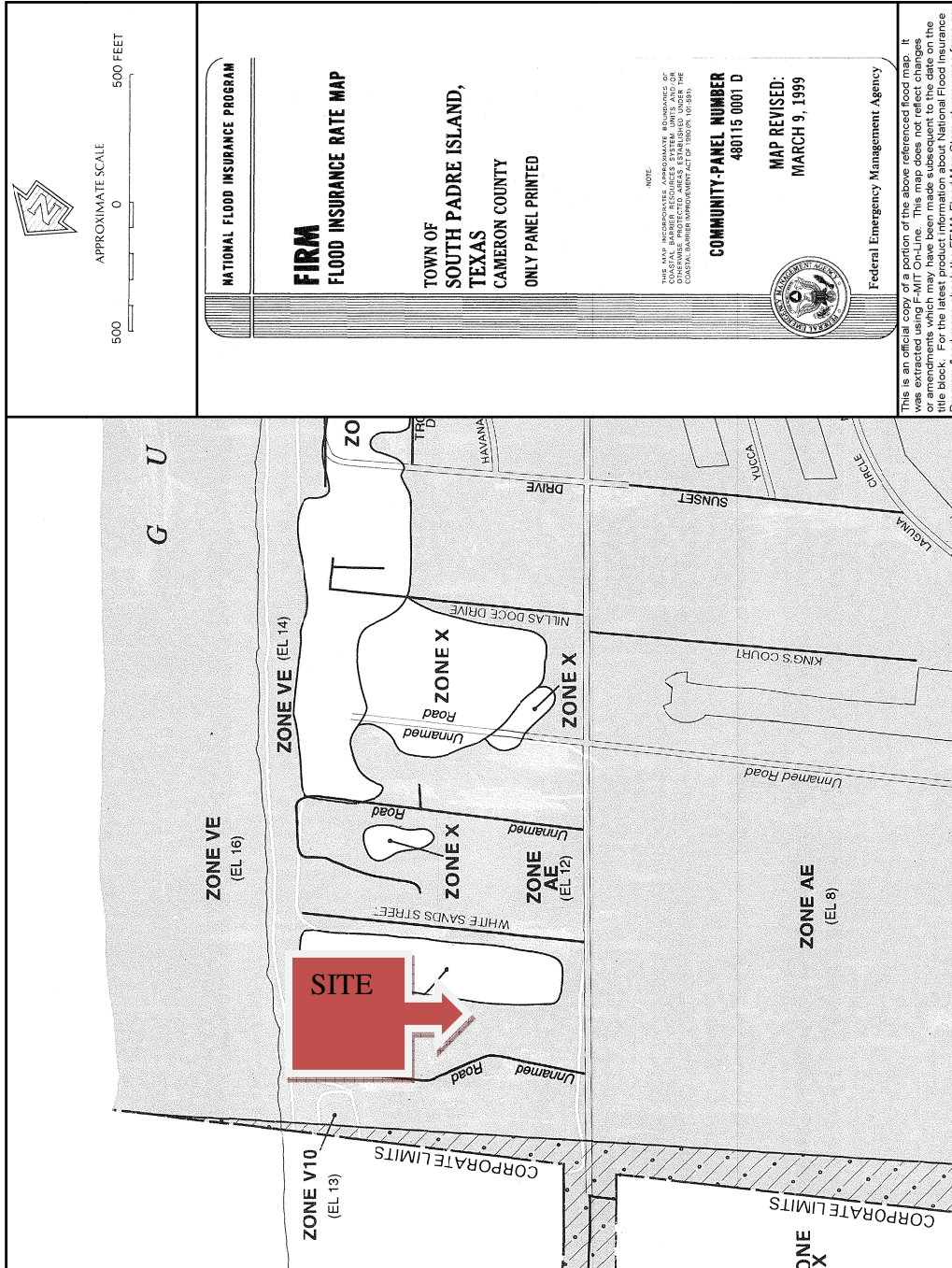


View from the Beach facing north (Gulf of Mexico)
These dunes will be built up to elevation 14 and additional
Vegetation will be planted



View facing north showing the proposed bulkhead connecting from the The Tiki condominiums existing north bulkhead and the bulkhead projection of the bulkhead at Clayton's beach bar

F.E.M.A Flood Map



500 0 500 FEET

APPROXIMATE SCALE

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
SOUTH PADRE ISLAND,
TEXAS
CAMERON COUNTY
ONLY PANEL PRINTED

NOTE
THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF
COASTAL BARRIER IMPROVEMENT ACT OF 1980 (P.L. 96-581)
OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE
COASTAL BARRIER IMPROVEMENT ACT OF 1980 (P.L. 96-581)

COMMUNITY-PANEL NUMBER
480115 0001 D

MAP REVISED:
MARCH 9, 1999

Federal Emergency Management Agency

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

Topographical survey

See Exhibit “A”

Proposed improvements

See Exhibit “B”

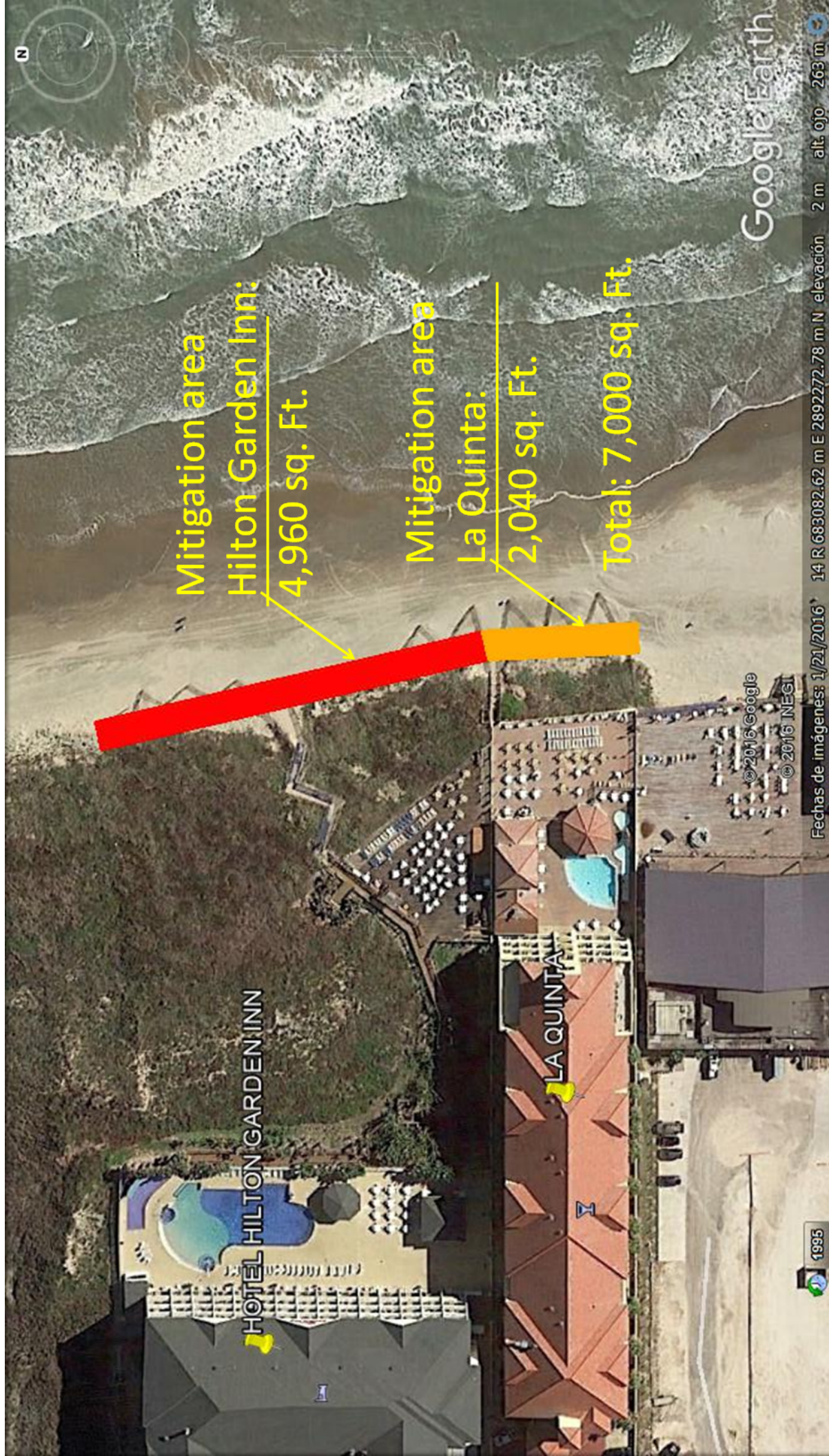
Proposed vegetation mitigation site location

See Exhibit “C”

Mitigation plan

The vegetated area between the existing bulkhead and the proposed bulkhead is 9,090 square feet. Approximately 3,069 sq. ft. of the vegetation will be transplanted within 20 ft. seaward of the existing vegetation line and 6,021 sq. ft. of the vegetated area will transplanted approximately 20 ft. seaward of the vegetation line of the Hilton Garden Inn and the La Quinta as shown in exhibit “C”. If the transplanted vegetation fails to grow, the area will be replanted with the approved species noted on GLO Dune protection and improvement Manual for the Texas Gulf Coast Fifth Edition, for example Bitter Panicum, Sea Oats, native plant species for dune stabilization.

The proposed bulkhead is landward from the Historical building line and will be at an elevation of 12 ft. The cubic yards above elevation 10 ft. is 189. This material will be relocated to the east side of the proposed bulkhead. The material would be used to taper the area east of the proposed bulkhead to an elevation of fourteen to help provide reinforcement for the existing fore dune and could then taper down to elevation six at the vegetation line. The vegetation in this area will be carefully removed and transplanted once the fore dune is built up. Approximately 1156 cubic yards of material would be required to produce these results. The extra cubic yardage will be obtained on site as there are sand piles west of the existing bulkhead. This enhancement of the area between the existing dunes and the proposed bulkhead would be very beneficial in protecting areas landward of the dunes from erosion forces.



MITIGATION AREAS

DDLC Construction
PO Box 3008
South Padre Island, Texas 78597
Daniel@buildatspi.com
956-533-1881

The Tiki Condominiums

6608 Padre Blvd

South Padre Island, TX 78597

Greetings,

The DDLC Construction would like to make you aware of construction and mitigation that will be taking place within the Dune Protected Area within the vicinity of your property. The DDLC Construction will be building the Marriott Beach Bar and a beach and dune walkover on 6700 Padre Blvd. There will be mitigation required for this project. The DDLC Construction intends on placing material and planting vegetation within the surrounding dune system and behind La Quinta inn and suites and Hilton Garden Inn.

Thank you

Daniel de la Cruz Date

DDLC Construction

DDLC Construction
PO Box 3008
South Padre Island, Texas 78597
Daniel@buildatspi.com
956-533-1881

Clayton Beach Bar and Grill

6900 Padre Blvd

South Padre Island, TX 78597

Greetings,

The DDLC Construction would like to make you aware of construction and mitigation that will be taking place within the Dune Protected Area within the vicinity of your property. The DDLC Construction will be building the Marriott Beach Bar and a beach and dune walkover on 6700 Padre Blvd. There will be mitigation required for this project. The DDLC Construction intends on placing material and planting vegetation within the surrounding dune system and behind La Quinta inn and suites and Hilton Garden Inn.

Thank you

Daniel de la Cruz Date

DDLC Construction

STATE OF TEXAS §
COUNTY OF CAMERON §

KNOW ALL MEN BY THESE PRESENTS:

COVENANT
OF
FINANCIAL ASSURANCE AND LIEN
FOR
REMOVAL OF RETAINING WALL/SEA WALL STRUCTURE

WHEREAS, the Town of South Padre Island has adopted Ordinance No. 161-B (codified as Chapter 22 of the Code of Ordinances) which Ordinance regulates the placement of structures seaward of the Dune Protection Line (DPL) established by said Ordinance; and

WHEREAS, the herein below described real property owner has made application to the Town of South Padre Island to construct a retaining wall structure along the eastern portion of said property seaward of the Dune Protection Line, established by said Ordinance; and

WHEREAS, Ordinance No. 161-B of the Town of South Padre Island adopted a comprehensive Beach Management Plan applicable to the property herein described which allows retaining walls to be constructed across the beach side of the property and connect the same with adjacent walls if the property owner provides to the Town financial assurance that the retaining wall will be removed by the property owner in the event the walls are exposed (come in contact with) to substantial wave action for Twenty (20) days out of Thirty (30) consecutive day period except for Ninety (90) days following major storm events (tropical storms, hurricanes, etc.); and

WHEREAS, in order to obtain a permit to construct a retaining wall on the herein below described property, the property owner wishes to assure the Town of South Padre Island and the public in general that the property owner will remove the retaining wall in event the water comes in contact as above stated and the owner of the herein below described property agrees to be responsible for the removal of the retaining wall in the event the water comes in contact as heretofore described and does hereby provide a priority lien in favor of the Town in the event the owner of the property fails to remove the retaining wall as required herein:

NOW, THEREFORE, WITNESS as follows:

- 1) The undersigned hereby certifies that he/she or it is the owner in fee simple of the following described property which is subject to liens by the undersigned lien-holders, to-wit:

~~Lot _____, Block _____, Section _____, Town of South Padre Island, Cameron County, Texas, according to Map or Plat thereof recorded in Volume _____, Page _____, Map Records of Cameron County, Texas.~~

- 2) In the event that the retaining wall on the above described property is exposed (comes in contact with) to substantial wave action for Twenty (20) days out of any Thirty (30) consecutive days except following major storm events (tropical storms, hurricanes, etc.), the property owner will remove at the owner's expense said retaining wall within Thirty (30) days after receipt of notice from the Town of South Padre Island.

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

- 3) In the event that the property owner fails to remove the retaining wall after receiving notice from the Town that such wall is required to be removed, then and in that event, the Town may remove the retaining wall structure and it shall have a priority lien superior to any other lien or mortgage on said property for the amount of the cost of removing, plus attorney's fees and expenses and said lien may be foreclosed on by the Town in the same manner as a contractual Deed of Trust lien on real property under the Texas Property Code Section 51.001 et seq. The City Manager of the Town is hereby appointed as Trustee for the purpose of conducting any foreclosure sales to enforce the lien for the removal of the wall herein provided. The Town may appoint any other person to serve as Trustee for the purposes of any foreclosure pursuant to this instrument and the Trustee shall have all the powers and duties as would a Trustee appointed pursuant to a Deed of Trust as promulgated by the State Bar of Texas in conducting a sale of real property pursuant to Section 51.002 of the Texas Property Code.
- 4) This instrument and the covenants and liens provided for herein shall constitute a covenant running with the land and shall bind the owner(s) thereof, the owners' heirs, executors, successors and assigns.

Dated this 25th day of Feb, 2017.

[Signature]

(Owner's Signature)

BHARAT R. Patel

(Owner's Printed Name)

(Address)

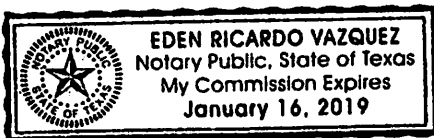
(Owner's Signature)

(Owner's Printed Name)

(Address)

STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on this the 25th day of February, 2017 by Bharat R. Patel.



[Signature]
Notary Public for State of Texas
Notary's Printed Name: Eden R. Vazquez
Commission Expires: January 16, 2019

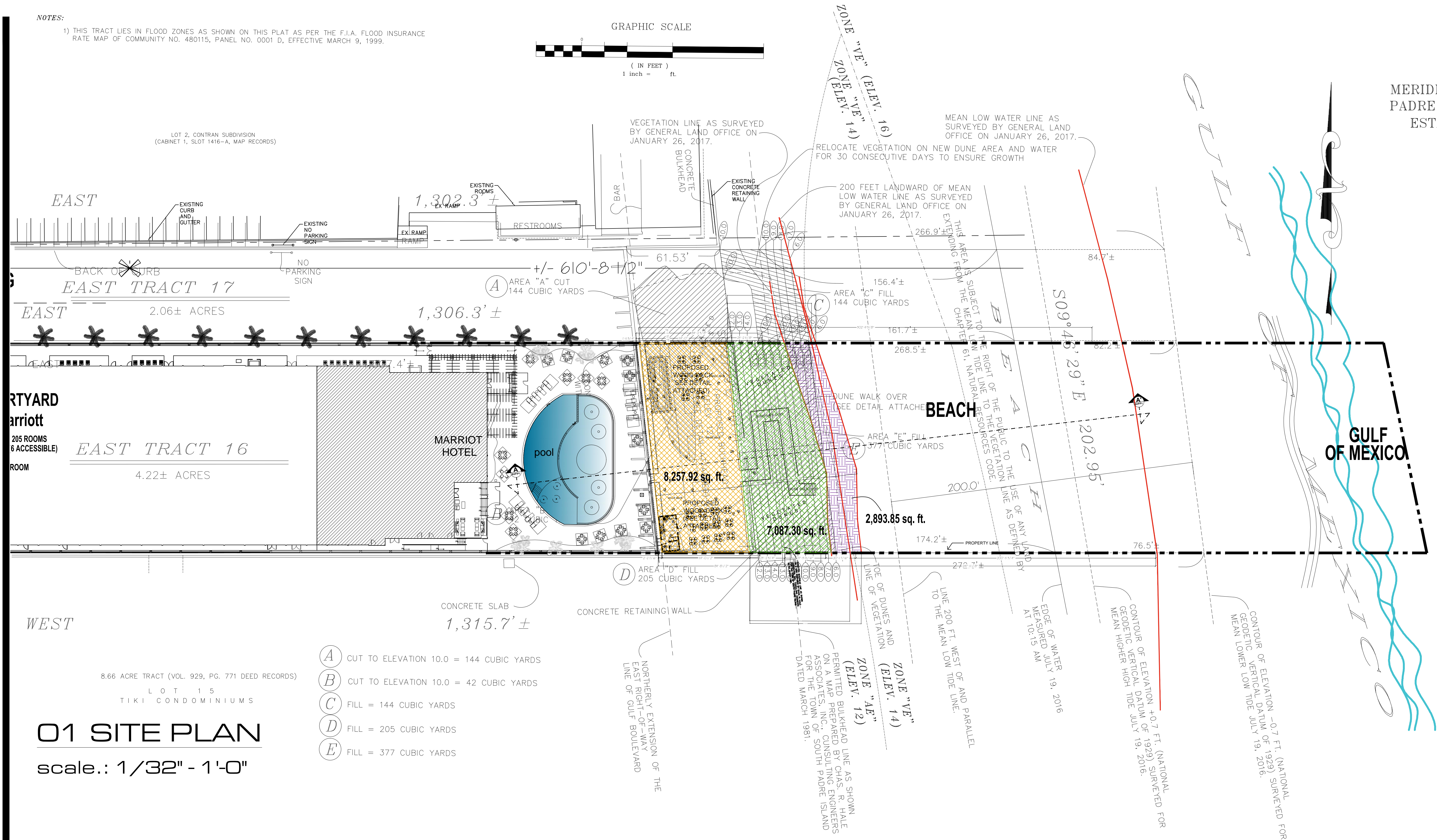
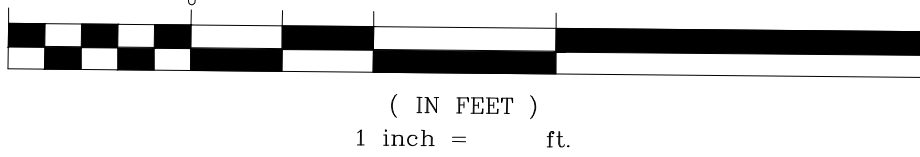
STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on this the _____ day of _____, 19____ by _____.

Notary Public for State of Texas
Notary's Printed Name: _____
Commission Expires: _____

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.

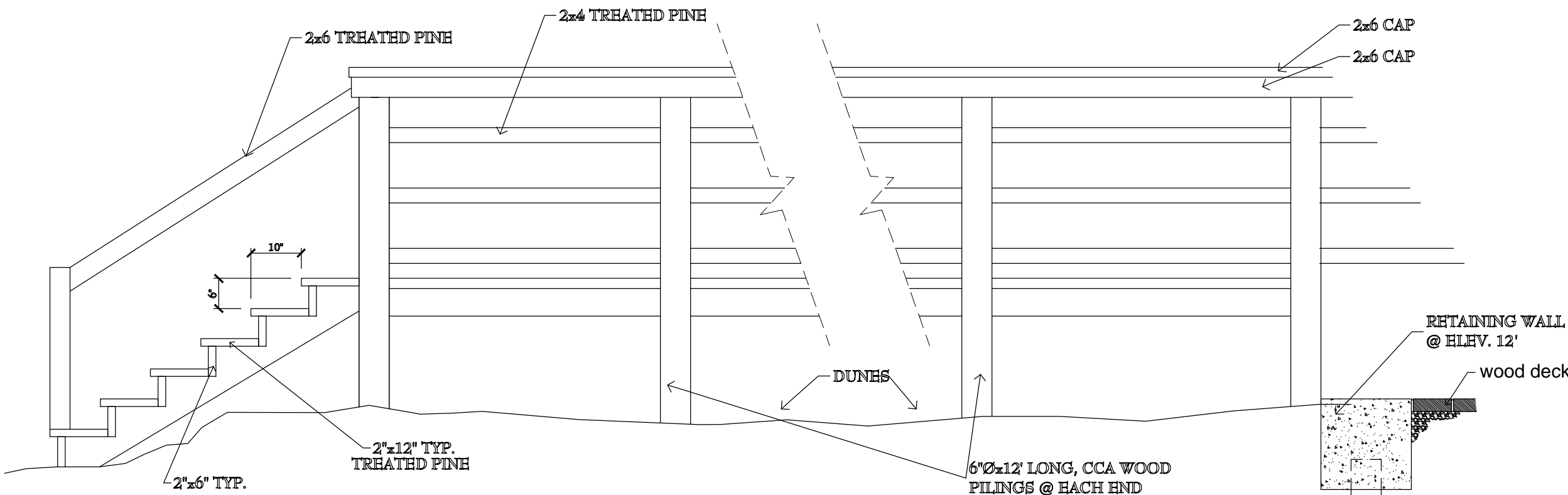
GRAPHIC SCALE



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

01 SITE PLAN

scale.: 1/32" - 1'-0"

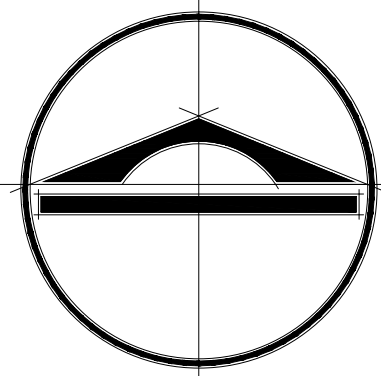


02 WALKWAY DETAIL

scale.: 1/2" - 1'-0"

MERIDIAN PER
PADRE BEACH
ESTATES

NORTH



PROJECT

Kitchen & wood deck

OWNER

Courtyard by Marriott

LOCATION:

PROJECT LOCATION:

**Hwy 100
Padre Blvd.
South Padre
Island.**

Tx. USA.

FEBRUARY 2017

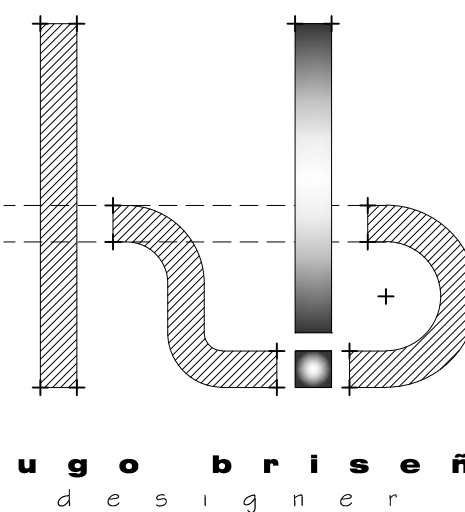
SHEET

SP-1

CONSTRUCTION AREA

SCALE: indicated

DESIGN:

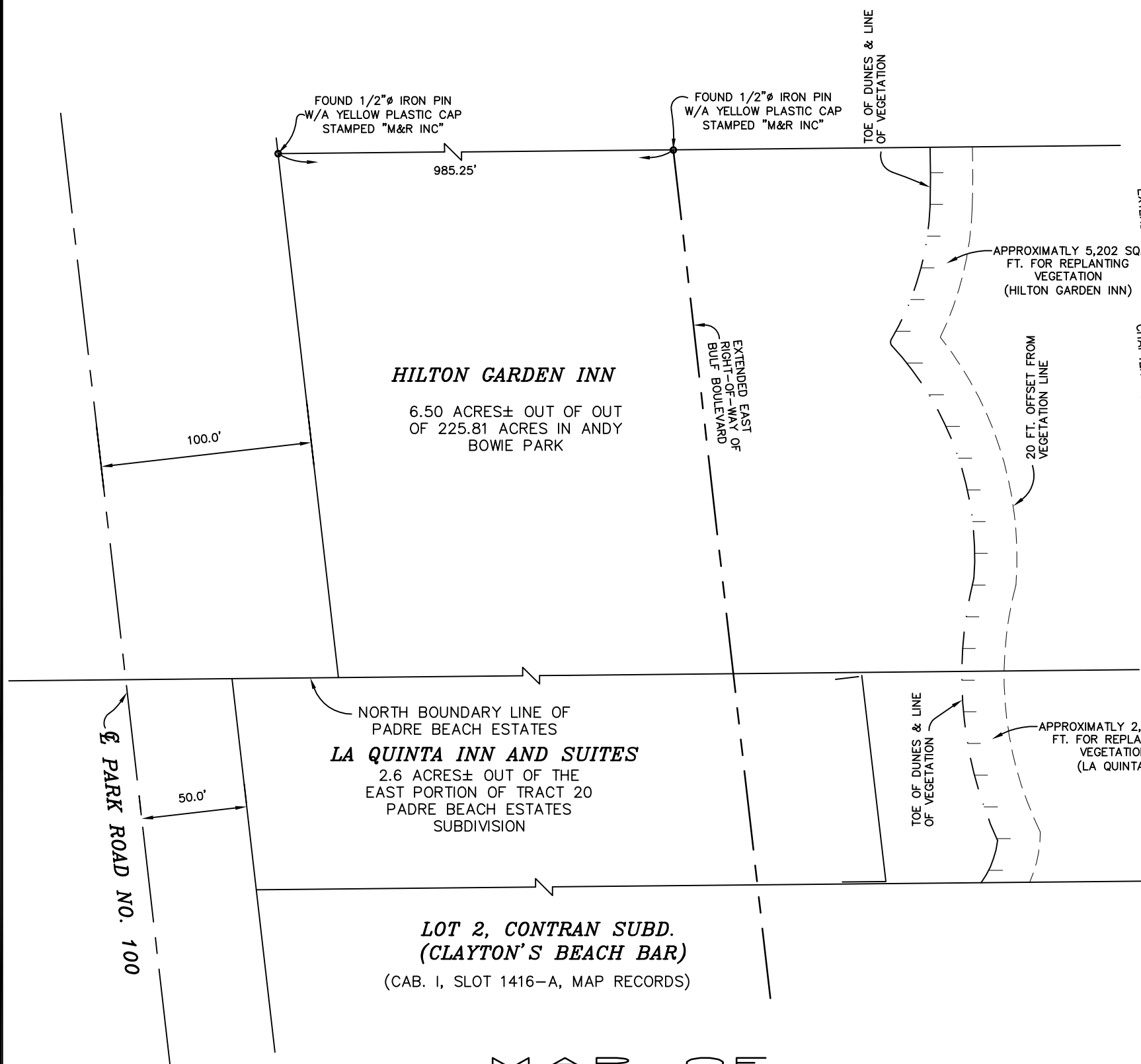


Site Plan



GULF OF MEXICO
B E A C H

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 AS DEFINED BY CHAPTER 61, NATURAL RESOURCES CODE.



MAP OF
LOCATION OF THE VEGETATION LINE ON THE BEACH OF A
6.5 ACRE TRACT (HILTON GARDEN INN) OUT OF A 225.818
ACRE TRACT (KNOWN AS ANDY BOWIE PARK) AND A 2.6
ACRE TRACT OUT OF TRACT 20, PADRE BEACH ESTATES, IN
THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY,
TEXAS.

SCALE: 1" = 60'

PREPARED FOR:

DDLC CONSTRUCTION

APRIL 11, 2017

Mejia & Rose, Incorporated

Engineering

Surveying

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

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

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

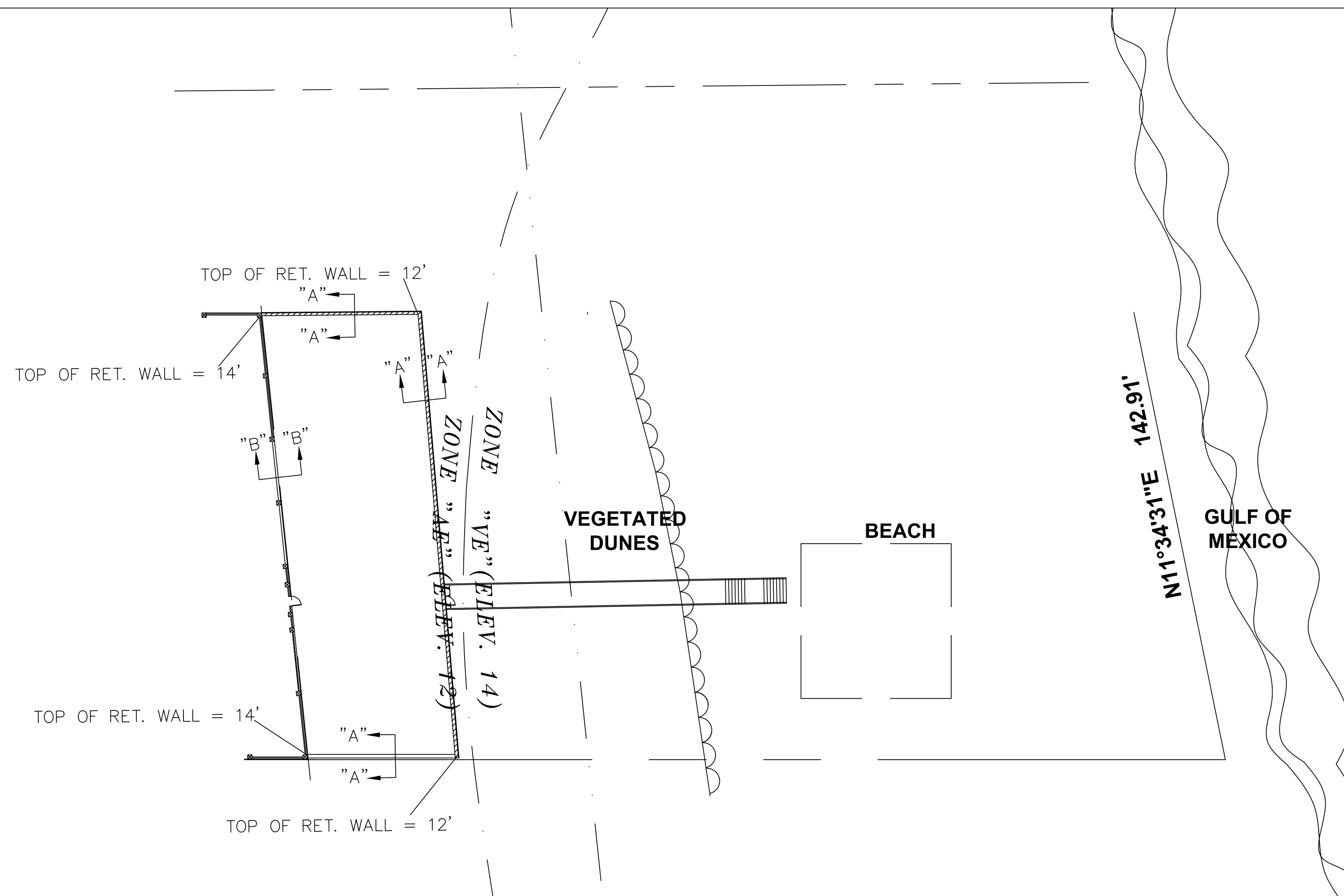
Fax (956) 544-3068

email: mandrinc@cngmail.com

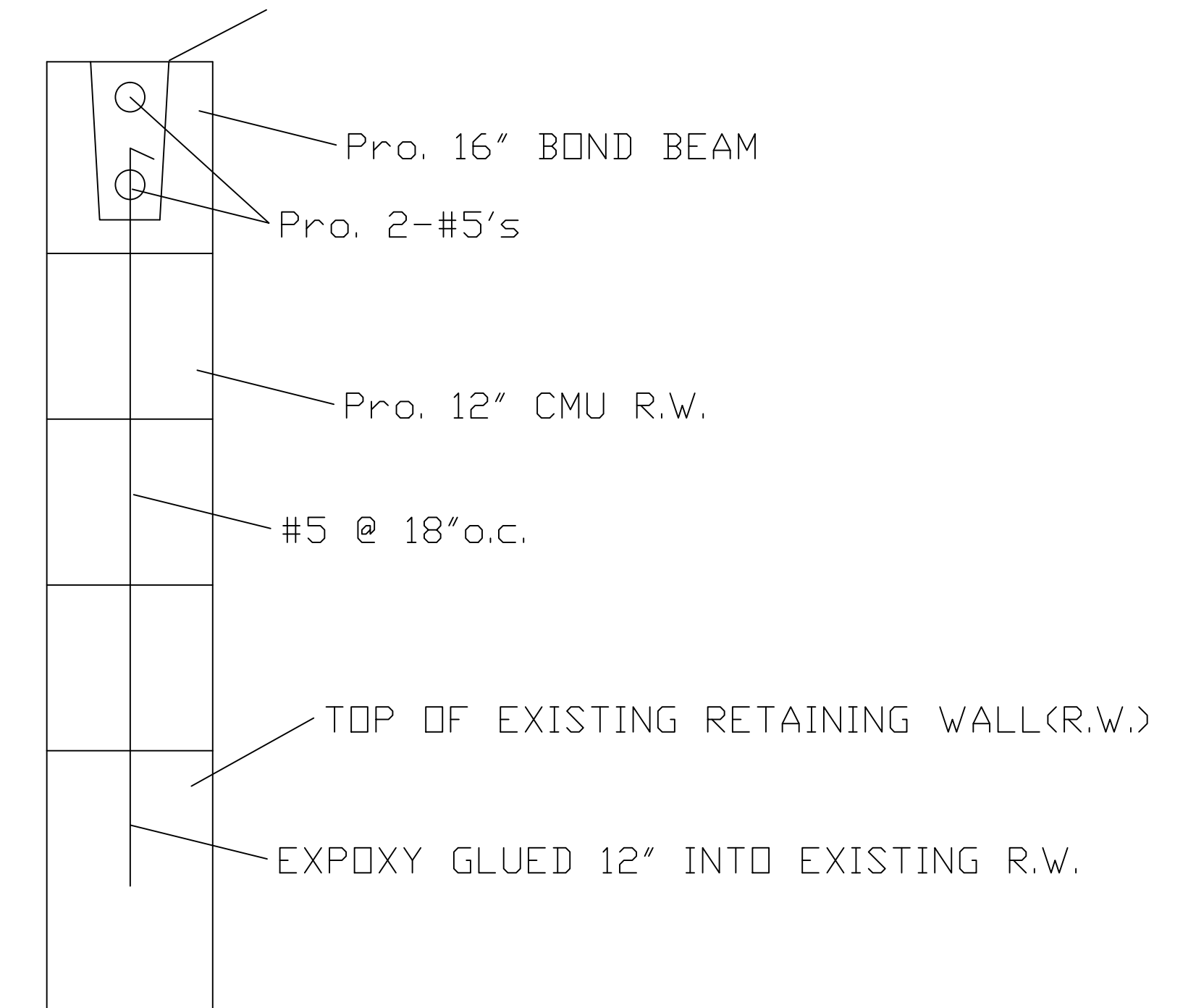
G.F. NO. N/A

JOB NO. 20084
Gene G. Orive Jr.

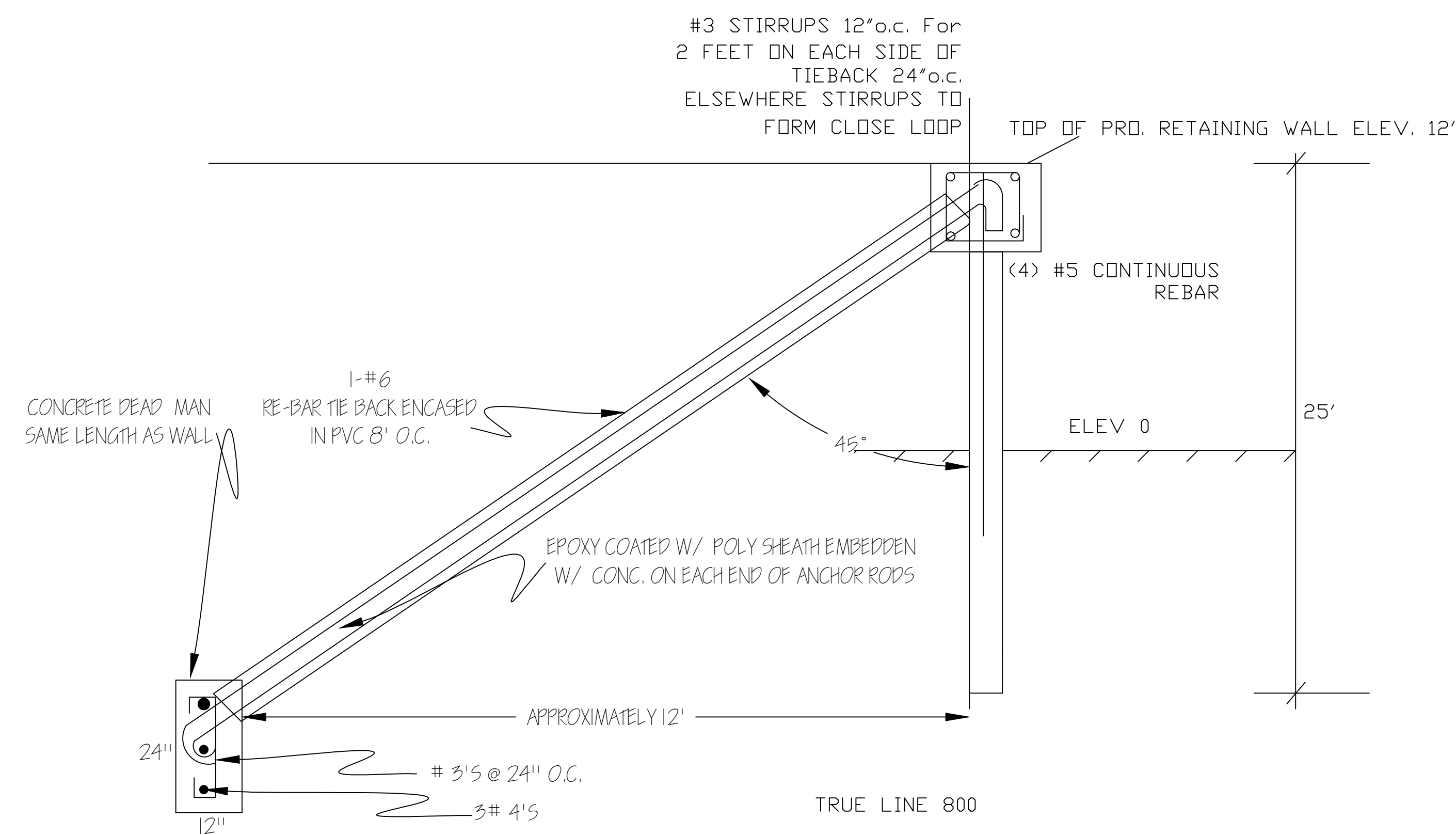
EXHIBIT "C"



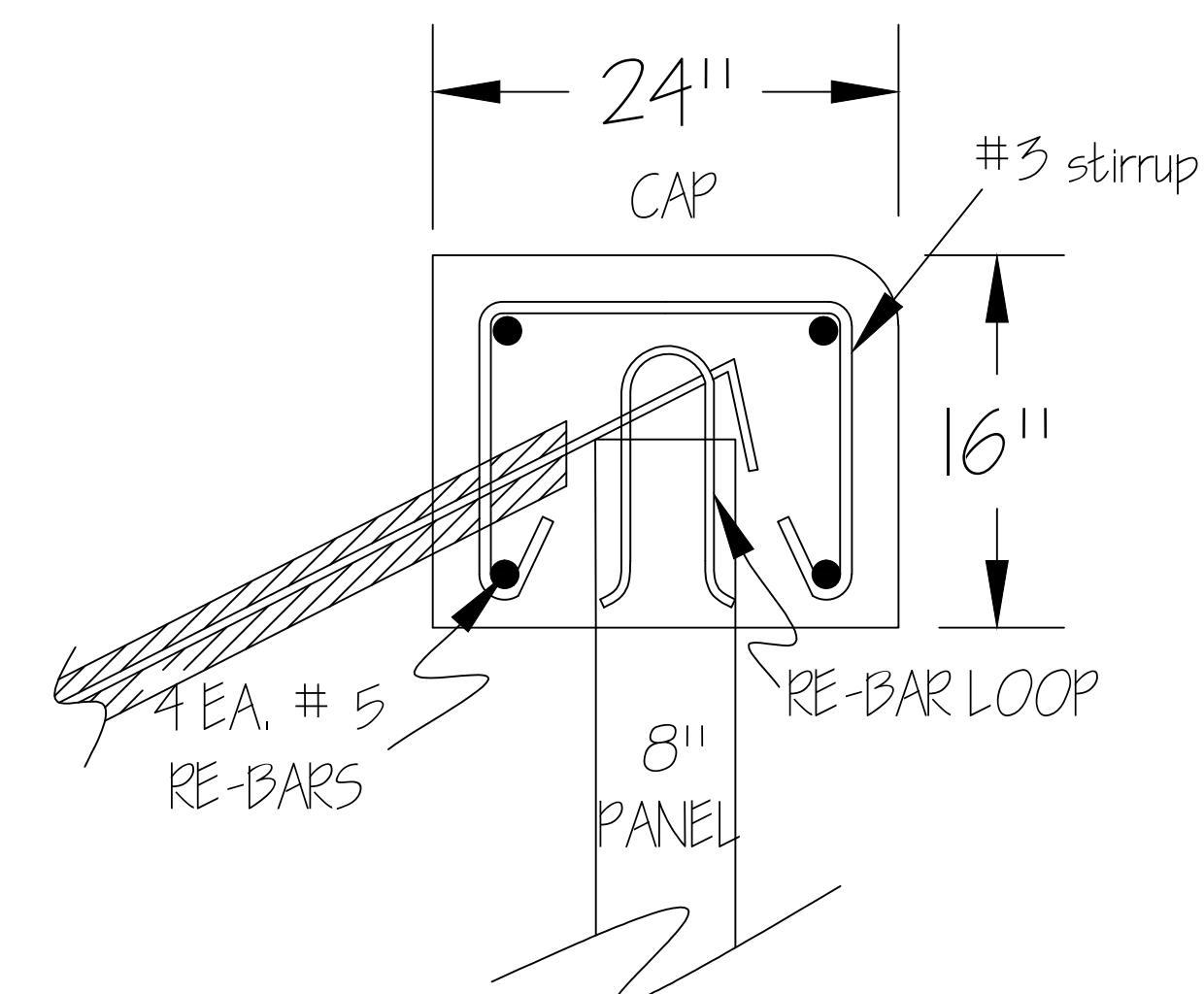
TOP OF PRO. RETAINING WALL = 14'



CROSS SECTION "B"- "B"



CROSS SECTION "A"- "A"



PROPOSED
RETAINING WALL
COURTYARD MARRIOTT, SPI, TX

FRESNO SYSTEMS SERVICES

P.O. BOX 889
LOS FRESNOS, TEXAS 78566
(956) 233-4687
FAX (956) 233-9003
MEMEPE@AOL.COM

PABLO ANGULIANO P.E.
ENGINEER
WINDSTORM INSPECTIONS
STRUCTURAL CIVIL
HVAC PLUMBING CONSULTING

Date:03-02-17	Job No.:FSS 55780317
FN # 2547	