

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

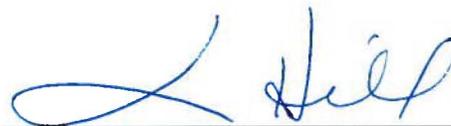
**NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.**

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

**MONDAY, DECEMBER 12, 2016**  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

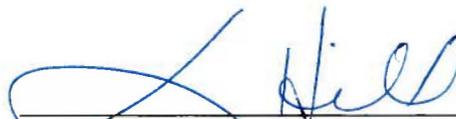
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [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 December 2, 2016 regular meeting minutes.
5. Discussion and possible action to submit a beach-dune application for a multiuse sidewalk to connect the current terminus near Gulf and E. Sunset and the beach access adjacent to Parkshores Condominiums. (Hill)
6. Adjournment.

DATED THIS THE 9<sup>TH</sup> DAY OF DECEMBER 2016



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 **DECEMBER 9, 2016** AT/OR BEFORE **12:30 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, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

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

**FRIDAY, DECEMBER 2, 2016**

**I. Call to Order.**

The Shoreline Task Force of the City of South Padre Island, Texas held a special meeting on Friday, December 2, 2016, at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Troy Giles called the meeting to order at 1:00 p.m. A quorum was present: Task Force Member Virginia Guillot, Norma Trevino, Charles Brommer, Neil Rasmussen, and Robert Nixon.

City staff members present were: Shoreline Management Director Brandon Hill, Public Works Director Carlos A Sanchez, UTRGV Intern Maureen Kinlan, and Executive Assistant Angelique Soto.

**II. Pledge of Allegiance.**

Chairman Giles led the Pledge of Allegiance.

**III. Public Comments and Announcements**

Beach Renourishment update given by Shoreline Management Director Brandon Hill.

**IV. Approval of the November 14, 2016 regular meeting minutes.**

Task Force Member Mr. Rasmussen made a motion, seconded by Ms. Guillot to approve as submitted. Motion carried unanimously.

**V. Discussion & action to approve:**

**a. Excused absence for Member Rob Nixon from 11-14-16 regular meeting.**

Task Force Member Ms. Guillot made a motion, second by Mr. Brommer to approve excused absence. Motion carried unanimously.

**VI. Discussion and possible action, upon second reading and after GLO comments, to recommend City Council issues a Beach-Dune Permit for walkover construction at 1700 Gulf Blvd. (Hill)**

Presentation given by Shoreline Management Director Brandon Hill. Task Force Member Mr. Rasmussen made a motion, seconded by Mr. Brommer to approve. Motion carried unanimously.

**VII. Discussion and possible action, on submission of Beach Dune Permit for the retaining wall construction for the Marriot Property 6700 Padre Blvd from the City to the GLO. (Hill)**

Presentation given by Shoreline Management Director Brandon Hill. Task Force Member Mr. Nixon made a motion, seconded by Mr. Rasmussen to move forward with application with a mitigation plan and bring back for review. Motion carried unanimously.

**VIII. Adjournment.**

There being no further business, Mr. Giles adjourned the meeting at 1:23 p.m.

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Angelique Soto, Secretary

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Troy Giles, Chairman

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

**MEETING DATE:** December 12, 2016

**NAME & TITLE:** Brandon N. Hill, Shoreline Management Director

**DEPARTMENT:** Shoreline Management

**ITEM**

Discussion and possible action to submit a beach-dune application for a multiuse sidewalk to connect the current terminus near Gulf and E. Sunset and the beach access adjacent to Parkshores Condominiums.

**ITEM BACKGROUND**

As part of the ongoing Gulf Blvd. Construction the City of South Padre Island is increasing multiuse functionality of the road via improved sidewalks. One section of this sidewalk lies within the easement of 6004 Gulf Blvd. This is an undeveloped beach front lot. On the landward most side of the lot a multiuse path will be created that will allow unfettered access from the existing sidewalks to the beach access that lies directly to the south of the Parkshores Condominiums. This beach access is has been open to the public for some time however originated in the establishment of the condominium as described in Volume 14, Pages 643-671, inclusive, of the Condominium Records of Cameron County, Texas.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

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

Comments:

**RECOMMENDATIONS/COMMENTS**

Staff is available via phone, email, or at City Hall during business hours to answer any questions.

## MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager

DATE: December 12, 2016

RE: Preliminary determination on the impact of the proposed multiuse sidewalk to connect the current terminus near Gulf and E. Sunset and the beach access adjacent to Parkshores Condominiums.

As part of the ongoing Gulf Blvd. Construction the City of South Padre Island is increasing multiuse functionality of the road via improved sidewalks. One section of this sidewalk lies within the easement of 6004 Gulf Blvd. This is an undeveloped beach front lot. On the landward most side of the lot a multiuse path will be created that will allow unfettered access from the existing sidewalks to the beach access that lies directly to the south of the Parkshores Condominiums. This beach access is has been open to the public for some time however originated in the establishment of the condominium as described in Volume 14, Pages 643-671, inclusive, of the Condominium Records of Cameron County, Texas.

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 minimal 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.

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Brandon N. Hill

## Project Description

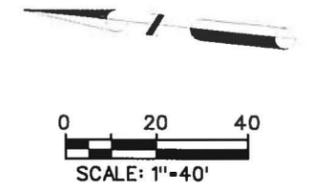
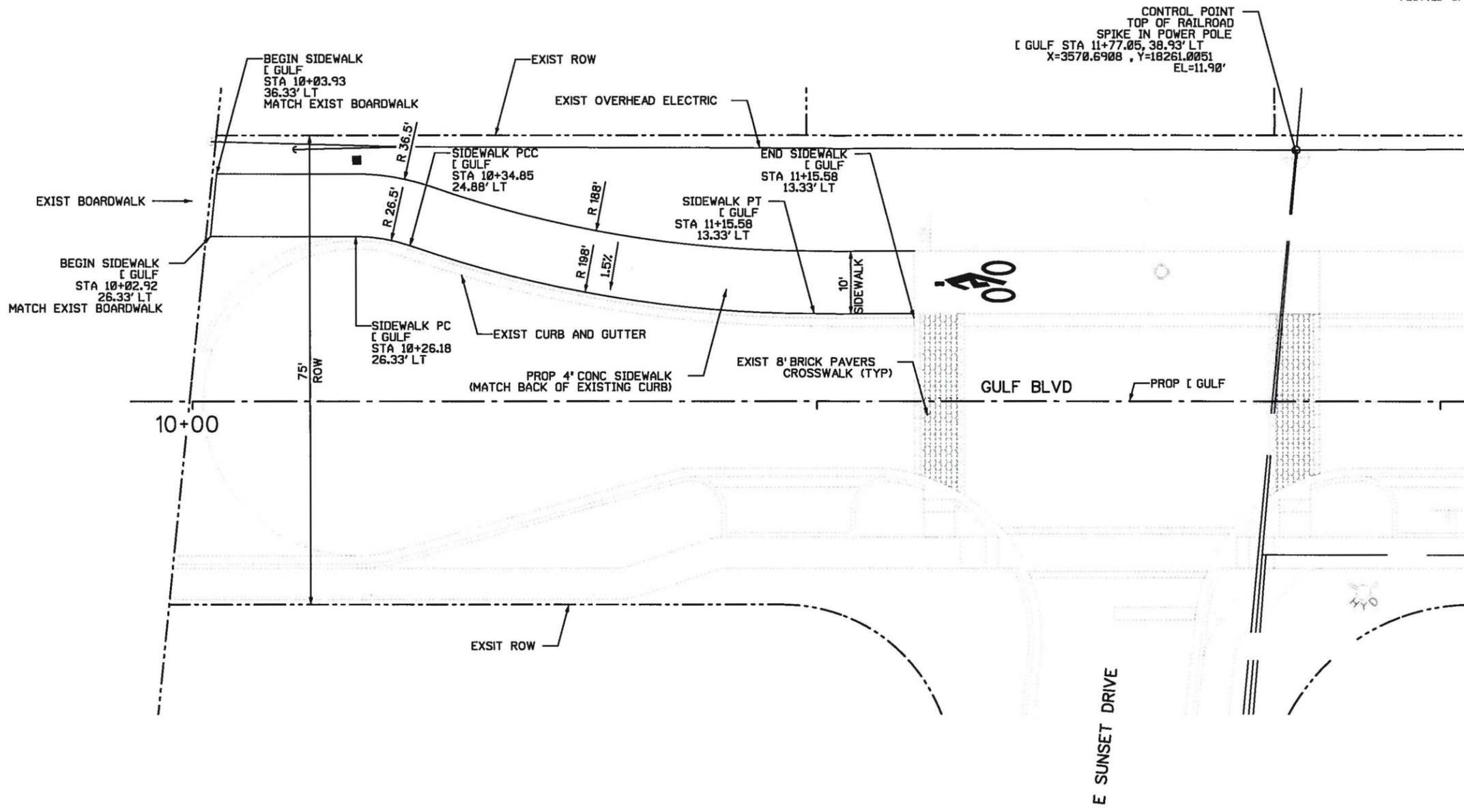
A multiuse sidewalk to connect the current terminus near Gulf and E. Sunset and the beach access adjacent to Parkshores Condominiums. As part of the ongoing Gulf Blvd. Construction the City of South Padre Island is increasing multiuse functionality of the road via improved sidewalks. One section of this sidewalk lies within the easement of 6004 Gulf Blvd. This is an undeveloped beach front lot. On the landward most side of the lot a multiuse path will be created that will allow unfettered access from the existing sidewalks to the beach access that lies directly to the south of the Parkshores Condominiums. This beach access is has been open to the public for some time however originated in the establishment of the condominium as described in Volume 14, Pages 643-671, inclusive, of the Condominium Records of Cameron County, Texas.

## Impacts to Dune System

This construction will necessitate a beach and dune permit due to the property existing east of Gulf Boulevard and that the construction will be increasing the footprint of impermeable surface (B&D Ord. Section 22-7). The proposed 10 foot wide path will be put in on the west boundary of the property and have a footprint of approximately 127 ft<sup>2</sup>. It will require a construction depth of 12 inches and displace an average of an additional 12 inches of dune sand the total reaching 18,288 ft<sup>3</sup> or 678 yd<sup>3</sup> of sand which will be utilized in the onsite mitigation. The mitigation will also consist of relocating disturbed dune plants. The hydrology of the lot will be changed slightly as the area impacted is located behind the back dune ridge, however will now be impermeable. The construction will be such that any drainage will be handled by the curbs and gutters.

## Proposed Mitigation

The City's proposed mitigation will involve the relocation of the affected sand and establishment of a seaward dune structure. The affected vegetation will be collected for propagation and similar vegetation will be replanted over the relocated sand. The exact location and specifications of the relocated sand dune will be determined upon proper analysis of the lot topography and consult with the GLO.



NOTES:  
 1. DIMENSIONS, STATIONS, AND OFFSETS GIVEN AT BACK OF CURB UNLESS OTHERWISE NOTED.

	9-16-16	
 <b>Kimley»Horn</b>		
		
SIDEWALK PLAN		
GULF BLVD IMPROVEMENTS SHEET 1 OF 1		
SCALE	PROJECT NO.	SHEET NO.
1" = 40'	-	1

STATE OF TEXAS  
 COUNTY OF CAMERON  
 I, John L. Tompkins, Trustee, Owner of the above more or less, out of 270.00 acre tract as shown by deed from W.J. Ehlers et al, dated October 12, 1951, and recorded in Vol. 527, Page 129, Deed Records of Cameron County, do hereby divide and confirm the "Fiesta Isles" being Padre Beach Section III as platted and shown on this map and dedicate to public use the lots, roads, canals, easements and rights of way as shown thereon witness my hand this 16th day of July, 1957.

*John L. Tompkins*  
 JOHN L. TOMPKINS, TRUSTEE

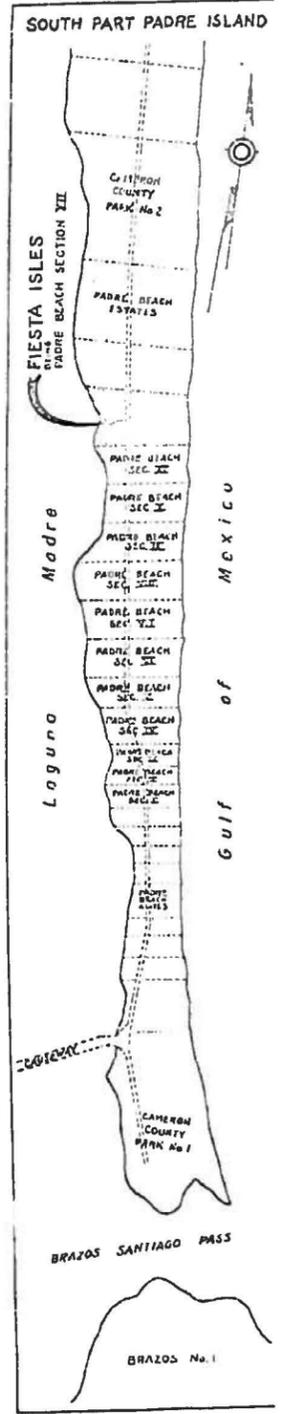
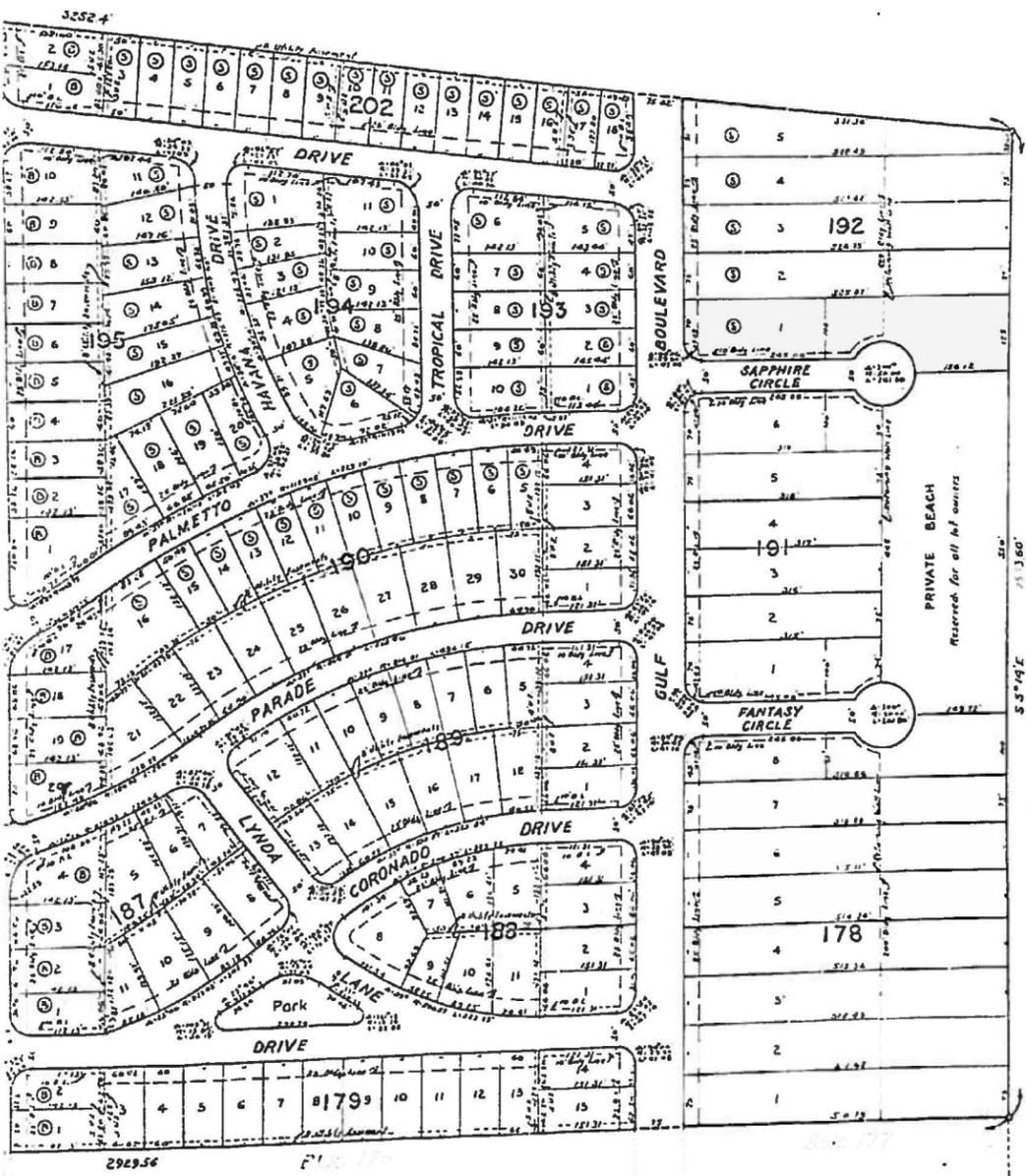
THE STATE OF TEXAS  
 COUNTY OF CAMERON  
 Before me the undersigned authority on this day personally appeared John L. Tompkins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 16th day of July, 1957.

*J. J. Gaudin*  
 J. J. GAUDIN, Notary Public  
 CAMERON COUNTY, TEXAS

I, J.R. Chamberlain, Registered Public Surveyor, certify that this is a true and correct map of "Fiesta Isles" being Padre Beach Section III, comprising the 11.72 acres, more or less, out of a 1470-acre tract as shown by deed from W.J. Ehlers et al, dated October 12, 1951, and recorded in Vol. 527, Page 129, Deed Records of Cameron County, Texas, as subdivided and platted by me this 16th day of July, 1957.

*J.R. Chamberlain*  
 J.R. CHAMBERLAIN, REGISTERED PUBLIC SURVEYOR, TEXAS LICENSE NO. 678

ALL LOTS MARKED WITH SYMBOL (C) CAN BE USED EITHER FOR BUSINESS OR RESIDENTIAL PURPOSES.  
 ALL LOTS MARKED WITH SYMBOL (R) ARE FOR SINGLE FAMILY DWELLINGS.  
 ALL OTHER LOTS RESTRICTED FOR RESIDENTIAL PURPOSES UP TO ALLOW HOTELS, MOTELS, APARTMENT AND RESORT USE ONLY.  
 NO FURTHER DETAILS SEE RECORDED RESTRICTIONS.



FILED FOR RECORD AT 10:05 A.M. ON 16th DAY OF SEPT. 1957.  
 AND ONLY RECORDED AT 9:15 A.M. ON 27th DAY OF SEPT. 1957.  
 IN VOL. 17, PAGE 43, OF THIS MAP RECORDS OF CAMERON COUNTY, TEXAS.  
 H.D. BEARD, COUNTY CLERK OF CAMERON COUNTY, TEXAS.  
 BY *[Signature]*  
 COUNTY CLERK

APPROVED BY THE COUNTY ENGINEER  
*[Signature]*  
 COUNTY ENGINEER  
 APPROVED BY THE COMMISSIONERS COURT OF CAMERON COUNTY, TEXAS OF REGULAR MEETING ON THE 12th DAY OF SEPTEMBER, 1957.  
*Walter Denny*  
 COUNTY JUDGE

APPROVED BY THE CITY COMMISSION, CITY OF PADRE ISLAND, CAMERON COUNTY, TEXAS, THIS 22nd DAY OF JULY, 1957.  
*[Signature]*  
 ATTEST  
*[Signature]*  
 CITY CLERK

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Vol. 17

4.004 acres of land, more or less, out of the eastern portion of the southern 14.42 acres of land, more or less, out of a certain 29.35 acres being bounded on the south by Padre Beach Section XII, known as Fiesta Isles, as recorded in Volume 17, Page 43, of the Cameron County Map Records, Cameron County, Texas; and being bounded on the north by Padre Beach Estates; also being bounded on the east by the Gulf of Mexico; and on the west by the Laguna Madre; the said southern 14.42 acres being situated adjacent to, and contiguous with the northern boundary of the aforementioned Padre Beach Section XII, and said 4.004 acres of land, more or less, being more particularly located and described as follows:

BEGINNING at the northeast corner of Block 192 of the aforementioned Padre Beach Section XII for the PLACE OF BEGINNING and the southeast corner of the herein described tract, said corner and PLACE OF BEGINNING being located N. 89° 59' E., (recorded S. 89° 55' E.) a distance of 1565.56 feet as measured along the north line of said Padre Beach Section XII from the intersection of said north line with the eastern right-of-way line of State Park Road 100 as shown on the Plat of Record, said PLACE OF BEGINNING also being located a calculated distance of 301.75 feet Gulfward of the +0.70 contour elevation (S.L.D. 1929), surveyed for mean higher high tide May 2, 1979;

THENCE, N. 5° 20' W., a distance of 200.00 feet to a point for the northeast corner of the herein described tract, said corner being located a calculated distance of 266.59 feet Gulfward of the +0.70 contour elevation (S.L.D. 1929) surveyed for mean higher high tide May 2, 1979;

THENCE, West a distance of 484.31 feet to a point marking the intersection of the north line of the herein described tract with the easternmost building line of the herein described tract; (said building line being a line bearing S. 10° 24' E., extending from the south end of the seawall of the Bahia Mar complex to a point located N. 89° 59' E., (recorded S. 89° 55' E.), a distance of 65.00 feet as measured along the north line of the aforementioned Padre Beach Section XII from the northwest corner of Lot 5, Block 192, of the said Padre Beach Section XII);

THENCE, continuing WEST an additional 400.02 feet for a total distance of 884.33 feet to a point for the northwest corner of the herein described tract;

THENCE, along a line parallel to the building line described above, S. 10° 24' E., a distance of 202.71 feet to a point for the southwest corner of the herein described tract, said corner being in the north line of the aforementioned Padre Beach Section XII;

THENCE, along and with the said north line of Padre Beach Section XII, N. 89° 59' E., (recorded S. 89° 55' E.), a distance of 400.00 feet to a point marking the intersection of the said north line of Padre Beach Section XII with the previously described easternmost building line;

THENCE, continuing along and with the said north line of Padre Beach Section XII an additional 466.34 feet for a total distance of 866.34 feet to the PLACE OF BEGINNING, containing 4.004 acres of land, more or less, of which 1.831 acre of land, more or less, is considered buildable and is found to be situated west (landward) of the easternmost building line, said 4.004 acres of land, more or less, being subject to a five (5.00') foot wide beach access easement situated parallel with, and adjacent to, the south line of the herein described tract, and containing 0.099 acre of land, more or less.





