

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

**TUESDAY, MAY 11, 2021**

3:00 PM AT THE COMMUNITY CENTER

4501 PADRE BOULEVARD SOUTH PADRE ISLAND, TX 78597

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements

*This is an opportunity for citizens to speak to Shoreline Task Force relating to agenda or non-agenda items. Speakers are required to address the board 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. Regular Agenda

- 4.1. Discussion and action to approve the minutes from the regular meeting on April 27, 2021. (Boburka)
- 4.2. Discussion and action to recommend to City Council approval for submission of the Coastal Management Program (CMP)'s Cycle 27 Pre-Proposals. (Hughston)
- 4.3. Discussion and action to recommend to City Council approval for submission of the Coastal Erosion Planning and Response Act (CEPRA)'s Cycle 12 final proposals. (Boburka)
- 4.4. Discussion and action to provide a recommendation to City Council for a beach and dune permit located at 5216 Gulf Boulevard. (Boburka)
- 4.5. Discussion and action to recommend to City Council advertising for construction bids to build new lifeguard towers funded through the Coastal Management Program (CMP)'s Cycle 24. (Hughston, Boburka)

5. Adjourn

**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.*

DATED MAY 7, 2021

  
Angelique Soto, 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 7, 2021, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
Angelique Soto, 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, GEORGE MARTINEZ AT (956)761-8103.



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

**MEETING DATE:** May 11, 2021

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to approve the minutes from the regular meeting on April 27, 2021. (Boburka)

**ITEM BACKGROUND**

Minutes approval.

**BUDGET/FINANCIAL SUMMARY**

None.

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

**MINUTES OF REGULAR MEETING  
CITY OF SOUTH PADRE ISLAND  
SHORELINE TASK FORCE**

**Tuesday, April 27th, 2021**

**I. CALL TO ORDER.**

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, April 27<sup>th</sup>, 2021, at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Virginia Guillot called the meeting to order at 3:00 p.m. A quorum was present with Task Force Chairman Virginia Guillot, Task Force Members Robert Nixon, Stormy Wall, Abbie Mahan, and Michael Sularz. Task Force Members with an excused absence were Nancy Grey and Norma Trevino.

City Council members present included Ken Medders. City staff members present were Shoreline Director Kristina Boburka and Shoreline Grants and Special Projects Administrator Erika Hughston.

**II. PLEDGE OF ALLEGIANCE.**

Chairman Virginia Guillot led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS:**

Teebs Thorbjørnsen requested that the task force take into consideration the current beach and dune permitting. She requested that the task force and ordinances align to what residents can apply for being natural paths or walkovers from private property.

**IV. REGULAR AGENDA**

**I. DISCUSSION AND ACTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON APRIL 27<sup>TH</sup>, 2021. (BOBURKA)**

Task Force Member Mahan made a motion to approve the minutes. The motion was seconded by Task Force Member Sularz. Motion carried unanimously.

**II. DISCUSSION AND ACTION TO RECOMMEND TO CITY COUNCIL THE FINAL DESIGNS FOR IMPROVEMENTS AT WHITECAP CIRCLE AND TO BEGIN ADVERTISING FOR CONSTRUCTION BIDS PENDING THE TEXAS GENERAL LAND OFFICE (GLO)'S BEACH/DUNE APPROVAL. (BOBURKA)**

Shoreline Director Boburka gave an update on current Whitecap designs and mentioned construction is expected to begin in August. Project engineer Rolando Rubiano stated that these were 90% completion plans and they are ready for final comment from the Texas General Land Office. Task Force Member Nixon made a motion to recommend to City Council the approval of final plans and advertisement of bids for Whitecap Circle. Task Force Member Sularz seconded the motion. Motion passed unanimously. At this time Task Force Member Wall left the meeting for a previous engagement.

**III. DISCUSSION AND ACTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A BEACH AND DUNE PERMIT FOR THE CONSTRUCTION OF A PARKING LOT LOCATED AT ISLA BLANCA PARK. (BOBURKA)**

Shoreline Director Boburka shared that the development of a new parking lot will occur within City limits and the task force would need to review the permit. Task Force Member Nixon clarified that the parking lot would be north of the existing lot. Task Force Member Nixon made a motion to recommend approval to City Council. The motion was seconded by Task Force Member Mahan. Motion carried unanimously.

**IV. DISCUSSION ON PLACEMENT OPTIONS FOR THE MATERIAL TO BE DREDGED FROM TOMPKINS CHANNEL FOR THE COASTAL EROSION PLANNING AND RESPONSE ACT (CEPRA) GRANT APPLICATION. (BOBURKA)**

Shoreline Director Boburka gave an update on the dredge of the Tompkins Channel and the possible placement of beneficial material sites. Task Force Member Nixon inquired about the amount of cubic yards to be dredged. Boburka said approximately 20,000 cubic yards.

**V. UPDATE ON THE UPCOMING BEACH RENOURISHMENT EVENT SCHEDULED TO BEGIN IN MAY 2021 WITH WEEKS MARINE AND THE UNITED STATES ARMY CORPS OF ENGINEERS. (BOBURKA)**

Shoreline Director Boburka announced that dredging and placement would commence in cycles and that the preconstruction meeting would be tomorrow, Wednesday, and at that time there would be more information on the renourishment. The hopper dredge will be pumping sand directly onto the shoreline without a pipe running down the entire beach.

**V. ADJOURNMENT.**

There being no further business, Chairman Guillot adjourned the meeting at 3:47 p.m.

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Erika Hughston, Shoreline GSPA

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Virginia Guillot, Chairman

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

**MEETING DATE:** May 11, 2021

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to recommend to City Council approval for submissions of the Coastal Management Program (CMP)'s Cycle 27 Pre-Proposals. (Hughston)

**ITEM BACKGROUND**

- Beach Access #22 Fantasy Circle Improvements
- Final Design Completion Laguna Madre Living Shoreline
- Cora Lee Bay Access Improvements

**BUDGET/FINANCIAL SUMMARY**

Cost share is 60%/40%

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: No  
Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

# Application: Fantasy Circle Beach Access Improvements

Erika Hughston - ehughston@myspi.org

CMP Cycle 27 Pre-proposal

## Summary

**ID:** 0000000096



## General Information

**In Progress** - Last edited: Apr 14 2021

## General Information

### Entity Name

The City of South Padre Island

### Entity Type

Council of governments and other regional governmental entities within coastal zone boundary

### Project County

Cameron

### Funding Category

Public Access Enhancement

### Type of Project

306A

### Project Location

List the location of project and be as specific as possible. The latitude and longitude is required for 306A projects.

26°07'43.3"N 97°10'03.6"W

Fantasy Cir, South Padre Island, TX 78597

Beach Access

## Ranking

If applying for more than one project, rank this project's priority.

(No response)



## Contact Information

**Completed** - Apr 14 2021

## Contact Information

### Project Manager

Salutation (Optional)	Ms.
First	Erika
MI	(No response)
Last	Hughston
Title	Shoreline Grants and Special Project Admin.
Address	4601 Padre Blvd, N/A
City	South Padre Island
State	Texas
Zip Code	78597
Telephone	9567618111
Email Address	ehughston@myspi.org

## Authorizing Official

Salutation	Mr.
First	Randy
MI	(No response)
Last	Smith
Title	City Manager
Address	4601 Padre Blvd
City	South Padre Island
State	Texas
Zip Code	78597
Telephone	9567618101
Email Address	rsmith@myspi.org



### Project Description

**Completed** - May 3 2021

## Goal Statement

In 1-3 sentences, state the goal of the project. What specifically will the CMP funds be used to accomplish?

The City of South Padre Island strives to provide quality public access through improving access points across its shorelines. Beach Access #22, Fantasy Circle, is home to 8 parking spaces and a drive-over mat. The goal of this project will add a restroom and a new wooden removable pathway.



## **Background**

Provide historical or contextual information needed to understand the project.

Throughout its development, the City of South Padre Island has repetitively faced the same problem, land. Being one of the hardest commodities to come by, land is being rapidly sought throughout the island. Because of this most beach accesses extended from the public right of ways, providing public access through narrow strips of land all the more challenging. Fantasy Circle is a beach access located at the end of a right of way. It also is one of three vehicular drive overs for emergency response vehicles and general maintenance.

## **Need and Value**

Explain why this project is needed. Who it will benefit from its outcomes?

The Fantasy Circle Beach Access project is a need for the extended life expectancy of the beach access. It provides pertinent drive on beach access needed to maintain operating a safe public beach. This project will also incorporate the ever-growing need for public sanitation facilities. The current closest permanent restroom facilities reside at Treasure Island Circle, Access #11. A wooden drive-over would allow for a more sustainable and low-impact design than the current mat. Mats break down over time and add further waste onto the beach with extended use. A natural wooden base would help prevent further nonorganic environmental additives.

## **Outcomes**

Briefly describe expected project outcomes. If presenting a 306A project, explain what will be constructed, restored or acquired by the end of the contract.

This project will provide preferred public access by constructing a public bathroom and an improved pathway. The permanent restroom will promote better sanitation standards sought during Covid-19 by beachgoers. The new wooden drive-over will replace the current mat adding longevity to the Fantasy Circle public access.

## **Cycle 27 CCAC Priority**

Which Cycle 27 CCAC priority does the project address. This response must directly correspond to one of the priorities listed in the CMP Cycle 27 Guidance.

Public Access Enhancement

**Explain how the CCAC priority will be addressed or fulfilled by the project.**

Public Access to Texas beaches is a high priority establish with the Open Beaches Act. Providing well accommodated public access decreases environmental impact over time, increases tourism, and promotes a healthy Texas coast.

**Data Utilization**

Which CCAC agency has expressed an interest in using or acquiring results from this project?

**Responses Selected:**

General Land Office, specify the area : Public Access


**Texas Coastal Resiliency Master Plan**

Will the proposed work implement a project listed in the Texas Coastal Resiliency Master Plan? If yes, enter the Master Plan project ID.

No

**Phased Project**

No

 **Budget**  
**Completed** - Apr 14 2021

**40% Funding Requirement was met**

**Salaries**

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	10000	0	10000

### Fringe Benefits

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Travel

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Supplies

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Equipment

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Contractual

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	120000	70000	0	190000

### Other

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

## Indirect Costs

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
		0	0	0

### 40% Funding Requirement was met

#### Total Project Costs

CMP	Local	Third Party
120000	80000	0

#### Total Direct Costs

CMP	Local	Third Party
120000	80000	0



### Supporting Documents

**Completed** - May 7 2021

## Site Map

Required for 306A projects.

Fantasy Site Location.jpg

**Filename:** Fantasy Site Location.jpg **Size:** 112.0 kB

Current Site Photo.JPG

**Filename:** Current Site Photo.JPG **Size:** 5.0 MB



### Optional Additional Supporting Document Upload

**Incomplete**

# Application: Cora Lee Bayside Public Access

Erika Hughston - ehughston@myspi.org

CMP Cycle 27 Pre-proposal

## Summary

**ID:** 0000000094



## General Information

**In Progress** - Last edited: Apr 12 2021

## General Information

### Entity Name

The City of South Padre Island

### Entity Type

Incorporated city within coastal zone boundary

### Project County

Cameron

### Funding Category

Public Access Enhancement

### Type of Project

306A

## Project Location

List the location of project and be as specific as possible. The latitude and longitude is required for 306A projects.

West Cora Lee Dr, South Padre Island, TX, 78597.

26.125909, -97.174486

Bay street ending public access point.

## Ranking

If applying for more than one project, rank this project's priority.

(No response)



### Contact Information

**Completed** - Apr 6 2021

## Contact Information

## Project Manager

Salutation (Optional)	Ms.
First	Erika
MI	(No response)
Last	Hughston
Title	Shoreline Grants and Special Project Admin.
Address	4601 Padre Blvd, N/A
City	South Padre Island
State	Texas
Zip Code	78597
Telephone	9567618111
Email Address	ehughston@myspi.org

## Authorizing Official

Salutation	Mr.
First	Randy
MI	(No response)
Last	Smith
Title	City Manager
Address	4601 Padre Blvd
City	South Padre Island
State	Texas
Zip Code	78597
Telephone	956-761-8101
Email Address	rsmith@myspi.org



### Project Description

**Completed** - Apr 13 2021

## Goal Statement

In 1-3 sentences, state the goal of the project. What specifically will the CMP funds be used to accomplish?

Cora Lee Bayside Public Access project will improve public access to bayside recreational sports. The project will renovate the existing access to provide better management and safety for public use. Cora Lee Bayside Access will use this access point for non-motorized access like kayaks, windsurfing, and kiteboarding.



## **Background**

Provide historical or contextual information needed to understand the project.

The City of South Padre Island (The City) is home to two shorelines. The eastern Gulf of Mexico and the western Laguna Madre. The City provides public access to both the beach and bay for 5.2 million visitors a year. With this large traffic influx maintaining free, safe, and stable public access is of high importance. The City has had large success with its beach accesses' renovation and is now looking to improve bayside access. Cora Lee currently offers three large wooden stairs down to the tidal line, a sloped earth trench launch for kayaks, and two public benches.

## **Need and Value**

Explain why this project is needed. Who it will benefit from its outcomes?

Bay access is a luxury within the continually growing South Padre Island. The value in this project is competitive limited bay access within the City. Motorized and non-motorized marine accesses are few and heavily used by tourists year-round. The island is noted as one of the top national locations for these sports based on its windy spring and fall seasons. Cora Lee is a popular destination for windsurfing and kiteboarding, the street ending provides easy access for equipment rigging and smooth transition into the bay. Improving the Cora Lee Bay Access will further its lifespan for continual free public use.

## **Outcomes**

Briefly describe expected project outcomes. If presenting a 306A project, explain what will be constructed, restored or acquired by the end of the contract.

Project outcomes will include incorporating a floating dock, kayak launch, equipment loading and unloading zone, removal of concrete rip rap, a deck platform for benches, and a drainage pipe to combat stormwater erosion.

## **Cycle 27 CCAC Priority**

Which Cycle 27 CCAC priority does the project address. This response must directly correspond to one of the priorities listed in the CMP Cycle 27 Guidance.

Public Access Enhancement

**Explain how the CCAC priority will be addressed or fulfilled by the project.**

With the rise of domestic travel onset from Covid-19, public access has seen more traffic in the past year, placing a strain on unimproved locations. Cora Lee Bayside Access will further encourage Texas tourism and outdoor activities leading to a safe and progressive recreational environment at this different time.

**Data Utilization**

Which CCAC agency has expressed an interest in using or acquiring results from this project?

**Responses Selected:**

General Land Office, specify the area : Public Access


**Texas Coastal Resiliency Master Plan**

Will the proposed work implement a project listed in the Texas Coastal Resiliency Master Plan? If yes, enter the Master Plan project ID.

No

**Phased Project**

No

 **Budget**  
**Completed** - Apr 13 2021

**40% Funding Requirement was met**

**Salaries**

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	10000	0	10000

### Fringe Benefits

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Travel

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Supplies

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Equipment

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

### Contractual

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	120000	70000	0	190000

### Other

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
	0	0	0	0

## Indirect Costs

Please use whole dollar amounts without commas (e.g. 5000)

	CMP	Local	Third Party	Total
		0	0	0

**40% Funding Requirement was met**

### Total Project Costs

CMP	Local	Third Party
120000	80000	0

### Total Direct Costs

CMP	Local	Third Party
120000	80000	0



### Supporting Documents

**Completed** - Apr 13 2021

### Site Map

Required for 306A projects.

Cora Lee Overview Aerial Drone Shot.JPG

**Filename:** Cora Lee Overview Aerial Drone Shot.JPG **Size:** 78.8 kB



### Optional Additional Supporting Document Upload

**Incomplete**

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

**MEETING DATE:** May 11, 2021

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to recommend to City Council approval for submission of the Coastal Erosion Planning and Response Act (CEPRA)'s Cycle 12 final proposals. (Boburka)

**ITEM BACKGROUND**

Two applications will be submitted. The first for the beneficial use of dredged material (BUDM) from the Brazos Santiago Pass to renourish our beaches when the US Army Corps of Engineers (USACE) performs the maintenance dredging of the channel. The second is to beneficially use the material that will be dredged from the Tompkins Channel for shoreline stabilization along the bayside of South Padre Island.

**BUDGET/FINANCIAL SUMMARY**

Beach renourishment projects: 75%/25% cost share

All other projects: 60%/40% cost share

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

# Application: Brazos Santiago Pass Beneficial Use of Dredge Material

Kristina Boburka - kboburka@myspi.org  
Coastal Erosion Planning & Response Act (CEPRA)

## Summary

**ID:** 7885177676



### Application Type

**Completed** - Apr 1 2021

### Which application type are you submitting

Coastal Resources Funding Application

### Is this a Regular or Emergency submission?

Regular



### Eligibility

**Completed** - Apr 1 2021

**Is the project for which you are applying address one of the below:**

- beach nourishment and associated enhancements on both Gulf-facing and bay shorelines
- shoreline stabilization
- habitat restoration and protection
- dune restoration
- beneficial use of dredged material for beach nourishment or habitat restoration
- coastal erosion related studies and investigations
- demonstration projects
- relocation of structures from the public beach
- storm damage mitigation, post-storm damage assessments, and debris removal
- acquisition of real property necessary to facilitate the construction, repair, maintenance, or expansion of an erosion response project

Yes

**Will the project location occur within the coastal zone boundary (CZB)?**

Yes



**Project Information**

**Completed** - Apr 1 2021

**Project Title**

Brazos Santiago Pass Beneficial Use of Dredge Material

**Applicant Name**

First Name	Kristina
Last Name	Boburka

**Applicant Type**

Incorporated city

**Project Location**

*Enter address or coordinates*

26° 7'30.61"N 97° 9'59.34"W

**County**

Cameron

**Is the point of contact different than the applicant?**

No

**Does the Applicant plan to be the Lead Project Partner?**

Yes

**Authorizing Official**

*Individual responsible for signing the contract*

First Name	Randy
Last Name	Smith
Title	City Manager
Address	4601 Padre Blvd.
City	South Padre Island
State	Texas
Zip Code	78597
Email	rsmith@myspi.org
Phone	956-761-8110

**State Senator name(s)/district(s) where project is located**

Eddie Lucio, Jr./District 27

**State Representative name(s)/district(s) where project is located**

Alex Dominguez/District 37



## US Congressional Representative name(s)/district(s) where project is located

Filemon Vela/District 34



### Project Type

**Completed** - Apr 1 2021

## Project Type

### Responses Selected:

Beach Nourishment

### End Point Erosion Rate at Project Site (feet/year)

*Note: Historical average erosion rate data for the Texas Gulf-facing shoreline is found in the Texas Shoreline Change Atlas, published by the University of Texas at Austin Bureau of Economic Geology at <https://coastal.beq.utexas.edu/shorelinechange2012> **Please select the 1950 - present data range***

up to -10 feet/year

### Does/will the applicant have legal access to/control of the project, or the necessary easement access agreement during the duration of the project (i.e. coastal lease easement, etc.)?

Yes

### Does the project incorporate beneficial use of dredge material (BUDM)?

Yes

### Is the project on Federal land?

No

### Is a sand source identified for beach nourishment? If applicable, provide a permit application number in the "Project Permitting" section

Yes



### Funding Summary

**In Progress** - Last edited: May 3 2021

## Total Funds Requested

Total Funds Requested	(No response)
Partner Federal Match	(No response)
Partner Non-Federal Match	(No response)
Total Project Cost	0
Are additional funds being sought for this project?	No

## Sources of Funding Match

*For each funding source indicated as committed in the table above, include a signed funding commitment letter or other documentation on the funding organization's letterhead substantiating the commitment of funding and/or in-kind sources. This documentation should indicate each approved funding amount; funding availability date; funding expiration date; and other constraints, if applicable.*

### #1

Funding Source for Match	(No response)
Cash Amount	(No response)
In-Kind Amount	(No response)
Is the funding committed for the biennium?	(No response)
Funding Availability Date (MM/DD/YYYY)	(No response)
Funding Expiration Date (MM/DD/YYYY)	(No response)
Other Constraints	(No response)
Add another?	

**Please upload any signed funding commitment letter or documentation**



Project Permitting

**Completed** - May 3 2021

**List all required federal, state or local permits and leases that have been or will need to be acquired to undertake the proposed project. If there is an existing permit and/or lease, please indicate the expiration date.**

Is permit required?

Yes

**How Many Project Permits will you have?**

1

**Permit Number**

1

Permit/Lease Type	USACE BUDM Permit; No. SWG-2007-01276
Existing Permit/Lease?	Yes
Who will obtain permit?	The City and the GLO. Current amendment work to extend the permit is being done by HDR through a GLO work order.

**Estimated Date of Receipt**

Jun 27 2016

**Unknown**

**No Responses Selected**

**Expiration Date**

Dec 31 2021



Project Narrative

Completed - May 7 2021

**Provide a clear overview of the project including a description of the problem this project will address, steps to accomplish the project and desired outcome(s)/benefit(s). Benefits may include protecting, restoring or enhancing public beaches, coastal property and coastal**

**natural resources and/or reducing losses to public resources and infrastructure.**

*Please provide the following additional detail, if applicable:*

- proposed project dimensions including acres/linear feet to be restored
- how project costs are reasonable relative to expected benefits
- details on known or anticipated permitting/regulatory issues
- potential project delays due to permitting time lines, tourist or nesting windows and other environmental concerns
- detail on how post-construction monitoring will be conducted
- for BUDM or borrow source projects provide location, owner, cost per cubic yard, available volume, permitting information, restrictions

The City of South Padre Island sits at the base of South Padre Island, a unique barrier island in Texas. The City is a densely developed tourist destination with some of the most pristine beaches along the Texas coast. The southernmost end of the island is within the wave shadow of the Brazos Santiago Jetties which allows it to maintain a stable, if not accreting condition. The City has focused its renourishment projects on areas that are known as erosive hot spots. This funding will allow for the use of borrowed material from the Brazos Santiago Jetty and Entrance Channels to be used within these eroding areas which start near the center of the City and continue north. This area, which is roughly 9,000 linear feet, is known to experience dune scarping from high tides and has lost a considerable amount of beach from 2019 to 2021.

The beneficial use of dredged material (BUDM) within the City is crucial to fighting erosion challenges. The sand is a vital part of maintaining our shoreline, without it our entire Island could be undermined. Due to the lack of seawall and other grey infrastructure, the City of South Padre Island relies entirely on natural shoreline protection. The sand serves not only to buffer us from the ocean but also provides a wide recreational area on which hundreds of thousands of visitors enjoy. The benefit of this project will restore and enhance our public beach on South Padre Island and provide protection.

This project will widen a portion of the City's beach which will result in assured beach access; increased economic activity and associated tax revenues; decreased public costs of post-storm response; reduced infrastructure maintenance and/or relocations costs; greater habitat value in the healthy beach/dune system; and reduction of future erosion response costs. Furthermore, widening the beach protects any structures that lie behind that beach, lessening the damages caused by storm events and decreasing insurance losses. The upfront cost of nourishing the beach within the City is very minimal when compared to the sizable expenses of damage and impacts from any major storm that could hit the Island.

Wildlife impact would be observed and respected, such as endangered sea turtle nesting season. Traditionally, the United States Army Corps of Engineers (USACE) and the City have worked in tandem to ensure the safety of beachgoers but the wildlife as well. All agencies work to have the event take place outside of sea turtle nesting season, but that is not always feasible. From the renourishment event that is taking place this fiscal year, FY 2021, it has shown that there are risks that need to be addressed while dredging during nesting season, but the work can be accomplished. The preferred project time would be during October through February, when the Island does not see as many visitors.

The City, in partnership with the Texas General Land Office (GLO), conducts annual surveys of the beach to monitor our shoreline. These surveys provide a detailed history of how much our beach changes and whether there has been accretion or erosion. They also help to determine impacts from storms and high tides.

The location of the sand source is from the Brazos Santiago Pass and owned by the USACE. The average volume of sand that has been available from the past four events is 415,500 cubic yards. The City of South Padre Island holds a beach nourishment permit (No. SWG-2007-01276) that is good until the end of December 2021. The GLO has issued a work order to HDR to begin the regulatory work for a time extension on the current permit and to also look into adding borrow sources that are available within the channel. The Brazos Santiago Pass will be widened, deepened, and extended to accommodate larger ships that will be entering the Port of Brownsville. The City wishes to ensure this material is also included in the permit so any sand source to be dredged is taken advantage of.

**Describe the strategic significance and priority of the project including how the project will implement an existing local, regional, state or federal plan (e.g. Texas Coastal Resiliency Master Plan, coastal non-point source pollution, erosion response plan, Galveston Bay Plan, CBBEP, GOMA Strategic Plan, NRDA).**

Response to erosion on the City's beaches is a priority in multiple local documents including but not limited to the City's Erosion Response Plan, the City's Beach Access, Dune Protection, and Beach Renourishment Plan, the City's Comprehensive Plan, and the City's Shoreline Master Plan. This project is also listed in the Texas Coastal Resiliency Master Plan as a Tier 1 project for Region 4.

The City realizes the importance of utilizing BUDM because our beach and dune system is the primary defense against storm surge and high tides that are created from tropical storms and hurricanes in the Gulf, which was seen during the 2020 Atlantic hurricane season. Enhancement of the beach and dunes through beneficial use provides risk reduction to all development on South Padre Island and the Texas mainland.

**Describe whether this is a phased project and provide a description of the phases that would extend into the future funding cycles. If applicable, describe how the proposed phase(s) will be completed within the funding biennium or other period in which funds are available. Include a brief task breakdown and time line.**

This is a single phased project that could be completed within the funding biennium when the USACE performs the maintenance dredging of the Brazos Santiago Pass. The project consists of the following tasks: engineering/design of the proposed placement which is performed by the USACE; contract dredging of the Brazos Santiago Pass; placement of the dredged material on the beaches of South Padre Island; beach monitoring surveys that are conducted annually.

All tasks require close coordination with the USACE, GLO, the Port of Brownsville, Cameron County, and the City of South Padre Island. The USACE has many years worth of experience conducting renourishment projects on South Padre Island. The City has partnered with the GLO for over thirty years as well to ensure the placement of material onshore is as successful as it can be. Partnership with all agencies has evolved to the point where this process is run very smoothly. Surveys to monitor the events, renourishment and storms, are conducted annually between the City and GLO.

**For Gulf-facing beach nourishment projects, describe how the project will comply with the local beach and dune protection plan.**

The City’s Erosion Response Plan, Shoreline Master Plan, and the Beach Access, Dune Protection, and Beach Renourishment Plan all outline erosion control and response as an integral part of the Island’s responsibilities. The City has continually documented the importance of beach renourishment events with beneficially material and recognizes that these projects are an investment to not only the City but the state of Texas. This project is consistent with the City’s beach/dune regulations and with our local protection plan. Beach quality sand has shown to be useful in replenishing eroding beaches so that the City can continue to provide public access to the public beach. Without this project, the erosion would continue to reduce the public beach. The City has had such success in building the beach and dunes on South Padre Island and is ready to commit whenever the opportunity to renourish the beaches is presented and available.



**Project Information**

**In Progress** - Last edited: May 7 2021

**Applicant Name**

First Name	Kristina
Last Name	Boburka

**Applicant's Permanent Mailing Address**

Street, PO Box, Suite	4601 Padre Blvd.
City	South Padre Island
State	Texas
Zip	78597
Phone	956-761-8101
Fax	956-761-3898
Email	kboburka@myspi.org
Is the Point of Contact different from Applicant?	Yes
Does the Applicant plan to be the Lead Project Partner?	Yes

**Point of Contact**

First Name	Kristina
Last Name	Boburka
Phone	956-761-3837
Fax	956-761-3898
Email	kboburka@myspi.org

**Physical Address of Structure to be Removed/Relocated**

Street, PO Box, Suite	(No response)
City	(No response)
State	(No response)
Zip	(No response)

**Subdivision (if applicable) in which the structure to be relocated or removed is located**

(No response)



## Project Type

Beach Nourishment

## Type of Project

(No response)

## Estimate of Relocation/Demolition Expense Reimbursement Claim

*If known, provide an estimate of the total cost for relocation/demolition of the structure for which Applicant will seek reimbursement*

(No response)

## Please list the amount of any federal funds that will be applied to the cost of relocation/demolition of the structure, and specify the source of funding

	Amount of Funding	Source of Funding
#1		
#2		
#3		
#4		



## Acknowledgements

In Progress - Last edited: May 7 2021

**The GLO has determined that one or more of the statements set forth below apply to the structures that are the subject of this reimbursement program. Please check each statement(s) below that apply to your application. You may also provide information that you would like the GLO to consider in the boxes below each applicable statement. If you have any questions about whether any of the statements apply to the structure for which this Application is being filed, you may contact Thomas Durnin, Coastal Planner/Project Manager, at [thomas.durnin@glo.texas.gov](mailto:thomas.durnin@glo.texas.gov), or by phone at (512) 463-1192**

**The Applicant seeks funding for the project to relocate/demolish the structure identified in this application pursuant to § 33.603(b)(12) of CEPR.**

This statement must be checked to qualify for reimbursement	<input checked="" type="checkbox"/>
Additional Information (if any)	(No response)

**The shoreline erosion rate in the area where the structure relocation/demolition project is located is two feet per year or greater as determined by the Bureau of Economic Geology of the University of Texas at Austin, which has published the Texas Shoreline Change Atlas available online at <http://igor.beg.utexas.edu/SCA>**

This statement must be checked to qualify for reimbursement	<input checked="" type="checkbox"/>
Additional Information (if any)	The erosion rate for the center and northern part of the City of South Padre Island is greater than two feet per year.

**The project to relocate/demolish the structure will lessen negative economic impacts of erosion in the area by promoting tourism in the area and improving access to the public beach.**

This statement must be checked to qualify for reimbursement	<input checked="" type="checkbox"/>
Additional Information (if any)	The project will add beneficial use of dredged material onto the City of South Padre Island's beaches which will improve and increase access to the public beach and promote tourism.

**The project to relocate/demolish the structure will benefit public and private infrastructure, resources, and property that have been impacted or threatened by erosion. Potential benefits include storm hazard mitigation.**

This statement must be checked to qualify for reimbursement	<input checked="" type="checkbox"/>
Additional Information (if any)	(No response)

**The project to relocate/demolish the structure is adjacent to a current or proposed erosion response project such as a dune restoration or beach nourishment project.**

This statement must be checked to qualify for reimbursement	<input checked="" type="checkbox"/>
Additional Information (if any)	(No response)

**The project to relocate/demolish the structure will lessen the natural resource impacts of erosion in the area. For example, the project may lessen the negative impact of erosion on the habitat of threatened or endangered species.**

This statement must be checked to qualify for reimbursement	<input checked="" type="checkbox"/>
Additional Information (if any)	(No response)

**List any potential public or private co-sponsor and sources of funding, the amount of estimated funding from each source, and whether the funding is committed at this time.**

	Sponsor/Funding Source	Funding Amount	Funding Committed
#1			
#2			
#3			

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

**MEETING DATE:** May 11, 2021

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to provide a recommendation to City Council for a beach and dune permit located at 5216 Gulf Boulevard. (Boburka)

**ITEM BACKGROUND**

The property is a single building with two units. The applicant is proposing to construct two sets of stairs for each unit that will go down into the dunes. A path will then run alongside their retaining wall where a path will go out through the dunes to the public beach.

The subject property is located just south, roughly 50 feet, from the City's beach access #20, Gay Dawn.

Staff had recommended to either tie into the City's beach access or fully use the City's beach access to reduce the amount of 'cuts' through the dunes which increases wash out areas when high tides are prevalent.

The Texas General Land Office does not feel this complies with the City's Erosion Response Plan and recommends using the City's beach access or connecting to the City's beach access.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

None

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**



TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

May 6, 2021

Via Electronic Mail

Kristina Boburka  
Director, Shoreline Management Department  
City of South Padre Island  
321 Padre Blvd.  
South Padre Island, Texas 78597

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

**Site Address:** 5216 Gulf Boulevard, South Padre Island  
**Legal Description:** Lot 1A & 1B Blk 163, Padre Beach Subdivision, Section XI  
**Lot Applicant:** Shavi Mahtani c/o Gilbert Zuniga  
**GLO ID No.:** BDSPI-20-0378a

Dear Ms. Boburka,

The General Land Office (GLO) has reviewed the application materials submitted for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct two 5-foot wide staircases that will connect to a beach access mat that extends to the public beach. These activities will adversely impact approximately 921 square feet of dune vegetation and 7.2 cubic yards of dunes. The applicant proposes to mitigate for adverse effects to dunes and dune vegetation by placing 8 cubic yards of beach quality sand and replanting 921 square feet of dune vegetation in areas seaward of the line of vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of two to three feet per year.

Based on the information submitted to our office for review, we have the following comments:

- The applicant is not complying with the City of South Padre Island's Erosion Response Plan, which recommends elevated dune walkovers be constructed instead of beach access pathways at grade, and also discourages duplicative dune cuts by suggesting property owners construct a boardwalk parallel to the shore that connects with an existing public beach access dune walkover.<sup>1</sup> The GLO also recommends the applicant minimize duplicative dune cuts by either using the City's access or connecting to the City's beach access.
- The City is required to minimize proliferation of excessive private accesses by permitting only the minimum necessary private beach access points to the public beach from any proposed subdivision, multiple dwelling, or commercial facility.<sup>2</sup>

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<sup>1</sup> City of South Padre Island Erosion Response Plan, Section 4.

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

- Restored dunes must be located no more than 20 feet seaward of the line of vegetation.<sup>3</sup> The City shall ensure that the 20-foot restoration area follows the natural migration of the vegetation line.<sup>4</sup>
- The applicant may not restore 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.<sup>5</sup>
- The applicant must restore or repair dune vegetation using indigenous vegetation that will achieve the same protective capability or greater capability as the surrounding natural dunes.<sup>6</sup>
- When compared to the existing dunes and dune vegetation, mitigation or compensation 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.<sup>7</sup>
- The City must require the permittee to conduct mitigation efforts continuously until the dunes and dune vegetation are equal or superior to the pre-existing dunes and dune vegetation. These efforts shall include preservation and maintenance pending completion of mitigation.<sup>8</sup>
- 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.<sup>9</sup>
- The City shall determine a mitigation and compensation project complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.<sup>10</sup>
- 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.<sup>11</sup>
- The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.<sup>12</sup>

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

Sincerely,



Natalie Bell

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<sup>3</sup> 31 Tex. Admin. Code § 15.7(e)(1).

<sup>4</sup> 31 Tex. Admin. Code § 15.7(e)(1).

<sup>5</sup> 31 Tex. Admin. Code § 15.7(e)(2).

<sup>6</sup> 31 Tex. Admin. Code § 15.4(f)(3)(A)(iv).

<sup>7</sup> 31 Tex. Admin. Code § 15.4(f)(3).

<sup>8</sup> 31 Tex. Admin. Code § 15.4(g)(2).

<sup>9</sup> 31 Tex. Admin. Code § 15.4(g)(4).

<sup>10</sup> 31 Tex. Admin. Code § 15.4(g)(3).

<sup>11</sup> 31 Tex. Admin. Code § 15.4(g)(4).

<sup>12</sup> 31 Tex. Admin. Code § 15.4(d).

Manager, Beach Access & Dune Protection Program  
Coastal Resources  
Texas General Land Office

## MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office  
FROM: Kristina Boburka, Shoreline Director  
DATE: April 28, 2021  
RE: 5216 Gulf Blvd. South Padre Island, Texas, 78597

In response to your comment letter dated January 7, 2021 (BDSPI-20-0378), the applicant has resubmitted their application with additional details. An explanation for your comments and their proposed work is detailed below.

The applicant for 5216 Gulf Boulevard is proposing to construct a new, private beach access path. The address contains one structure, but two units. The applicant seeks to build two (2) five foot wide stairs for each lot on the east side of the bulkhead. One will be placed at the south point of the lot to service the unit on the south and another on the north point of the lot to service the northern unit. The stairs will terminate to a five foot wide mat that will run alongside the bulkhead and out through the dunes to the line of vegetation in front of Lot 1A (the southern unit). The mat originally was placed in the center of the lot and would have impacted the large dune on site. The relocation of the mat to go out to the beach is now further south to avoid any adverse effects to this dune.

All vegetation within the project path will be removed to an offsite location to be cared for until it can be replanted on the property at the line of vegetation but no more than 20 feet seaward. Any other mitigation that needs to take place will be planted with native vegetation; bitter panicum, sea oats, or something very similar. The application has decided to not utilize any offsite mitigation locations so all mitigation will occur at the project site. The sand that will be removed underneath the location of the proposed stairs will be removed and utilized to enhance the foredune at the line of vegetation. All sand will remain east of the Historic Building Line on the property. The applicant has provided the contact information for the adjacent property owner to the south for notification of hearing. The adjacent property to the north is the City's Right-of-Way.

Due to the proximity of 5215 Gulf Boulevard to the City's beach access directly to the south, the potential to allow for a more connected dune system in front of this property, and to minimize any low-lying, washout areas, this is a perfect opportunity to minimize the duplicative dune cuts. This could be achieved by either using the City's access or connecting to the City's beach access.

The applicant has been made aware of this opportunity to minimize their impacted footprint and use the City's access from Gulf Boulevard or create a connected boardwalk taking advantage of the public access to the north. Connecting to the public access would not only minimize the impact to the dunes but also decrease the potential for washover and blowouts. This approach is recommended in the City of South Padre Island's Comprehensive Plan, Erosion Response Plan, *Dune Protection, Beach Renourishment, and Beach Access Plan* and has been championed by the Shoreline Taskforce and City Council. The applicant feels it is not feasible to comply with the City's plan as he has a right to develop his own private path on his property. They also feel that a dune path is a minimal approach rather than constructing a dune walkover, which can be costly.

The applicant will mitigate for all damages onsite to enhance the foredune which will minimize the potential for flood damage.



## MEMORANDUM

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, Beach Renourishment, and Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity may 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 not result in adverse effects on dune vegetation.
5. The proposed activity may increase the potential for washover or blowouts.
6. The proposed activity does not conform to the City's Plan in that any new, private beach access walkover paths will be discouraged. Consideration should be given to the location of the property and any City beach access points. The property in question is directly adjacent to the City's beach access #20.

Sincerely,



Kristina Boburka, Shoreline Director

Cover page

***City of South Padre Island  
Beach & Dune Application  
G.L.O. I.D. BDSPI-20-0378***

For

STAIRS AND SAND MAT  
EAST OF BULKHEAD

*"Lots 1A & 1B, Block  
163, Padre Beach XI"*

at

5216 Gulf Boulevard  
South Padre Island, Texas

**Prepared for:**

*Al Land and Properties, LLC  
100 E. Nolana, Suite 130  
McAllen, Texas, 78504  
Phone (956) 661-8888*

**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. 21383 (MARCH 26, 2021)*

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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: <u>LOT 1A &amp; 1B BLOCK 163 PADRE BEACH SUBDIVISION SECTION XI (2018 REPLAT C1-3596 CCMR FILED 4/19/2017)</u>	Physical Address: <u>5216 GULF BLVD.</u>

Property Owner Information	Applicant / Agent for Owner
Name: <u>SHAVI MAHTANI</u>	Name: <u>MEJIA &amp; ROSE, INC</u>
Mailing Address: <u>100 E. NOLANA AVE. SUITE 130</u>	Mailing Address: <u>1643 WEST PRICE ROAD</u>
City: <u>MCALLEN</u> State: <u>TEXAS</u>	City: <u>BROWNSVILLE</u> State: <u>TEXAS</u>
Zip: <u>78504</u> Country: <u>United States</u>	Zip: <u>78520</u> Country: <u>United States</u>
Phone Number: <u>956-661-8888</u>	Phone Number: <u>956-544-3022</u>
Fax Number: _____	Fax Number: <u>956-544-3068</u>
E-Mail Address: <u>SHAVI@AURIELINVESTMENTS.COM</u>	E-Mail Address: <u>STROWBRIDGE@CNGMAIL.COM</u>
<p>I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here <u>S.M.</u>)</p>	
Owner(s) Signature(s): <u>[Signature]</u>	Applicant Signature: <u>[Signature]</u>
Date: <u>4/5/21</u>	Date: <u>3-31-21</u>

Project Description	
<p>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.</p>	
<p><u>(2) 5'X5' WOOD STAIRCASES ON EAST SIDE OF BULKHEAD &amp; H.B.L. AT THE SAME ELEVATION AS BULKHEAD, WITH THE STAIRS DOWN TO ELEVATION 9.0'. WITH A 5 FT. WIDE SAND MAT FROM 1 STAIR TO THE OTHER AND A 5 FT WIDE SAND MAT OUT TO THE VEGETATION LINE, WE WILL CUT THE SAND UNDER STAIRS &amp; MAT @ BULKHEAD TO 9.0' ELEVATION AND MITIGATE SAND AND VEGETATION AS SHOWN ON EXHIBIT B/C</u></p>	
<p>Total Square Footage of Footprint of Habitable Structure: <u>0</u></p>	
<p>Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): <u>921 SQ. FT. = STAIRS &amp; SAND MAT</u></p>	
<p>Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: <u>5%</u></p>	
<p>Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.</p>	
<p>Approximate Duration of Construction: <u>4 WEEKS MORE OR LESS</u></p>	

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

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

Type of Plan Submitted: \_\_\_\_\_ N/A \_\_\_\_\_ Date Submitted: \_\_\_\_\_ N/A \_\_\_\_\_

### Drainage

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

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

Explanation / Other Information: THE CHANGE IN GRADING AND DRAINAGE WILL HAVE ALMOST NO AFFECT ON THIS SITE.

### 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 921 SQ.FT. % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: ALL VEGETATION AFFECTED WILL BE REPLANTED OR REPLACED ON A 1:1 BASIS

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 7.2CU.YDS.NET % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: THE 7.2 CU. YDS.NET. WILL BE MITIGATED AT THE VEGETATION LINE AS SHOWN ON EXHIBIT B/C AND CALLED OUT IN MITIGATION PLAN.

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: THE 921 SQ. FT. OF MAT AND 7.2 CU. YDS OF MITIGATED SAND WILL ONLY SLOW ABSORBTION A SMALL AMOUNT.

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

A LARGER MORE COMPLEX WOOD WALKOVER SEEMS LIKE IT WOULD BE WORSE FOR RESTORING DUNE & VEGETATION.

THIS IS MINIMAL APPROACH.

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

ALL THE LARGE WOOD WALKOVERS ARE MORE COSTLY & AFFECT MORE SAND AND VEGETATION AND LOOK POORLY COMPARED TO JUST SAND MATS.

### Mitigation Plan

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

Explanation / Other Information: SEE THE MITIGATION PLAN

#### Financial Plan for Dune Mitigation:

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

Type of Plan Submitted: N/A Date of Submission: N/A

### Checklist of Additional Required Application Information

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

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

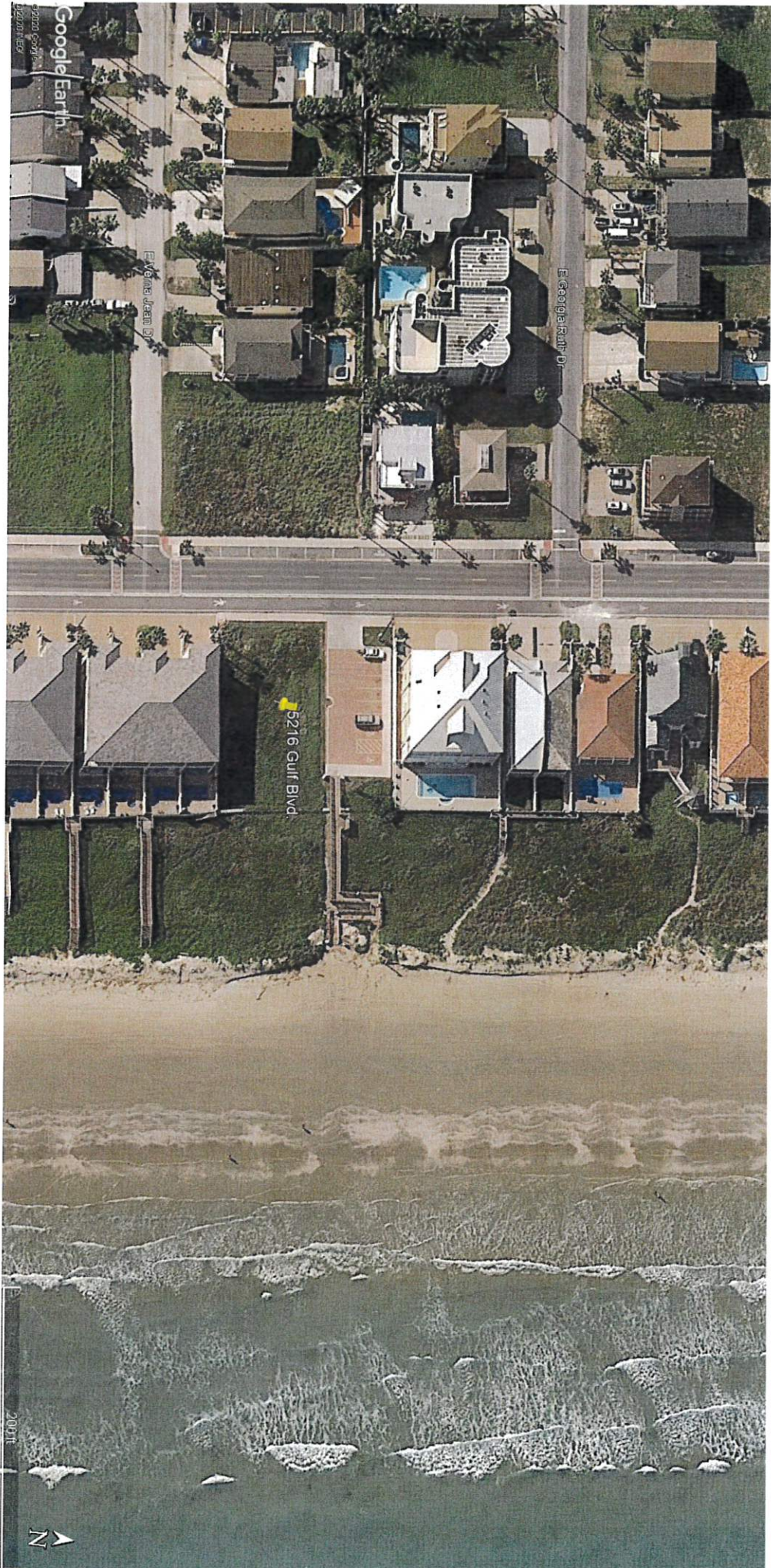
#### Other required application information:

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

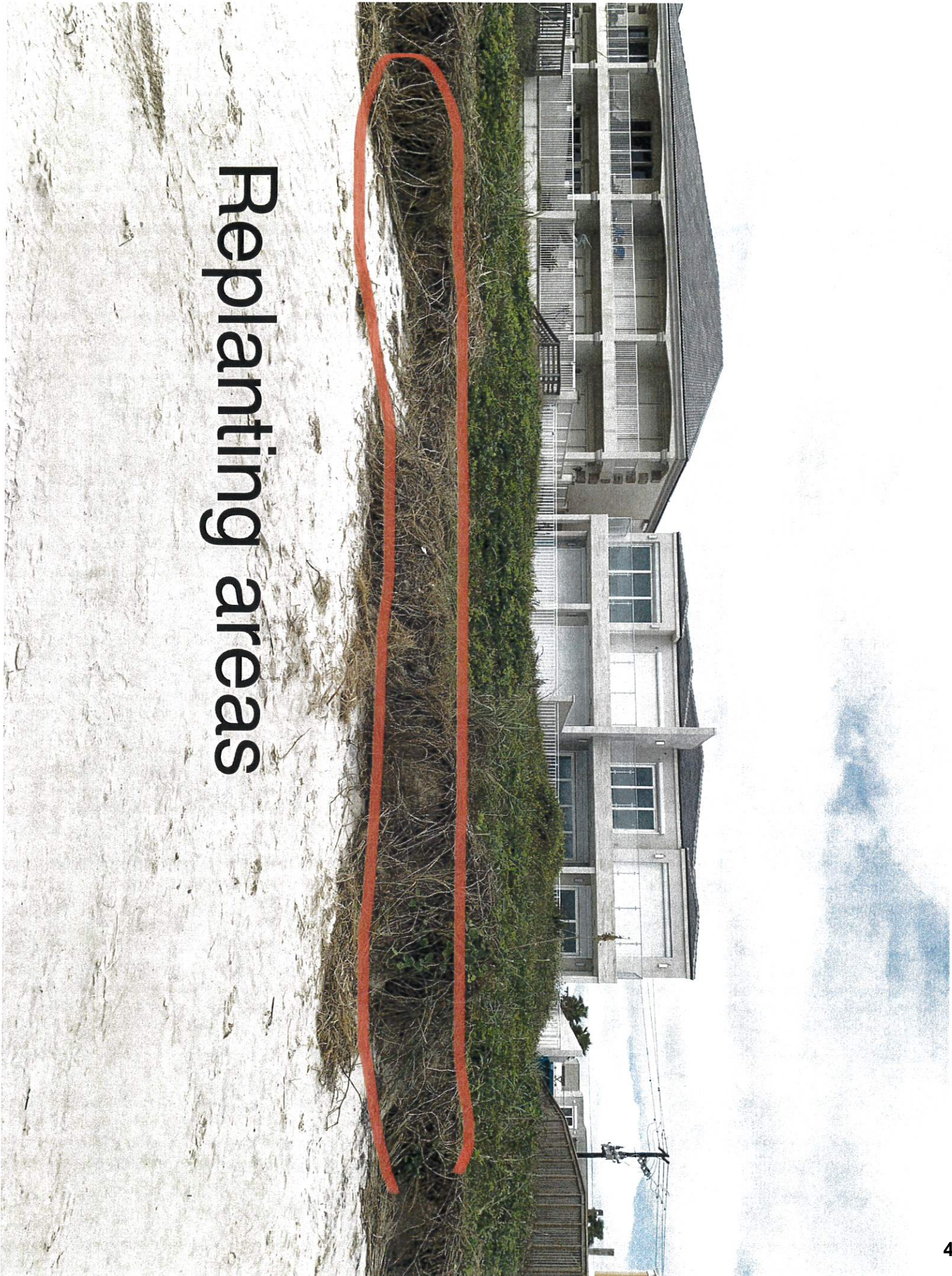
**Your application is not complete unless all information requested above is submitted.**

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









# Replanting areas





5' wide beach mat

OLD

NEW

NEW



*"Lots 1A & 1B, Block 163, Padre Beach XI,  
EAST OF H.B.L."  
G.L.O. I.D. BDSPI-20-0378*

## **Mitigation Plan Mejia and Rose Inc.**

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

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

The building site is East of the Historical building line (H.B.L.) and out to the vegetation line as shown on exhibits provided in this application.

Our client seeks to build a 5 ft. wide wooden stair (for each lot) on the east side of the concrete bulkhead and connect said stairs with a 5 ft. wide sand mat and then continue said sand mat out to the vegetation line being just on top of the natural sand, said mat being of a type approved by the city of South Padre Island Shoreline Management Department.

The vegetation removed from the stair site and sand mat will be 921 sq. ft. and will be moved to an offsite location to be cared for till it can be replanted at a location between the vegetation line and a line 20 ft. out from the vegetation line.

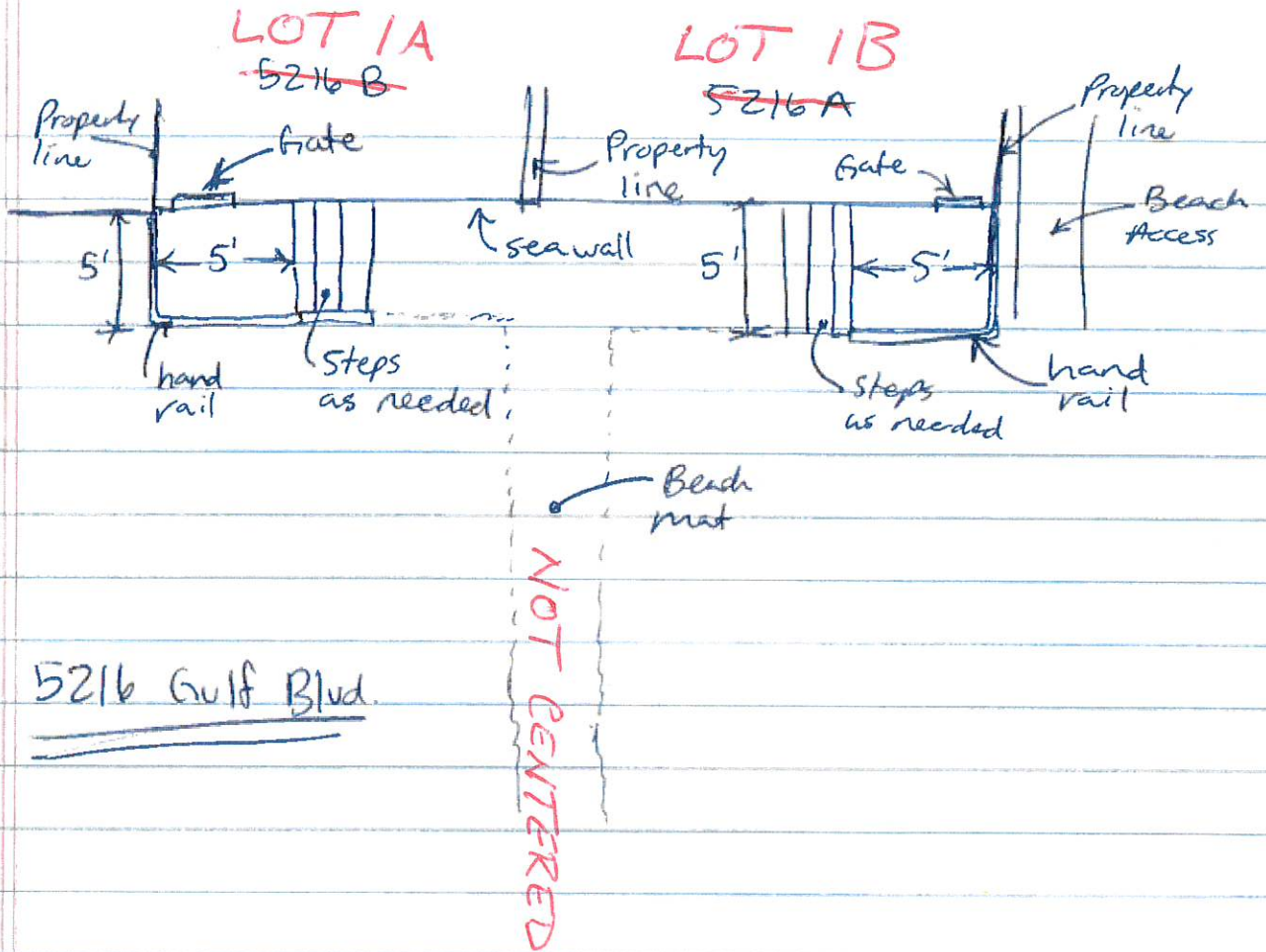
The sand to be removed from under the stair and sand mat up on the east side of the bulkhead will be brought down to elevation of 9.0 ft. above sea level and is calculated to be a net. of 7.2 cu. Yds. removed. The 7.2 cu. Yds. of sand removed will be mitigated east of the bulkhead and south of the proposed sand mat from elevation 8.0 down to elevation 5.0 just past the vegetation line as shown on exhibit as "sand mitigation site".

The vegetation removed from the "sand mitigation site" will be 692 sq. ft. and will be moved to an offsite location to be cared for till it can be replanted at the same location it was removed from.

This will be the extent of this application, all mitigation will occur on this site and will not require use of any other lot or location. This plan will cause no change to the large dune east of lot 1B as we have routed the sand mat south of the large dune in a semi-flat portion of the site to disturb as little natural dune as possible. The sand and vegetation that is mitigated should help reinforce the foredune in this area. This route for the sand mat will minimize potential damage to larger dunes and won't prevent the large dune from gaining more sand and vegetation in the future and as the mat is easier to relocate should the foredune in that area gain size and vegetation.

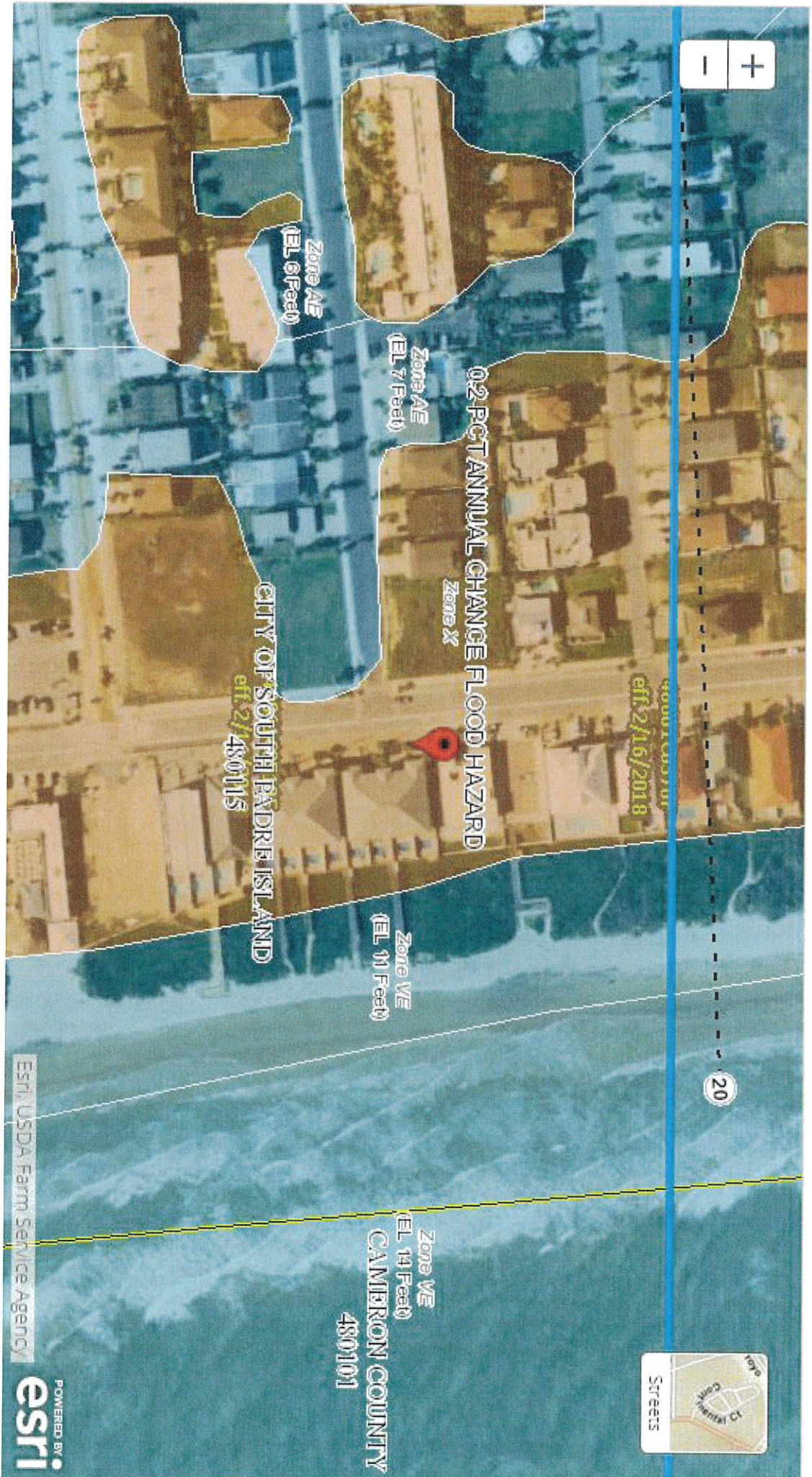
Our client bought this property to develop for his own use and to sell the townhouse unit closer to Gay Dawn Circle, when he bought the land no one told him he would not be able to have his own beach access. He was not warned about this issue with the beach access, lots of houses have their own private path or walkovers, why would he think he could not do the same.

He wanted to have a private direct access to the beach, and he did not want to disrupt the property and townhouse unit he had for sale, so he opted to have the sand mat on the southern portion of the land adjacent to his lot. He does not want a lot of people walking in from the public access by mistake or exploring the island, he wants to be private and keep his home and life private, so we would like to ask that you will allow him to have the same rights as other property owners living along that stretch of beach. Who doesn't dream of living on the beach and being able to walk out your back door and out to your own piece of paradise.





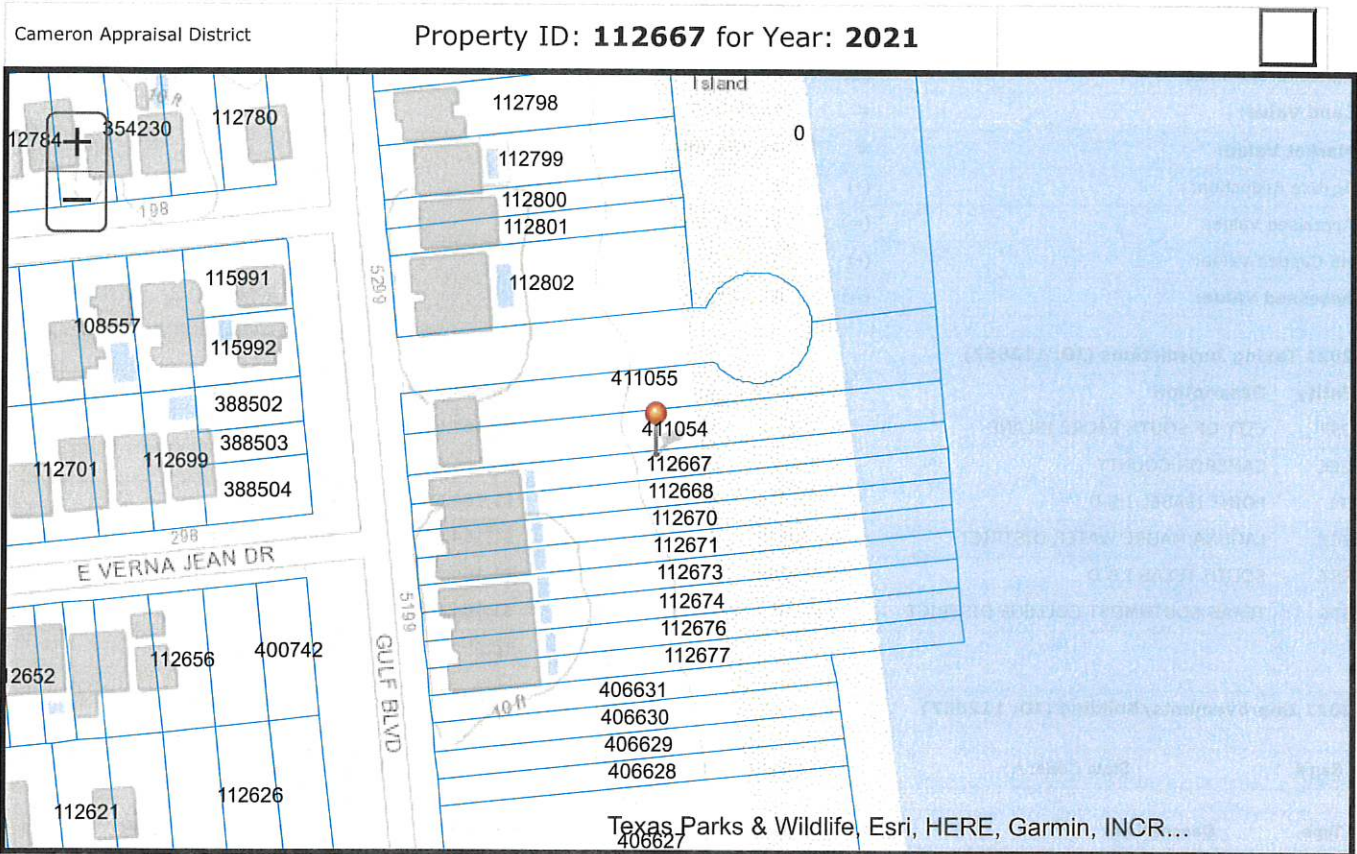






**Online GIS Map Disclaimer:** This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Cameron Appraisal District expressly disclaims any and all liability in connection herewith.

**Property Data Disclaimer:** All information contained herein, is considered in the public domain and is distributed without warranty of any kind, implied, expressed or statutory. The Cameron Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Appraisal year 2018 and prior have been certified. Information relating to appraisal year 2019 should be considered a "work in progress".



**2021 Account Information**

Property ID:	112667	Legal Description:	PADRE BEACH SUBDIVISION XI BLK 163 LOT 2A (CAB 1 SLOT 2189-A CCMR)
Geo ID:	67-6400-1630-0021-00	Zoning:	B
Type:	Real	Agent Code:	559607
Category Cd:	A	Category:	
Jurisdictions:	IPI, SST, CSP, GCC, SC1, STS, CAD, SPN		

**Location**

Address:	5214 GULF BLVD SOUTH PADRE ISLAND, TX 78597	Map ID:	10-10-04
Neighborhood Cd:	676400-GV	Neighborhood:	BEACHFRONT TOWNHOMES

**2021 Owner Information**

Owner Name:	BERGER JAMES & NORDA	Owner ID:	329003
Mailing Address:	PO Box 890	Ownership:	100.0000%
	Simonton, TX 77476-0890	Exemptions:	

CONTACT INFO FOR ADJOINER TO THE SOUTH - LETTER SENT BY MR. ZUNIGA

**Roll History (ID: 112667)**

Year	Improvements	Land	Ag Use	Appraised	HS Cap	Assessed
2021	\$857,658	\$307,000	\$0	\$1,164,658	\$0	\$1,164,658
2020	\$866,533	\$307,000	\$0	\$1,173,533	\$0	\$1,173,533
2019	\$875,414	\$307,000	\$0	\$1,182,414	\$0	\$1,182,414
2018	\$836,929	\$307,000	\$0	\$1,143,929	\$0	\$1,143,929
2017	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2016	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2015	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2014	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2013	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2012	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2011	\$788,126	\$307,000	\$0	\$1,095,126	\$0	\$1,095,126
2010	\$853,648	\$307,000	\$0	\$1,160,648	\$0	\$1,160,648
2009	\$1,042,026	\$214,000	\$0	\$1,256,026	\$0	\$1,256,026
2008	\$1,042,026	\$214,000	\$0	\$1,256,026	\$0	\$1,256,026
2007	\$760,806	\$214,000	\$0	\$974,806	\$0	\$974,806

**Deed History - Last 3 Transactions (ID: 112667)**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed No.
8/1/2006	GWL	GENERAL WARRANTY DEED W/VL	SIMMONS PATSY	BERGER JAMES & NORDA	12877	293	45788
7/14/2006	GEN	GENERAL WARRANTY DEED	NWA EXCHANGE LLC	SIMMONS PATSY	12877	286	45786
12/16/2005	WD	WARRANTY DEED	HERRMANN RONALD	NWA EXCHANGE LLC	12090	268	72665



October 30, 2020

Dear neighbor,

This notification is to make you aware that we will be undergoing a mitigation project in the dune area between the end of our property line on the south and up to the beach access #20 wood bridge as required by the City of South Padre Island.

The mitigation project will be conducted entirely within our property and involve native dune plant restoration including the replanting of the disturbed area with native plants and post planting watering and aftercare.

The project is scheduled to begin Mid November once the permit is approved and be completed in mid-December.

All activities will occur in accordance with the guidelines set forth by the City of South Padre Island and Texas General Land Office. We will do our best to limit the amount of noise or disruption to you throughout the project.

If you have any concerns, please do not hesitate to call me.

Thank you,

A handwritten signature in black ink, appearing to read 'G. Zuniga', is written in a cursive style.

Gilbert Zuniga  
Construction Administrator  
956-530-7007  
100 E. Nolana, Suite 130  
McAllen, Texas 78504



***Topographical survey***

***See Exhibit “A”***

***Proposed improvements***

***See Exhibit “B”***

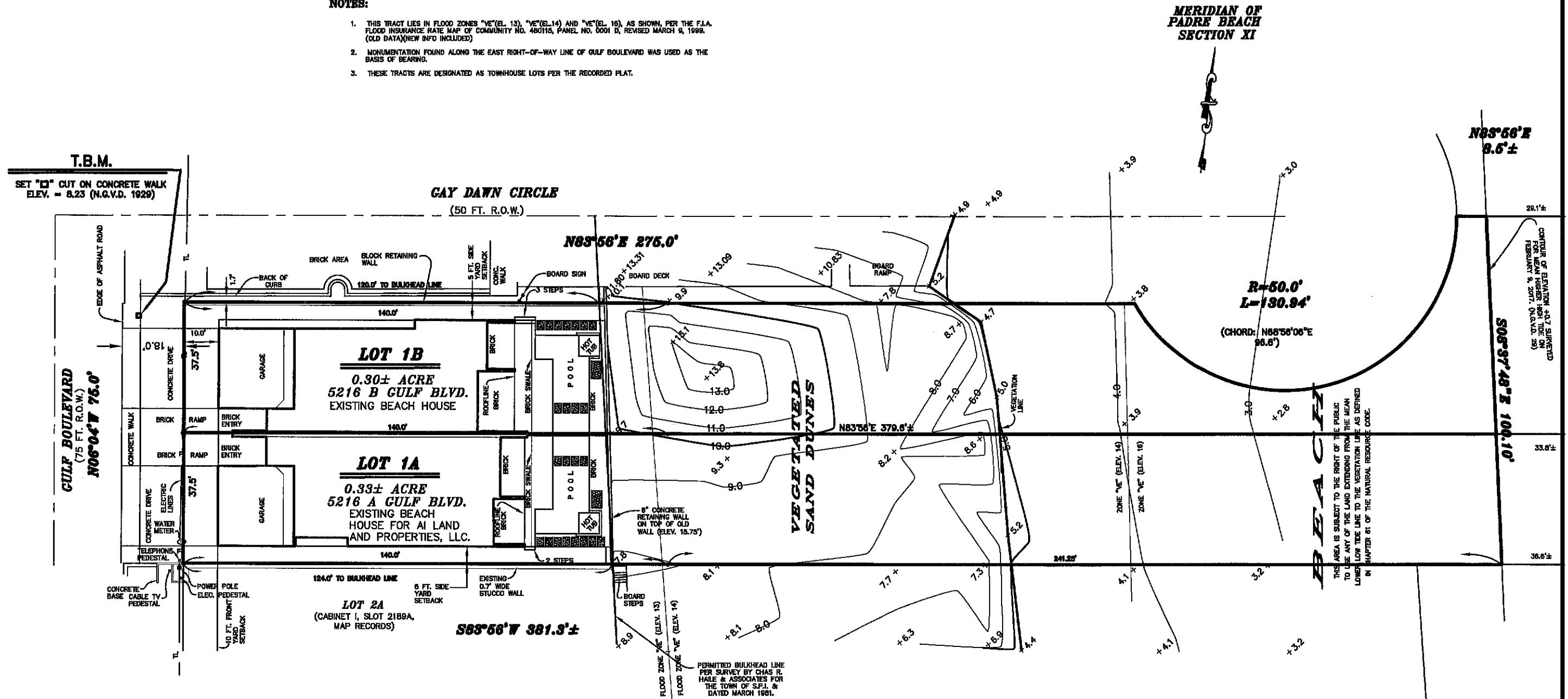
***&***

***Grading plan***

***See Exhibit “C”***

**NOTES:**

1. THIS TRACT LIES IN FLOOD ZONES "VE"(EL. 13), "VE"(EL.14) AND "VE"(EL. 16), AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480118, PANEL NO. 0001 D, REVISED MARCH 9, 1989. (OLD DATA)(NEW INFO INCLUDED)
2. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS USED AS THE BASIS OF BEARING.
3. THESE TRACTS ARE DESIGNATED AS TOWNHOUSE LOTS PER THE RECORDED PLAT.



**TOPOGRAPHIC SURVEY OF**

AREA EAST OF THE BULKHEAD LINE ON LOTS ONE-A (1A) AND (1B),  
 BLOCK ONE HUNDRED SIXTY-THREE (163), PADRE BEACH, SECTION XI,  
 A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON  
 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN DOCUMENT NO. 13596, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'  
 PREPARED FOR:

**A1 LAND AND PROPERTIES, LLC**

APRIL 11, 2017

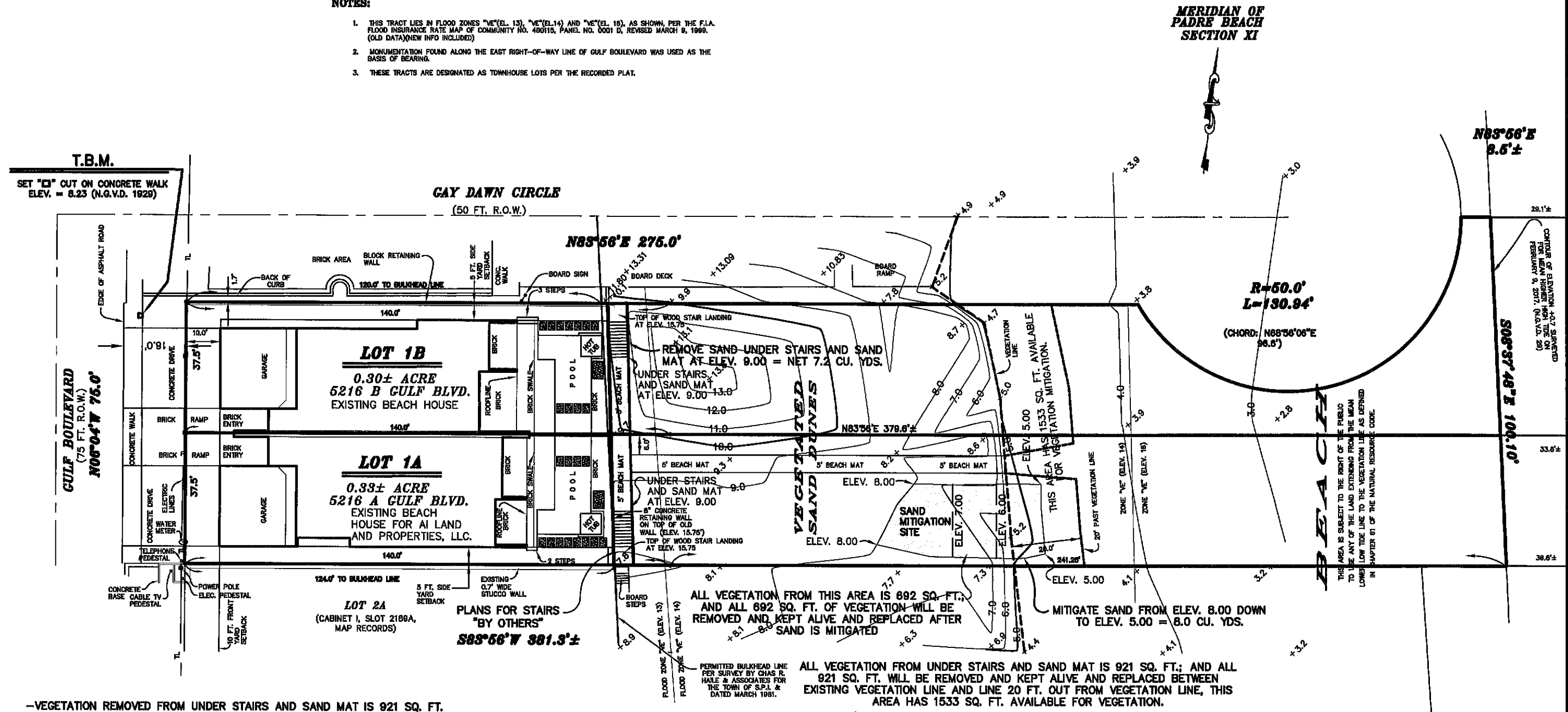
**EXHIBIT "A"**

**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: mandrino@cngmail.com  
 G.F. NO. N/A JOB NO. 21383  
 S.TROWBRIDGE

**NOTES:**

1. THIS TRACT LIES IN FLOOD ZONES "VE"(EL. 13), "VE"(EL.14) AND "VE"(EL. 15), AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, REVISED MARCH 9, 1998. (OLD DATA)(NEW INFO INCLUDED)
2. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS USED AS THE BASIS OF BEARING.
3. THESE TRACTS ARE DESIGNATED AS TOWNHOUSE LOTS PER THE RECORDED PLAT.



- VEGETATION REMOVED FROM UNDER STAIRS AND SAND MAT IS 921 SQ. FT. TO BE CARED FOR OFFSITE, AND REPLACED PAST VEGETATION LINE
- VEGETATION REMOVED FROM SAND MITIGATION SITE IS 692 SQ. FT. TO BE CARED FOR OFFSITE, AND REPLACED IN SAME LOCATION IT WAS REMOVED FROM.
- SAND REMOVED FROM UNDER STAIRS AND SAND MAT IS 7.2 CU. YDS. TO BE MITIGATED IN AREA MARKED "SAND MITIGATION SITE" MITIGATION SITE HAS 8.0 CU. YDS. CAPACITY.

**DRAINAGE PLAN/IMPROVEMENTS FOR**

STAIRS AND SAND MAT EAST OF BULKHEAD LINE ON LOTS ONE-A (1A) AND (1B), BLOCK ONE HUNDRED SIXTY-THREE (163), PADRE BEACH, SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 13596, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'  
PREPARED FOR:

**A1 LAND AND PROPERTIES, LLC**

MARCH 22, 2021

**EXHIBIT "B"**  
**EXHIBIT "C"**

**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: mandrino@engmail.com  
G.F. NO. N/A JOB NO. 21383  
S.TROWBRIDGE

**METS AND BOUNDS DESCRIPTION**

0.53± ACRE TRACT AND BEING ALL OF LOT 1, BLOCK 163, PADRE BEACH, SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS; AND SAID 0.53± ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 2A, BLOCK 163, (CABINET 1, SLOT 2199A, MAP RECORDS, BEING ON THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD (75 FT. R.O.W.), AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID EAST RIGHT-OF-WAY LINE, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 79.0 FEET TO A ONE-HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MOORE" FOUND AT THE INTERSECTION OF THE SAID EAST RIGHT-OF-WAY LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF GAY DAWN CIRCLE (50 FT. R.O.W.) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, NORTH 83 DEGREES 56 MINUTES EAST, AT A DISTANCE OF 140.0 FEET, A ONE-HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MOORE" FOUND, A TOTAL DISTANCE OF 275.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 50.0 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 130.94 FEET, (CHORD: NORTH 88 DEGREES 56 MINUTES 05 SECONDS EAST, A DISTANCE OF 98.6 FEET), FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 8.5± FEET, TO THE POINT OF ELEVATION +0.7 FEET (N.G.V.D. 20), SURVEYED FOR MEAN HIGHER HIGH TIDE LINE ON FEBRUARY 3, 2017, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CONTOUR +0.7 FEET, SOUTH 8 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 100.1 FEET, TO THE SOUTH BOUNDARY LINE OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING SAID CONTOUR +0.7 FEET, SOUTH 83 DEGREES 56 MINUTES WEST, AT A DISTANCE OF 241.28 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 381.3± FEET, TO THE POINT OF BEGINNING,

CONTAINING 0.53± ACRE, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, A MEMBER OF THE FIRM MEJIA & ROSE, INC., DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

*E. H. Mejia* 02/15/17  
 EDUARDO H. MEJIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3896

**CAMERON COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 1, BLOCK 163, PADRE BEACH, SECTION XI SUBDIVISION"

WITNESS MY HAND THIS 1 DAY OF March 2017.

*Tony Yzaguirre, Jr.*  
 TONY YZAGUIRRE, JR.  
 ASSESSOR AND COLLECTOR OF TAXES,  
 CAMERON COUNTY, TEXAS.

**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

*Carlos J. Galvan, Jr.* 03/10/17  
 CARLOS J. GALVAN, JR., GENERAL MANAGER  
 LAGUNA MADRE WATER DISTRICT

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE 18 DAY OF April 2017.

*Blanca*  
 PLANNING AND ZONING COMMISSION  
 CHAIR

**STATE OF TEXAS  
 COUNTY OF CAMERON**

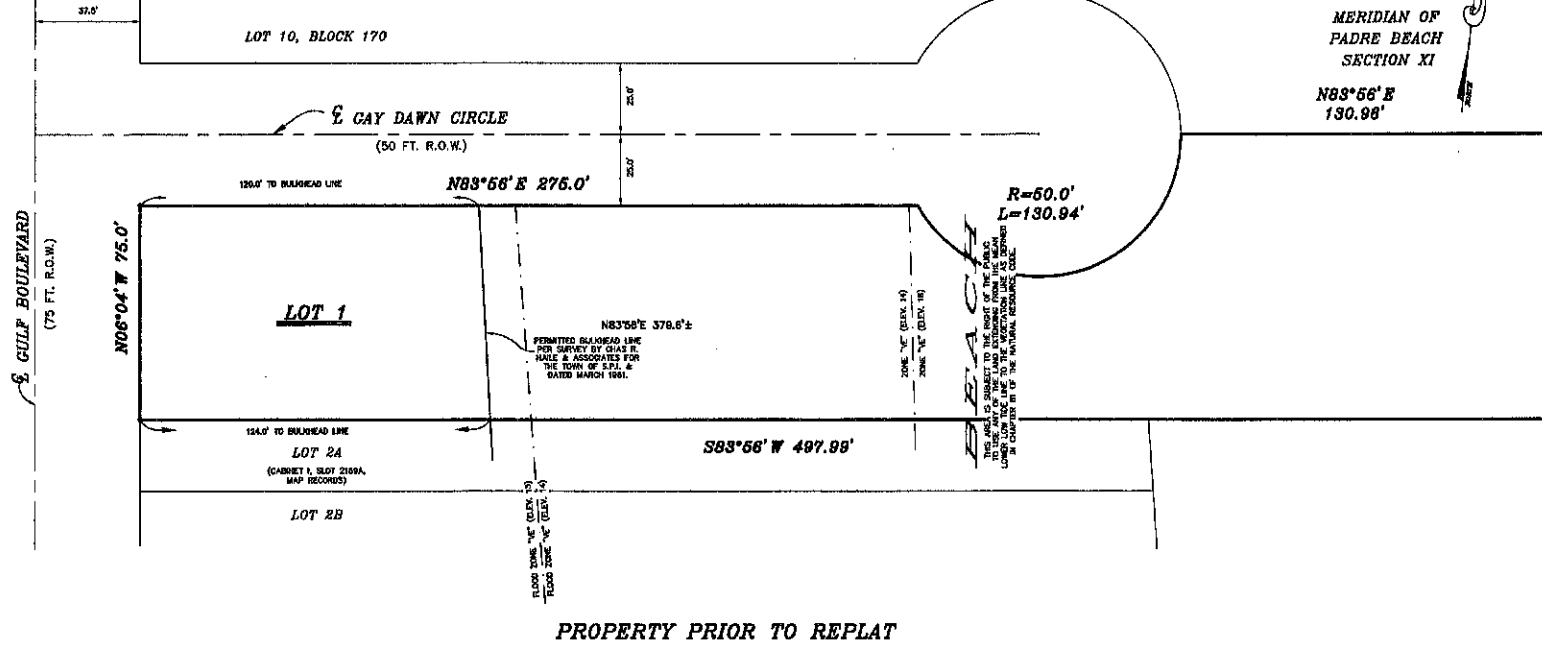
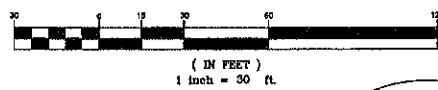
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE 18 DAY OF April 2017 AT 11:50 O'CLOCK A.M. IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 15544.

*Sylvia Garza-Perez*  
 DEPUTY

**NOTES:**

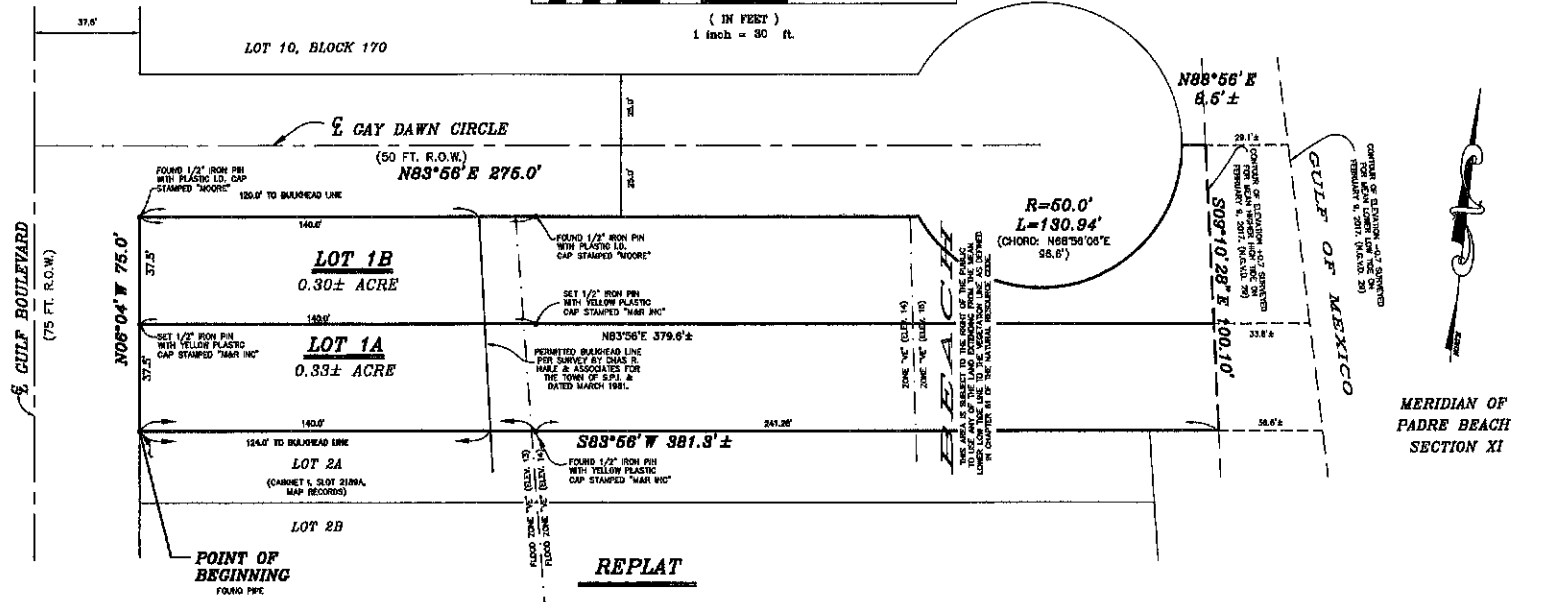
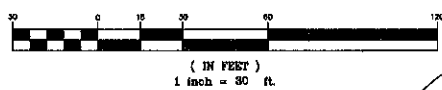
- THIS TRACT LIES IN FLOOD ZONES "XZ-10", "XZ-11", "XZ-12", "XZ-13", "XZ-14" AND "XZ-15", AS SHOWN PER THE 5.4-A FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, REVISED MARCH 9, 1999.
- MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS USED AS THE BASIS OF BEARING.
- THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 585, PAGE 997, DEED RECORDS OF CAMERON COUNTY, TEXAS.
- BOUNDARY USED IS REFERENCED FROM N.G.S. BENCHMARK STAMPED "E 143M" LOCATED ON THE WEST RIGHT-OF-WAY OF PADRE BOULEVARD BETWEEN CAROLYN DRIVE AND GEORGIA RUTH DRIVE ELEV. 2.65' (N.G.V.D. 1985).
- THESE TRACTS ARE HEREBY DESIGNATED AS TOWNHOUSE LOTS.

**GRAPHIC SCALE**



**PROPERTY PRIOR TO REPLAT**

**GRAPHIC SCALE**



**FINAL PLAT  
 OF  
 "LOTS 1A AND 1B, BLOCK 163, PADRE  
 BEACH, SECTION XI"**

**BEING A  
 REPLAT OF**

LOT ONE (1), BLOCK ONE HUNDRED SIXTY-THREE (163), PADRE BEACH, SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:  
**AI LAND AND PROPERTIES, LLC.**

OWNER: AI LAND AND PROPERTIES LLC  
 100 E. NOLANA, STE. 130  
 McALLEN, TEXAS 78501  
 HIDALGO COUNTY

**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 (956) 544-3022  
 P.O. Box 3761 Brownsville, Texas 78520  
 Fax (956) 544-3068  
 email: mandrino@ongmail.com

G.P. NO. N/A JOB NO. 20018  
 Date: 5. Drive Jr.

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

I, THE UNDERSIGNED, SHAY MAHTANI, SOLE MEMBER AND MANAGER OF AI LAND AND PROPERTIES, LLC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED "LOTS 1A AND 1B, BLOCK 163, PADRE BEACH, SECTION XI SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

*Shay Mahtani* 3/3/17  
 SHAY MAHTANI, SOLE MEMBER AND MANAGER

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAY MAHTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 03 DAY OF March 2017.

*ANA S. HERNANDEZ*  
 NOTARY PUBLIC OF THE STATE OF TEXAS  
 My Commission Expires September 27, 2017  
 87159674

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

I, THE UNDERSIGNED, RICKY LEAL, SENIOR VICE-PRESIDENT OF FIRST COMMUNITY BANK, NA, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS LOTS 1A AND 1B, BLOCK 163, PADRE BEACH, SECTION XI SUBDIVISION, WITHIN THE CITY OF SOUTH PADRE ISLAND, TEXAS, OR ITS ETJ, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

*Ricky Leal* 3/7/17  
 RICKY LEAL, SENIOR VICE-PRESIDENT OF FIRST COMMUNITY BANK, NA

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICKY LEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF March 2017.

*Belinda Rodriguez*  
 NOTARY PUBLIC OF THE STATE OF TEXAS  
 My Commission Expires September 11, 2020

3596

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

**MEETING DATE:** May 11, 2021

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to recommend to City Council advertising for construction bids to build new lifeguard towers funded through the Coastal Management Program (CMP)'s Cycle 24. (Hughston, Boburka)

**ITEM BACKGROUND**

Funding was awarded through the CMP Cycle 24 to construct 6 new lifeguard observation towers.

**BUDGET/FINANCIAL SUMMARY**

Cost share is 60%/40%

CMP Funds: \$60,000

City Funds: \$40,000

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

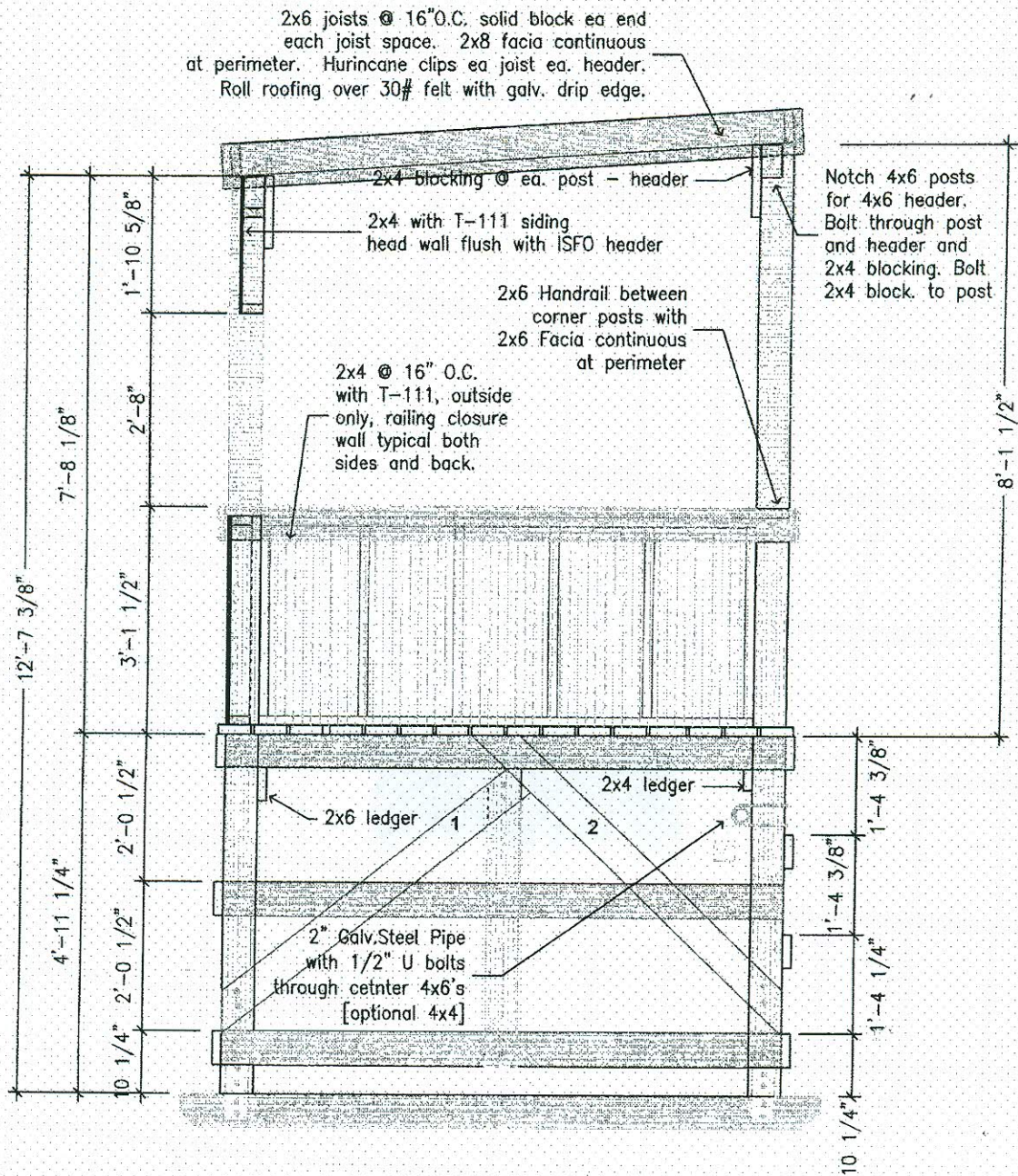
**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**





**SIDE ELEVATION**  
**BRACING-DIMENSIONS**

preliminary	CITY OF GALVESTON PARKS AND RECREATION STANDARD LIFE GUARD STATIONS	Revisions	Title
		Date	2/15/09
		Job Number	
		Scale	
		Drawn	
		Checked	
		Approved	
		Title	