

**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, NOVEMBER 20, 2017
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]*
4. Approval of the November 6, 2017 regular meeting minutes.
5. Discussion and possible action to recommend to Texas General Land Office a Beach and Dune Permit for Sangria Condominiums at 1400 Gulf Boulevard South Padre Island Texas. (Hill)
6. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 5216 Gulf Boulevard South Padre Island Texas. (Hill)
7. Discussion and possible action to recommend approval of proposed Ordinance to amend 13-24 Regulation of Shade Devices and Chairs on the Public Beach, Section E. (Hill).
8. Discussion and presentation of "SPI Beach Access" power point; an overview of the condition of the City's beach accesses (Hill).
9. Presentation of "Policy Driven Erosion Management" power point; presented at the National American Shore & Beach Preservation Association (ASBPA) conference: "Beaches, Bays and Beyond" held in Fort Lauderdale, Florida, October 24-27, 2017 (Hill)
10. Adjournment.

DATED THIS THE 16 TH DAY OF NOVEMBER 2017



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **NOVEMBER 16, 2017** AT/OR BEFORE **4:00 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID MEETING.



Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

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

MEETING DATE: 11/20/2017

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Approval of November 6, 2017 regular meeting minutes.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____

NO: _____

Approved by Legal: YES: _____

NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

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

MONDAY, NOVEMBER 6, 2017

I. Call to Order.

The Shoreline Task Force of the City of South Padre Island, Texas held a regular meeting on Monday, November 6, 2017, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Troy Giles, called the meeting to order at 3:02 p.m. A quorum was present: Task Force Members Virginia Guillot, Kerry Schwartz, Thoren Thorbjørnsen, Stormy Wall, and Neil Rasmussen, were present at the meeting, Task Force member Norma Trevino was absent.

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

II. Pledge of Allegiance.

Mr. Troy Giles led the Pledge of Allegiance.

III. Public Comments and Announcements.

No public comments were heard.

IV. Approval of the October 9, 2017 regular meeting minutes.

Task Force Member Neil Rasmussen made a motion to approve the October 9, 2017 meeting minutes, seconded by Stormy Wall. Motion passed unanimously.

V. Discussion and possible action regarding HDR's South Padre Island Resilient Public Access and Education, Conservation, and Tourism Master Plan.

This agenda item was tabled, No action was taken.

VI. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for Isola Bella at 1300 Gulf Boulevard South Padre Island Texas.

Task Force Member Stormy Wall made a motion to recommend to City Council the approval of a Beach and Dune Permit for Isola Bella at 1300 Gulf Boulevard South Padre Island Texas, seconded by Neil Rasmussen. Motion passed unanimously.

VII. Discussion and possible action to recommend approval of proposed change order #2 for Ocean Circle beach access improvement project; extending the contract end date by 34 days to November 22, 2017

Task Force Member Thoren Thorbjørnsen made a motion to recommend approval of proposed change order #2 for Ocean Circle beach access improvement project; extending the contract end date by 34 days to November 22, 2017, seconded by Stormy Wall. Motion passed unanimously.

VIII. Discussion regarding participation in the national American Shore & Beach Preservation Association (ASBPA) conference: “Beaches, Bays and Beyond” held in Fort Lauderdale, Florida, October 24-27, 2017; “Policy Driven Erosion Management” (Hill)

Shoreline Management Director Brandon Hill gave a presentation, and answered questions regarding the participation in the national American Shore & Beach Preservation Association (ASBPA) conference: “Beaches, Bays and Beyond”. No action was taken.

IX. Discussion regarding the outcome of the joint South Padre Island City Council and Shoreline Task Force Workshop held on October 19, 2017. (Hill)

Shoreline Management Director Brandon Hill answered questions regarding the outcome of the joint South Padre Island City Council and Shoreline Task Force Workshop held on October 19, 2017. No action was taken.

X. Adjournment

There being no further business, Task Force Chairman Troy Giles adjourned the meeting at 4:05 p.m.

Jose Aguilar, Program Coordinator

Troy Giles, Chairman

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

MEETING DATE: 11/20/2017

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to Texas General Land Office a Beach and Dune Permit for Sangria Condominiums at 1400 Gulf Boulevard South Padre Island Texas. (Hill)

ITEM BACKGROUND

Permit for the construction of a paver walkway.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-3044
Fax: (956) 761-3898

ISLAND

Site for Proposed Work

Legal Description Lots 1-14, BIKI, HASS Sub. Physical Address 1480 Gulf Blvd. SPI.

Property Owner Information

Name SANGRIA Condominium HOA
Mailing Address: P.O. Box 2399
City South Padre Island State Tx
Zip 78597 Country CAMERON
Phone Number 956-761-2141
Fax Number _____
E-Mail Address SANGRIACONDOS@hotmail.com

Applicant / Agent for Owner

Name Ruben FLORES
Mailing Address P.O. Box 2399
City South Padre Island State Tx
Zip 78597 Country CAMERON
Phone Number 761-2141
Fax Number _____
E-Mail Address SANGRIACONDOS@hotmail.com

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here _____)

Owner(s) Signature(s): _____
Date: _____

Applicant Signature Ruben Flores
Date: 10/4/17

Project Description

Describe with as much as detail as possible the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

Install new paver walkway to the street along existing asphalt driveway. Propane tank will be downsized to 125 gal. AND relocated across driveway inside fenced area. Gas line will be sleeved in 1 1/4" pvc under driveway with a 2 1/2" concrete cap to existing pool heater. Walkway will be approx. 4' x 64' with pavers.

Total Square Footage of Footprint of Habitable Structure: 20,576 sq ft.
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 30,000 sq ft.
Percentage Impervious Surface ((impervious surface / habitable footprint) * 100): 8.6

Please Note: the percentage of impervious surface cannot exceed 6% in an eroding area.

Approximate Duration of Construction: 2 mos

Financial Plan for the Removal of All Hard Structures

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

Type of Plan Submitted

N/A

Date Submitted

Drainage

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

No change in the drainage on site.

The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information:

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form

1. What damage will this proposed construction have on the dune vegetation located at the project site?

No damage to dune vegetation whatsoever.

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

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

Explanation / Other Information:

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

No change to dune size/shape whatsoever.

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

The proposed construction will require the removal and relocation of _____% of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information:

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

No change to dune hydrology whatsoever.

The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information:

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

N/A

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

N/A

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:

N/A

Financial Plan for Dune Mitigation:

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

Type of Plan Submitted:

Date of Submission:

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

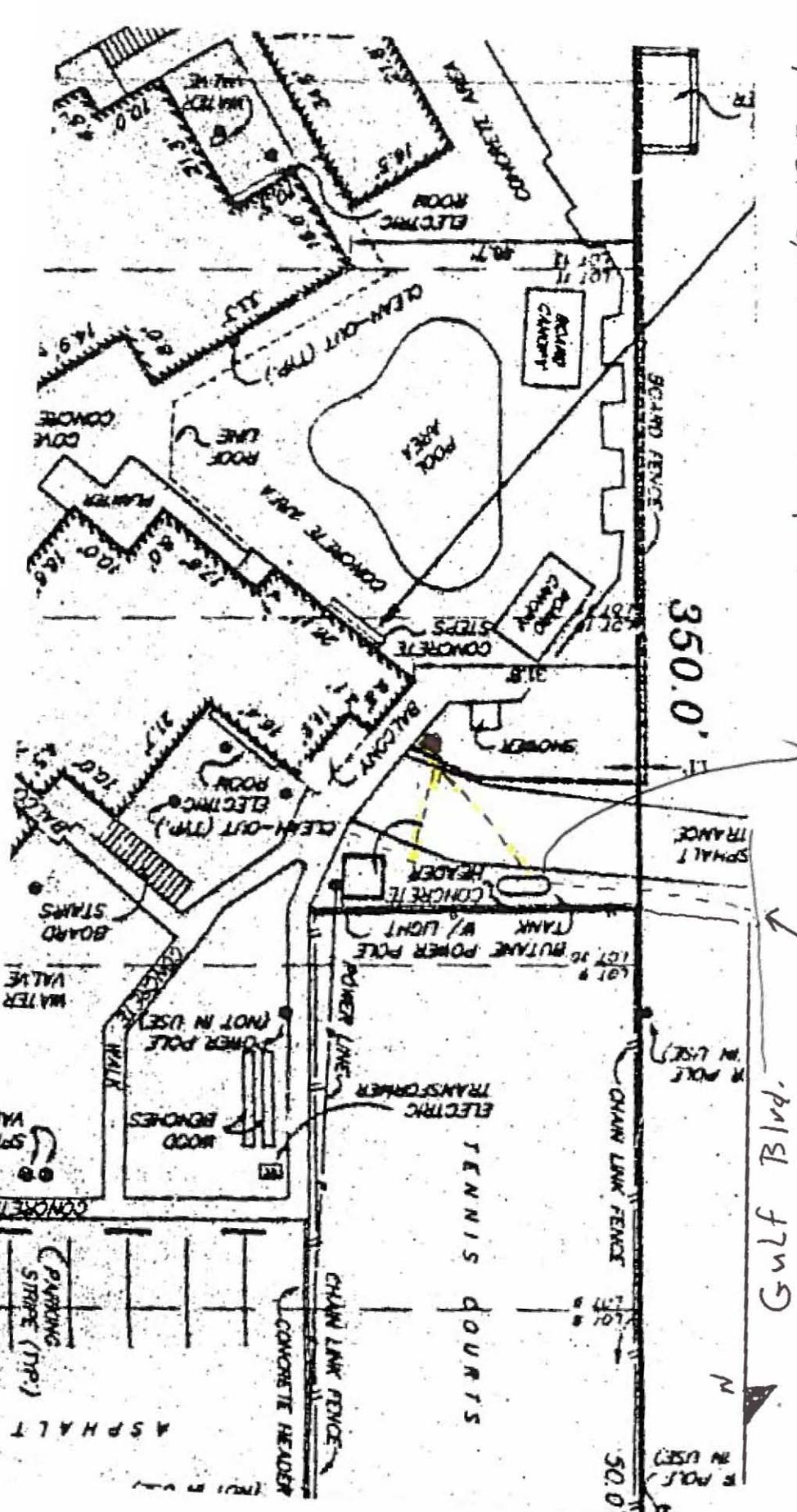
1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
3. Location of the Historical Building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

Other required application information:

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

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

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



250 gal tank downsized to 125 gal
 upright across driveway behind
 fenced area.
 Gas line buried under driveway
 in 1 1/4" PVC sleeve with a 2 1/2"
 concrete cap to pool heater.

New power walkway approx.
 4' x 43' to property line. Request permission to
 extend 21' to street
 curb, total approx 64'.
 Walkway

Gulf Blvd.

SANGRIA CONDOS
1400 GOLF BLVD.



Paver sidewalk to street curb.

R.O.W.

RECEIVED
11/8/17
[Signature]

SANGRIA Condos



Fire/Bulwark

Pad for new 125 gal vertical tank.

SANGRIA Condos



Fire/Burrowing

Gas line to be buried under driveway.

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

MEETING DATE: 11/20/2017

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 5216 Gulf Boulevard South Padre Island Texas. (Hill)

ITEM BACKGROUND

The applicant proposes to construct a townhouse with a concrete driveway, a swimming pool, and a retaining wall. The applicant also proposes off-site compensation for adverse impacts to 9,000 square feet of dune vegetation. Compensation will occur at 7010 Padre Boulevard and 7000 Padre Boulevard.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

Cover page

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

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

at
5216 Gulf Boulevard
South Padre Island, Texas

Prepared for:

*AI 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. 20083 (April 21, 2017)

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Town of South Padre Island

Beach & Dune Application

Site for Proposed Work

Legal Description: Lots 1A and 1B, Block 163, Padre Beach Sec. XI Physical Address: 5216 Gulf Boulevard

Property Owner Information: _____

Applicant/Agent for Owner:

Name: Al Land and Properties, LLC

Name: Mejia & Rose, Incorporated

Mailing Address: 100 E. Nolana, Suites 130.

Mailing Address: P.O. Box 3761

City, State, Zip: Mcallen, Texas 78504

City, State, Zip: Brownsville, Texas 78523

Phone Number: (956) 661 8888

Phone Number: (956) 544-3022

Fax Number:

Fax Number: (956) 544-3068

E:mail Address: shavi@aurielinvestments.com

Email Address: mandrinc@cngmail.com _____

Applicant Signature: _____

Date of Signature: _____

I/We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here-->_____)

Owner(s) Signature(s): _____

Date of Signature: _____

Project Description:

Describe with as much detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

Proposed construction of 2 story townhouse, concrete drives, pools, cmu retaining wall to elevation 14.0 feet on the north boundary and a concrete addition to the existing bulkhead to elevation 15.55 feet, all landward of Historic building line.

Total Square footage of footprint of habitable structure **3,671 sq. ft.**

Total Area of impervious surface (i.e. retaining walls, walkways, drives, patios, etc.): 7,908 SQ. FT.

Percentage of impervious surface [(impervious surface / habitable footprint)* 100]: **2.15 percent**

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

Approximate Duration of Construction:

Financial Plan for the removal of all hard structures.

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

Type of Plan **N/A**

submitted:

Date of submission: _____

Drainage:

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

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

Explanation/other info: The building site landward of the H.B.L. will drain to the front and into the street as shown on drainage plan. The area seaward of the H.B.L. will have no impact as we have removed the beach walkover from the plans and should absorb water as usual.

Impacts to Beach/Dune System:

Answer each question as completely as possible in narrative form:

1) What damage will this proposed construction have on the dune vegetation located at the project site?

- a) no damage to dune vegetation whatsoever. b) the proposed construction will impact _____ % of the dune vegetation on site. (explanation of the "impact" will be required) c) the proposed construction will require the removal and relocation of 0% of the dune vegetation on site. (the submission of a mitigation plan will be required)

Explanation/other info: _____

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

- a) no change to dune size/shape whatsoever. b) the proposed construction will change _____ % of the size/shape of dunes on site. (details will be required) c) the proposed construction will require the removal and relocation of 0% of the dunes on site. (the submission of a mitigation plan will be required)

Explanation/other info: _____

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

- a) no change to dune hydrology whatsoever. b) the proposed construction will impact dune hydrology on site. (details will be required)

Explanation/details: _____

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

This project will not affect the dunes or vegetation east of the H.B.L.

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

No part of the project will affect the beach access

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

Financial Plan for Dune Mitigation: N/A

If required by the Board of Aldermen, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant. Type of Plan submitted: - Date of submission:

Checklist of Additional Required Application Information:

An accurate map, plat or site plan showing: (see topographical survey map)

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

Other required application information:

- 1) A grading and layout plan showing proposed contours for the final grade
- 2) The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- 3) Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract.
- 4) Copy of the Flood Rate Map showing the location of the subject property.
- 5) Copy of the Historical Erosion Rate Map as determined by the Univ. of Texas @ Austin, Bureau of Economic Geology.
- 6) \$300 application fee.

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

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

Site Photographs of existing conditions



View of existing Bulkhead facing south across Lots 1A and 1B
From Gay Dawn beach access

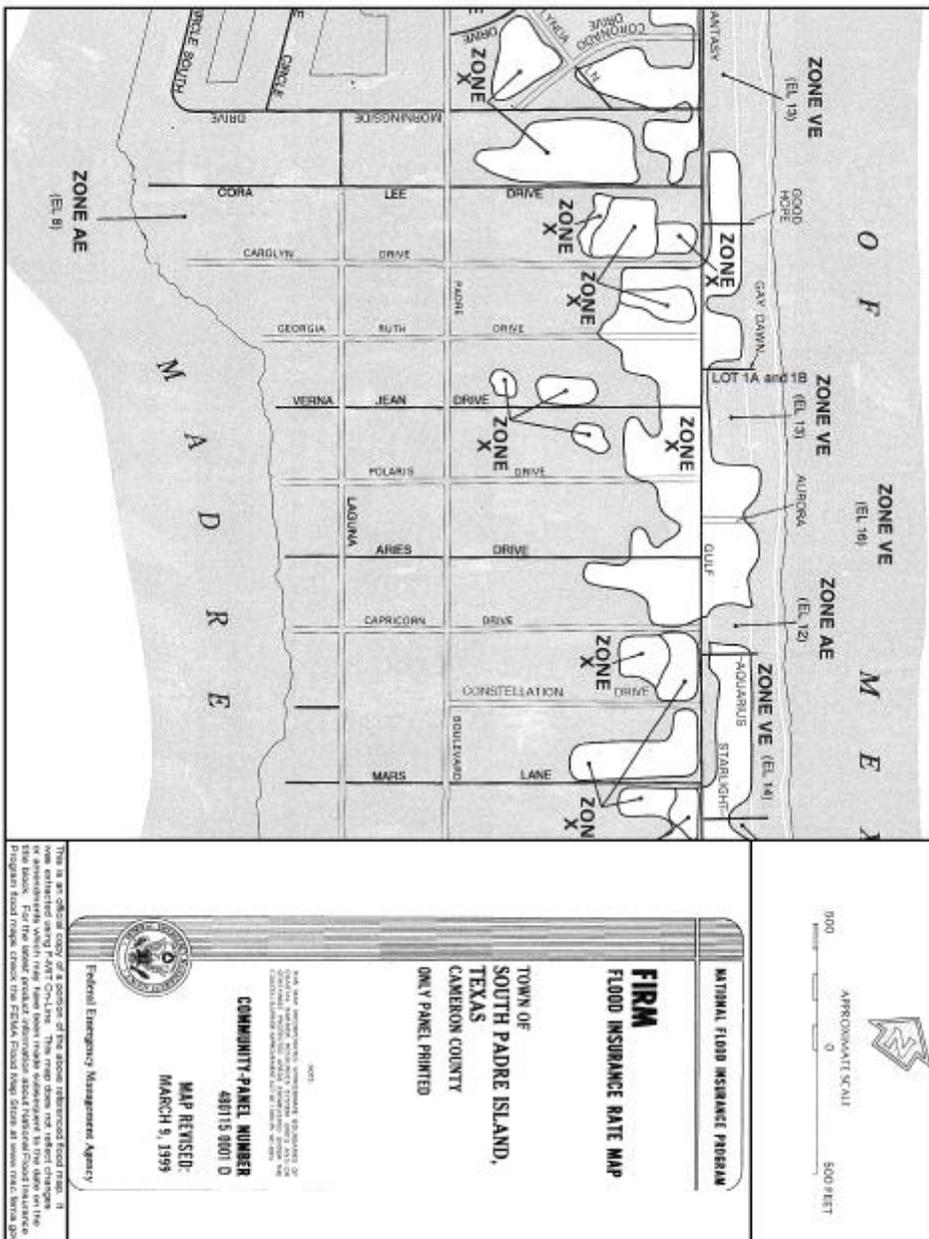


View of front of Lots 1A and 1B from the Gulf Blvd. facing east



View from beach facing west showing the Vegetated Dunes

F.E.M.A Flood Map



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

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

NOTE:
 THIS MAP WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN COOPERATION WITH THE TEXAS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING. THE INFORMATION ON THIS MAP IS BASED ON THE DATA PROVIDED BY THE TEXAS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING. THE INFORMATION ON THIS MAP IS NOT GUARANTEED AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.

Federal Emergency Management Agency

COMMUNITY-PANEL NUMBER
 4987115 0007 D

MAP REVISED:
 MARCH 9, 1999

This is an official copy of a Federal Flood Insurance Rate Map. It was prepared by the Federal Emergency Management Agency in cooperation with the Texas Department of Community Development and Housing. The information on this map is based on the data provided by the Texas Department of Community Development and Housing. The information on this map is not guaranteed and is not to be used as a basis for any other purposes.

Topographical survey

See Exhibit “A”

Proposed improvements

See Exhibit “B”

Grading plan

See Exhibit “C”

Retaining Wall plan

See Exhibit “D”

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

Mitigation Plan

The building site is west of the Historical building line (H.B.L.) and is approximately 9,000 square feet.

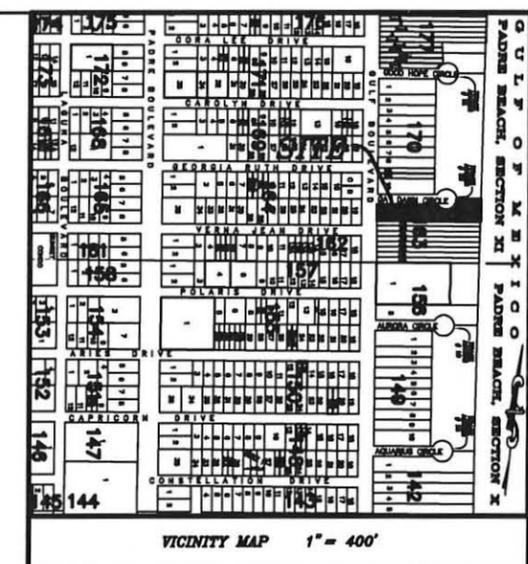
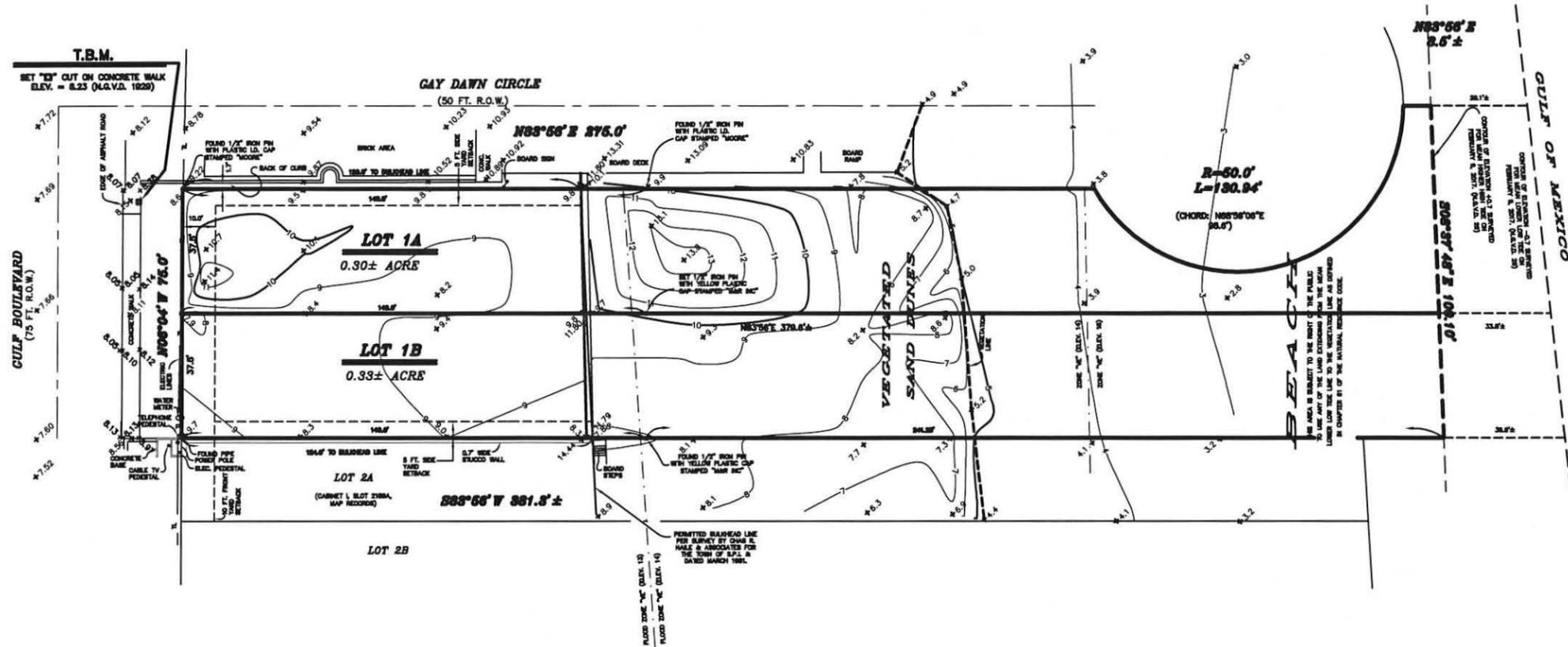
The total area of the combined lots is 27,210 square feet out to the +0.7 foot contour of elevation. The construction of the house, drives, pools, retaining wall and walks will add up to 9,000 square feet.

The affected area is west of the H.B.L. We will be moving or replanting approximately 9,000 square feet of vegetation at the Hilton Garden Inn (7010 Padre Blvd.) and La Quinta (7000 Padre Blvd.) located in South Padre Island, Texas 78597. See provided letter by owner of both properties. This site ranges from elevation 8.0 feet above sea level to an elevation of 11.4 feet above sea level so nothing will be cut from building site, clean fill will be brought in by the contractor to raise the buildable area to meet the elevations on the drainage plan. There will be no sand or vegetation disturbed east of the H.B.L., so we will not be moving or replanting any vegetation east of H.B.L..

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. 480115, PANEL NO. 0001 D, REVISED MARCH 9, 1999.
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.

2ND FLOOR LAYOUT



MERIDIAN OF PADRE BEACH SECTION XI



TOPOGRAPHIC SURVEY
 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" = 20'
SURVEYED FOR:

AI LAND AND PROPERTIES, LLC.

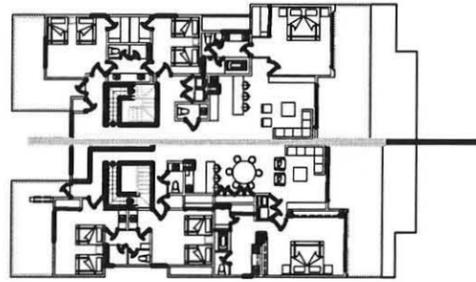
APRIL 11, 2017

EXHIBIT "A"

Mejia & Ross, Incorporated

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

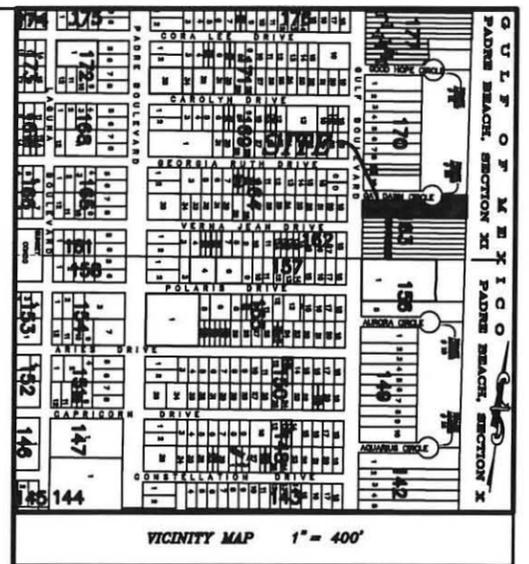
G.P. NO. N/A JOB NO. 20083
 S.TROWBRIDGE



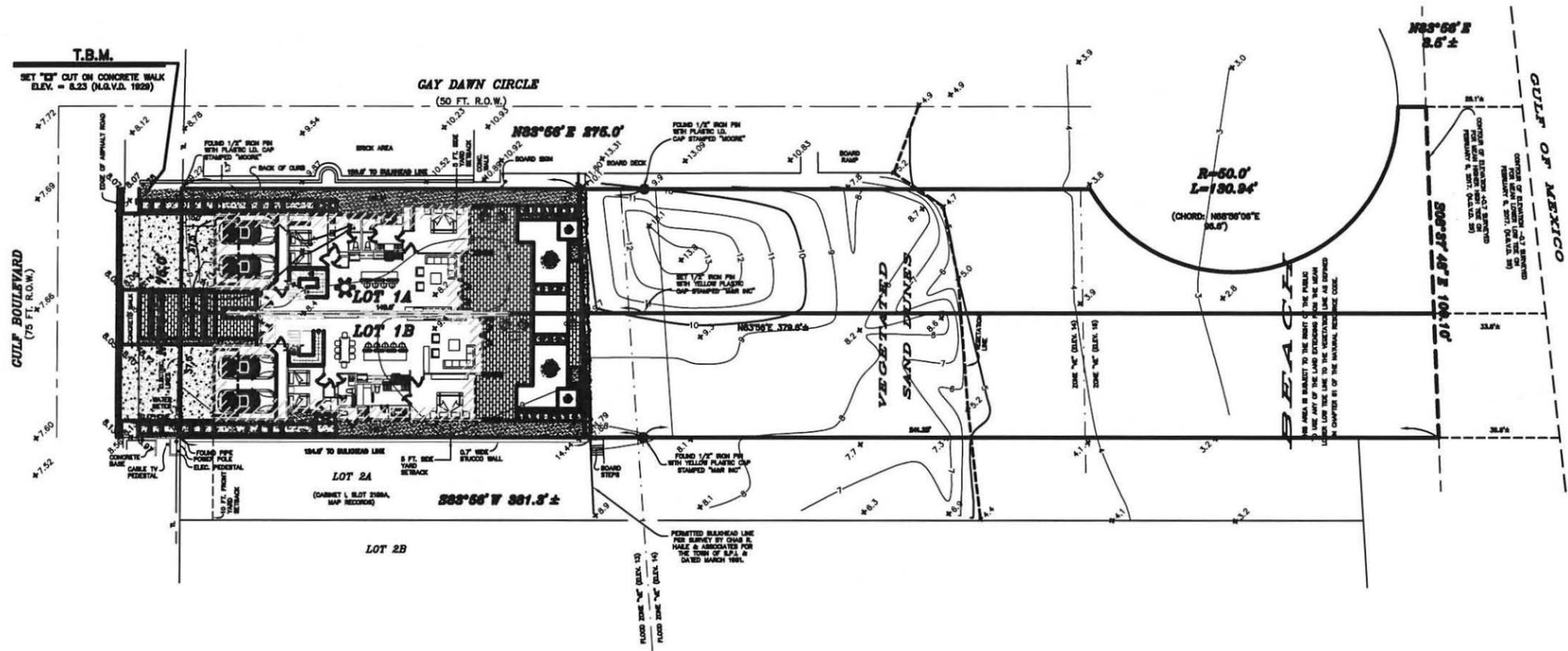
2ND FLOOR LAYOUT

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. 480115, PANEL NO. 0001 D, REVISED MARCH 9, 1999.
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.



MERIDIAN OF PADRE BEACH SECTION XI

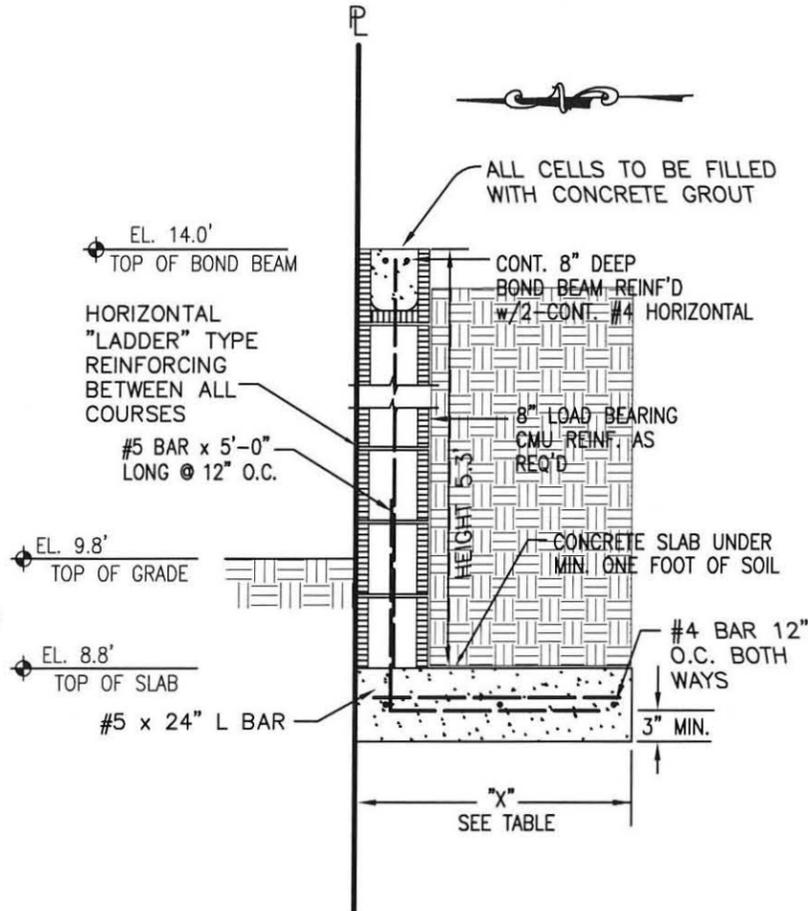


PROPOSED IMPROVEMENTS
 LOTS ONE-A (1A) AND (1B), BLOCK ONE HUNDRED SIXTY-THREE (163), PADRE BEACH, SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 13596, MAP RECORDS OF CAMERON COUNTY, TEXAS.
SCALE: 1" = 20'
SURVEYED FOR:
AI LAND AND PROPERTIES, LLC.
APRIL 11, 2017

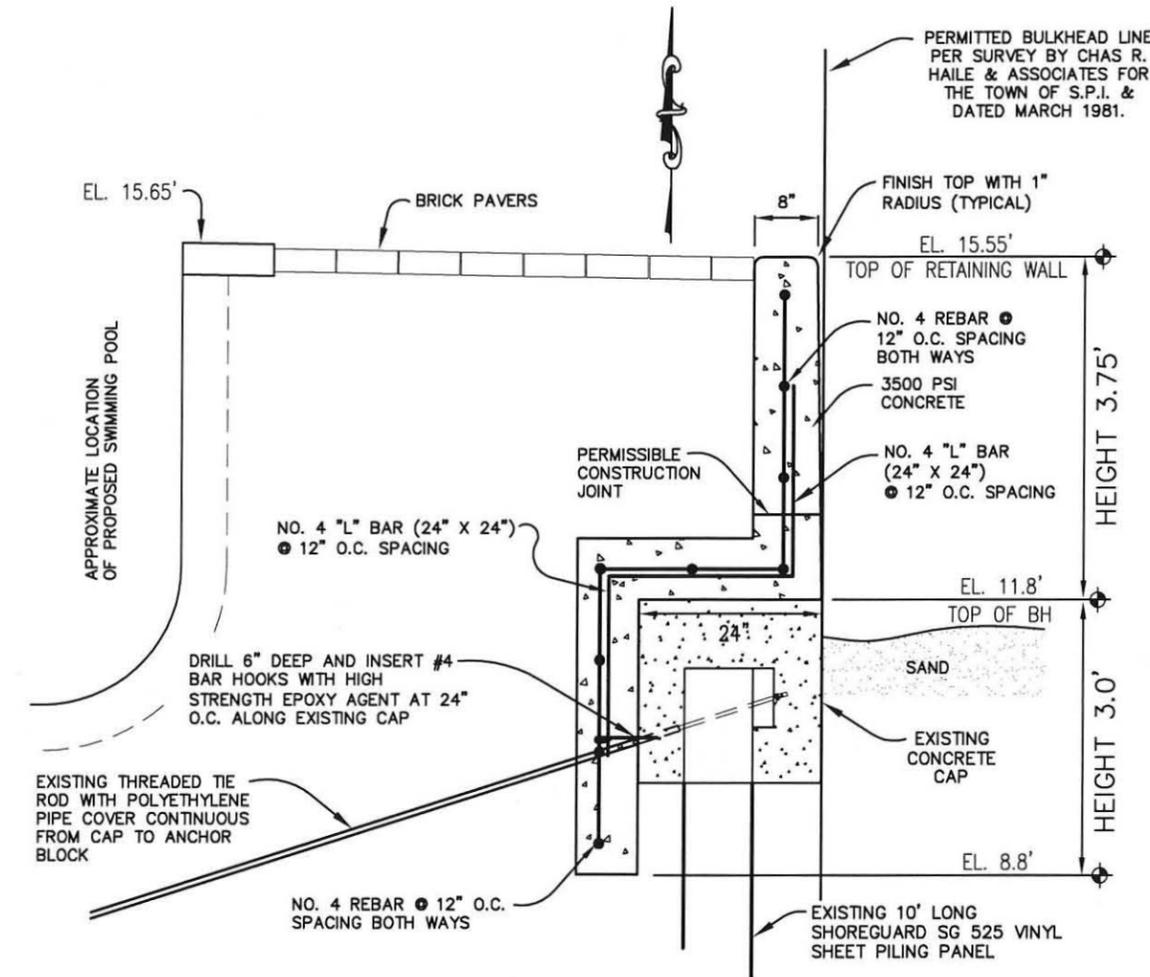
EXHIBIT "B"
Meja & Rose, Incorporated
 Engineering Surveying
 T.B.P.E. Reg. No. F-002670
 T.B.P.L.S. Reg. No. 10023900
 1843 West Price Road (956) 644-3022
 P.O. Box 3761 Brownsville, Texas 78520
 Fax (956) 644-3088
 email: mandrinc@gmail.com
 G.P. NO. N/A JOB NO. 20083
 R.TROWBRIDGE

CONCRETE MASONRY

- ALL LOAD BEARING CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE NATIONAL CONCRETE MASONRY ASSOCIATION.
- HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL BE DOMESTIC LIGHTWEIGHT GRADE N UNITS, CONFORMING TO ASTM C-90-75.
- MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNITS" ($f'_m = 1500$ PSI).
- MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM-270 TYPE "S" (1800 PSI COMPRESSIVE STRENGTH AT 28 DAYS).
- GROUT FOR ALL REINFORCED HOLLOW MASONRY UNIT WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (6 SACK MIX) WITH A MAXIMUM 3/8" AGGREGATE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
- UNLESS OTHERWISE NOTED, ALL MASONRY WALLS SHALL BE REINFORCED WITH 9 GA. MILL GALVANIZED, HORIZONTAL WIRE REINFORCEMENT (LADDER TYPE) EMBEDDED IN MORTAR JOINTS AT 8" O.C., NOMINAL WIDTH OF JOINT REINFORCING SHALL EQUAL WALL THICKNESS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION A-82, AND SHALL BE LAPPED AT LEAST 6" WITH AT LEAST ONE CROSS WIRE WITHIN THE LAP. JOINT REINFORCING SHALL BE INSTALLED IN THE FIRST AND SECOND MORTAR BED JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS.
- UNLESS NOTED OTHERWISE ON PLANS, ONE GROUTED #5 BAR SHALL BE PROVIDED AROUND THE PERIMETER OF ALL WALL OPENINGS.
- BOND BEAMS SHALL BE REINFORCED WITH ONE CONTINUOUS #5 BAR. REINFORCING SHALL BE CONTINUOUS AT ALL CORNERS AND INTERSECTING WALLS.
- CONTROL JOINTS SHALL BE CONSTRUCTED WITH SLOTTED MASONRY UNITS AND FACTORY MOLDED JOINT FILLER. JOINTS SHALL BE CAULKED WITH AN APPROVED MATERIAL.
- CONTROL JOINTS SHALL NOT EXTEND THROUGH BOND BEAMS UNLESS INDICATED ON PLANS.
- ALL PERIMETER EXTERIOR CMU WALLS SHALL BE REINFORCED WITH VERT. #5's GROUTED SOLID AT THE SPACING INDICATED ON DETAILS 6/S1 AND 7/S1 AND HORIZONTAL BOND BEAMS REINFORCED w/1-CONT. #5. BOND BEAMS SHALL BE LOCATED VERTICALLY AT 8'-0" O.C. AND AT TOP OF WALL.



NORTH CMU RETAINING WALL
SCALE: NTS



EAST CONCRETE RETAINING WALL
SCALE: NTS

TABLE "X"

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



RETAINING WALL PLAN
 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" = 20'
 PREPARED FOR:
AI LAND AND PROPERTIES, LLC.

GRADING PLAN
 SHEET 2 OF 2

EXHIBIT "D"

Mejia & Rose, Incorporated
 Engineering Surveying
 T.B.P.L.S Reg. No. 10023900
 T.B.P.E. Reg. No. F-002670
 1643 West Price Road (956) 544-3022
 P.O. Box 3761 Brownsville, Texas 78520
 Fax (956) 544-3068
 email: mandrinc@cngmail.com
 G.F. NO. N/A
 JOB NO. 20083
 J.350WB33D98



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

November 8, 2017

Via Electronic Mail

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

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

Site Address: 5216 Gulf Boulevard, South Padre Island
Legal Description: Lots 1A and 1B, Block 163, Padre Beach Section XI
Lot Applicant: AI Land and Properties, LLC c/o Mejia & Rose
GLO ID No.: BDSPI-17-0245

Dear Mr. Hill:

The General Land Office has reviewed the application for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a townhouse with a concrete driveway, a swimming pool, and a retaining wall. The applicant also proposes off-site compensation for adverse impacts to 9,000 square feet of dune vegetation. Compensation will occur at 7010 Padre Boulevard and 7000 Padre Boulevard. The proposed construction is located landward of the Historic Building Line (HBL). According to the Bureau of Economic Geology, the proposed construction is located in an area that is eroding at a rate of two to three feet per year.

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

- The City shall require the property owner to remove any wall that is exposed to substantial wave action for 20 days out of any 30 consecutive days except following major storm events (tropical storms, hurricanes, etc.), in which case, the owner will be given additional time to determine compliancy, as determined by the City and State. If removal is required it will be at the property owner's expense.¹
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.²
- The City shall require the applicant to locate restored dunes, including dune vegetation, in the area extending no more than 20 feet seaward of the landward boundary of the public beach at the compensation site. The City shall ensure that the 20-foot restoration area follows the natural migration of the vegetation line.³

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

² 31 Tex. Admin. Code § 15.6(g).

³ 31 Tex. Admin. Code § 15.7(e)(1).

- The City shall not allow the applicant to restore dunes, including dune vegetation, even within the 20-foot corridor, if such dunes would restrict or interfere with the public use of the beach at normal high tide.⁴
- The City shall require the applicant restoring dunes to use indigenous vegetation that will achieve the same protective capability as the surrounding natural dunes.⁵
- Construction activities, including vegetation planting, must not impact the public's ability to access or use the beach.
- The City must require the applicant to demonstrate that it has achieved a 1:1 ratio of the adverse effects upon successful, complete, and stabilized restoration prior to beginning construction.⁶
- The City shall include a condition in the permit which requires the permittee to notify the City in writing of the actual date of initiation within ten working days after compensation is initiated.⁷
- The City must require the applicant to conduct compensation efforts continuously until the dune vegetation is equal or superior to the pre-existing dune vegetation. These efforts shall include preservation and maintenance pending completion of compensation.⁸
- 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.⁹
- Any sand, soil, or sediment used as fill must not contain hazardous substances in concentrations that are harmful to people, flora, and fauna as determined by applicable requirements for toxicity standards established by the local, state, and federal governments.¹⁰
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.¹¹

If you have any questions, please contact me at (512) 463-9109 or at rajiv.vedamanikam@glo.texas.gov.

Sincerely,



Rajiv Vedamanikam
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

⁴ 31 Tex. Admin. Code § 15.7(e)(2).

⁵ 31 Tex. Admin. Code § 15.7(e)(4).

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

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

⁸ 31 Tex. Admin. Code § 15.4(g)(2).

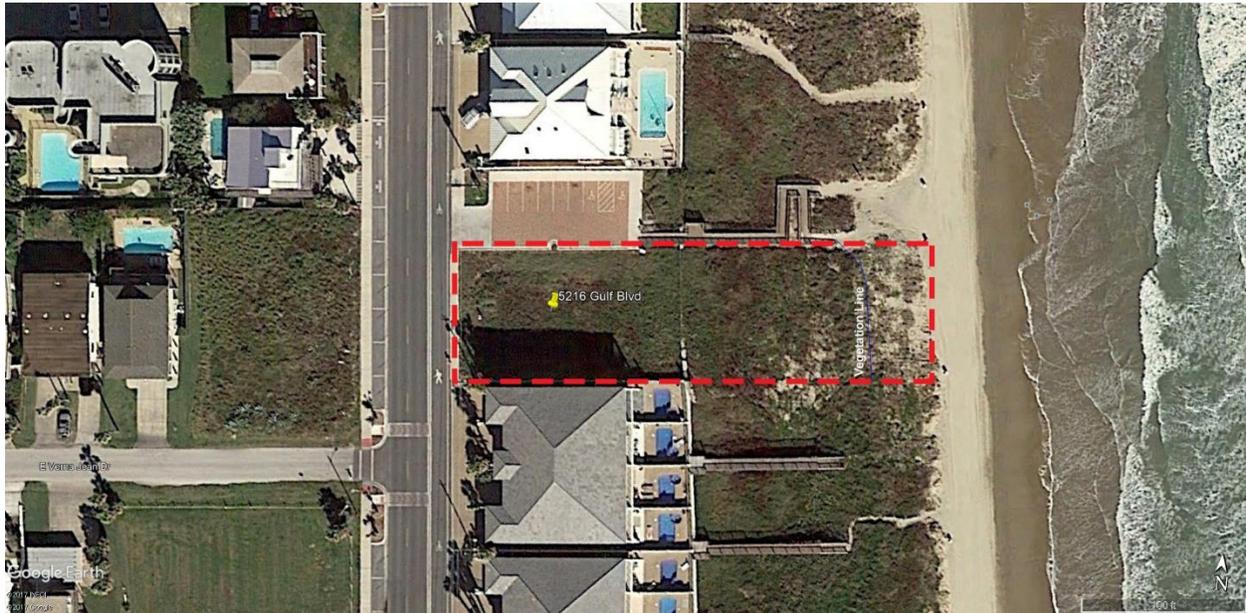
⁹ 31 Tex. Admin. Code § 15.4(g)(4).

¹⁰ 31 Tex. Admin. Code § 15.4(c).

¹¹ 31 Tex. Admin. Code § 15.6(e)(3).

Mitigation Plan - Additional Information

The proposed mitigation plan for re-planting disturbed vegetation calls for offsite re-planting. The reason for that is due to not having enough area to cover the one to one ratio for the vegetation. As you can see in the image below, there is a lot of vegetation seaward of the HBL which is why we will be re-planting offsite.



The selected offsite location for re-planting was selected because the neighboring properties did not want to allow us to plant new vegetation on their property. The owner of the selected properties is allowing us to plant new vegetation at the one to one ratio that is being required.

October 12, 2017

RE: 5216 Gulf Blvd - Dune Vegetation Compensation

Brandon Hill
4601 Padre Blvd
South Padre Island, TX 78597

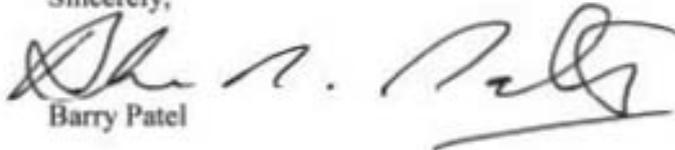
Dear Mr. Hill,

This letter is to certify that I, Barry Patel, am in full agreement with approximately 9,000 SF of vegetation being compensated on my properties being, Hilton Garden Inn (7010 Padre Blvd.) and La Quinta (7000 Padre Blvd.) located in South Padre Island, TX 78597. I am the owner of both properties.

The 9,000 SF of vegetation will be transferred from 5216 Gulf Blvd, South Padre Island, TX 78597 to clear area for a new construction site and will be compensated at a 1:1 ratio as required by the local government. It will be used to fortify/establish dunes at above mentioned locations.

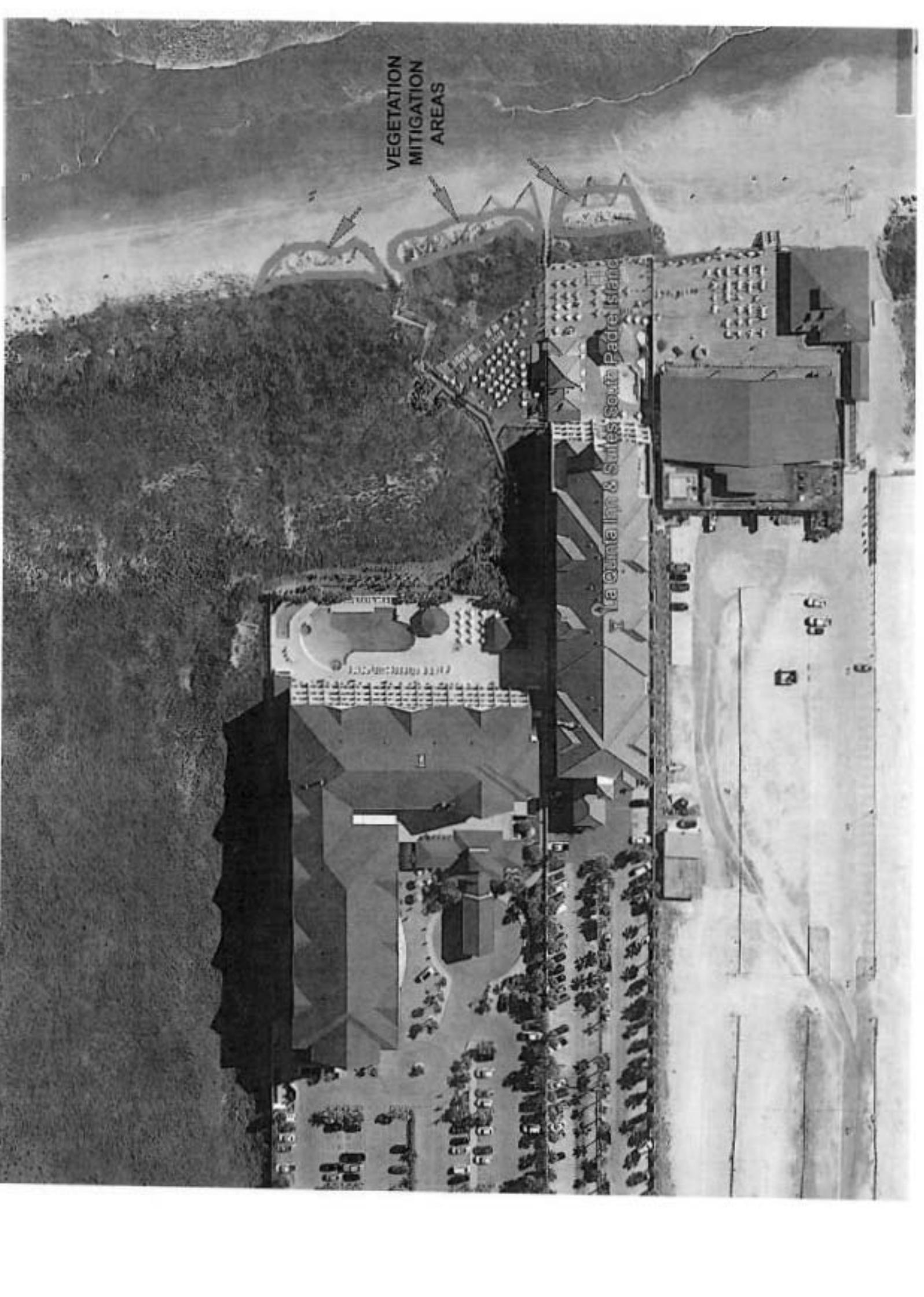
A map has been attached to identify the area where the vegetation will be placed.

Sincerely,


Barry Patel

VEGETATION
MITIGATION
AREAS

La Quinta Inn & Suites South Padre Island





05/09/2017



05/09/2017



05/09/2017



05/09/2017



05/09/2017



05/09/2017



05/09/2017



05/09/2017



05/09/2017



05/09/2017

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

MEETING DATE: 11/20/2017

NAME & TITLE: Victor Baldovinos, Environmental Health Director
Brandon Hill, Shoreline Director

DEPARTMENT: Environmental Health Services and Shoreline departments

ITEM

Discussion and possible action to recommend approval of first reading of Ordinance #____ to amending 13-24 Regulation of Shade Devices and Chairs on the Public Beach, Section E.

ITEM BACKGROUND

Shortcomings of the existing wording have been highlighted by the enforcement of this ordinance in response to coastal flooding earlier this year as well as Hurricane Harvey. The Ordinance has been edited in order to remove any potential ambiguity.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

7.A Develop a diversified economy in order to increase spending on the Island throughout the year.

7.10 Continue the Island’s unique character and assets aggressively

7.18 Support ordinances, events and policies that enhance the Island’s economic development potential

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommend approval.

ORDINANCE 2017-

AN ORDINANCE AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, BY AMENDING SECTION 13-24(E) THAT DAMAGE TO DUNES IS PROHIBITED; ESTABLISH WHEN IT IS NECESSARY TO REMOVE EQUIPMENT AND WHERE EQUIPMENT MUST BE PLACED WHEN REMOVED FROM THE BEACH; AND DURING TIMES OF ORDINARY WEATHER, ALL STORED EQUIPMENT MUST BE SECURED TO PREVENT MOVEMENT BY WIND AND/OR WATER.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Chapter 9 of The Code of Ordinances of the City of South Padre Island is hereby amended to read as follows:

Chapter 13 Section 13-24 Regulation of Shade Devices and Chairs on the Public Beach

No person or entity may place shade devices, chairs or other physical devices for rent or use by third parties on any portion of the beach within the City of South Padre Island located seaward of the Historical Building Line without obtaining a permit from the City as provided for by this Section 13-24, and comply with all provisions of this section, to-wit:

E) Damage to the dunes and dune vegetation is prohibited. In the case of a hurricane warning or watch, coastal flood warning or watch, tropical storm warning or watch as issued by the National Weather Service for South Padre Island or extreme high tides, or threat of wave swell and/or high wind as determined by the City Manager or their proxy, all equipment must be removed from the beach and placed West of the “critical dune area” as defined by Chapter 22 and/or permitted littoral property, including the approved parking lot(s) and away from such area that is deemed a threat to the dunes or public safety, as determined by the City Manager or proxy. During times of ordinary weather conditions, all stored equipment must be secured to prevent movement by wind and/or water. Public health and safety equipment may be exempt from this ordinance.

Section 2. Any violation of this Ordinance may be punished by a fine not to exceed Five Hundred Dollars (\$500.00) for each offense or for each day such offense shall continue and the penalty provisions of Section 21-1 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 3. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City

Council that every section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effect for its purpose.

Section 4. This Ordinance shall become effective when published by publishing its caption.

PASSED, APPROVED AND ADOPTED on First Reading, this ____ day of _____ 2017.

PASSED, APPROVED AND ADOPTED on Second Reading, this ____ day of _____ 2017.

ATTEST:

**CITY OF SOUTH PADRE
ISLAND, TEXAS**

Susan Hill, CITY SECRETARY

DENNIS STAHL, MAYOR

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

MEETING DATE: 11/20/2017

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and presentation of “SPI Beach Access” power point; an overview of the state and condition of the city’s beach access (Hill).

ITEM BACKGROUND

Shoreline Department Director Brandon Hill will give an overview of the state and condition of the City’s Beach Access points.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS



Beach Accesses

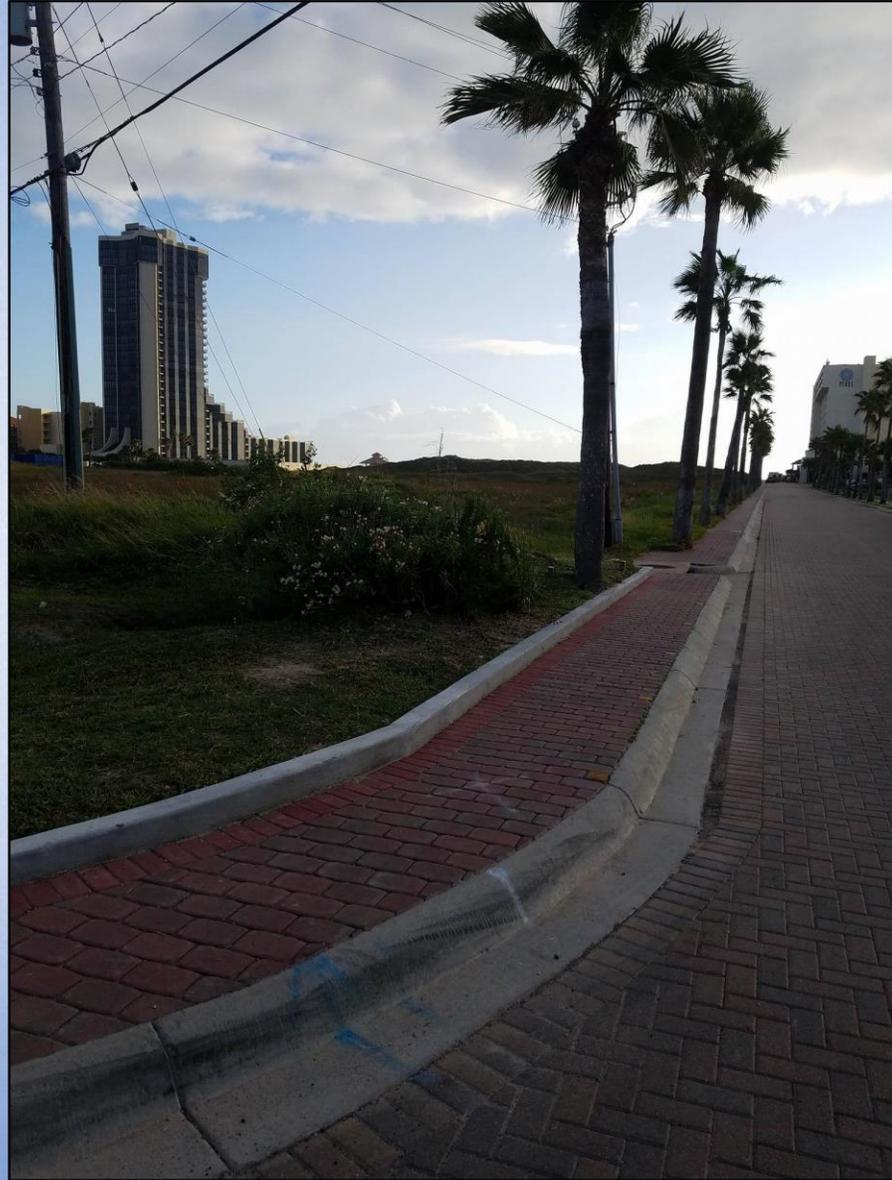
SHORELINE DEPARTMENT 08/2017

Pearl Beach Access Before



Construction materials: Wood /Trex planking,
Pavers
Length: ~ 182 Ft.
Width : ~ 6 Ft.

Pearl Beach Access After

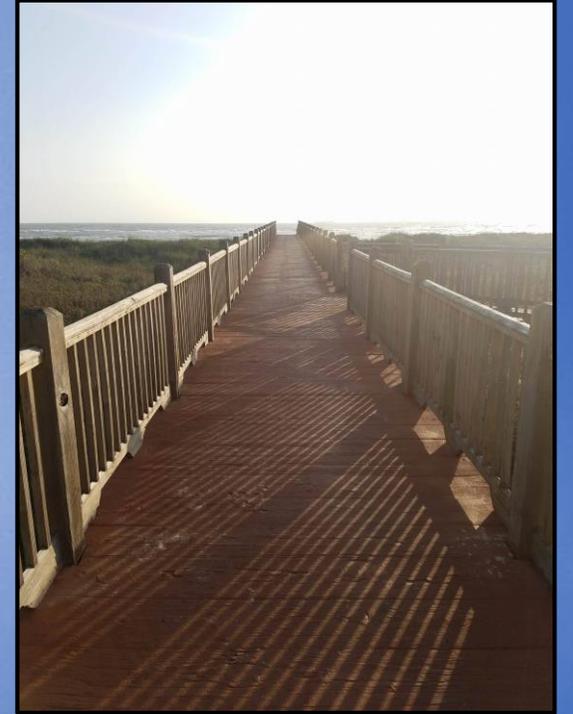
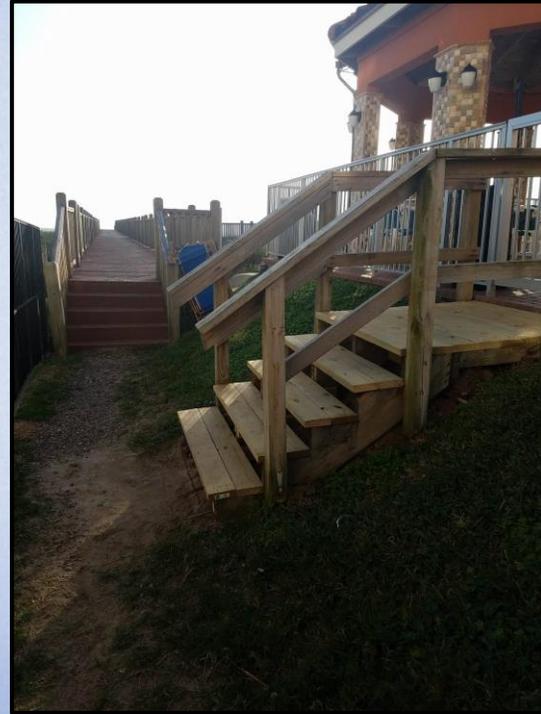


La Copa Beach Access Before

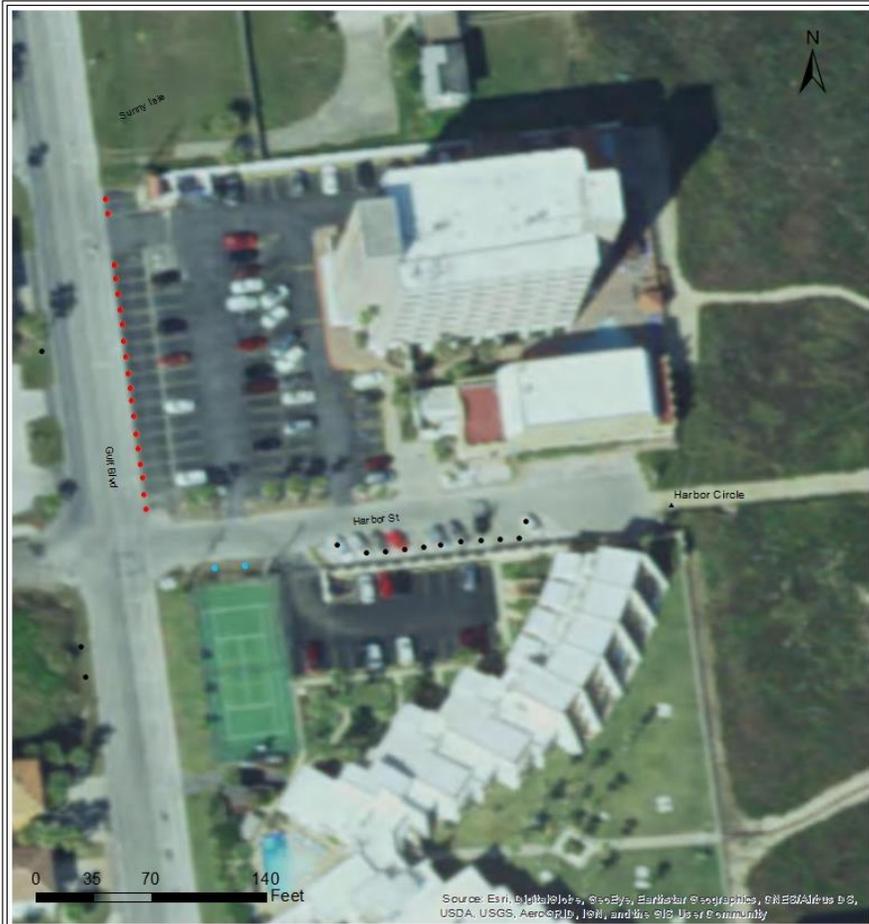


Construction materials:
Wood/Trex planking
Length: ~ 182 Ft.
Width : ~ 6 Ft.

La Copa Beach Access After



Harbor Access #1



Signs

- “No Motor Vehicles Allowed on Beach”
- “Code of City Ordinances”
- “No Littering”

Amenities

- Wooden Path
- Blue Mobi-Mat
- Paved parking lot
- Roped Fence
- Bike Rack
- Barrel Stand

Parking

- 13 Public spaces
- 22 Public spaces within 250 ft.

Construction materials: Wood / Mobi-Mat

Length: ~ 309 Ft.

Width : ~ 6 Ft.



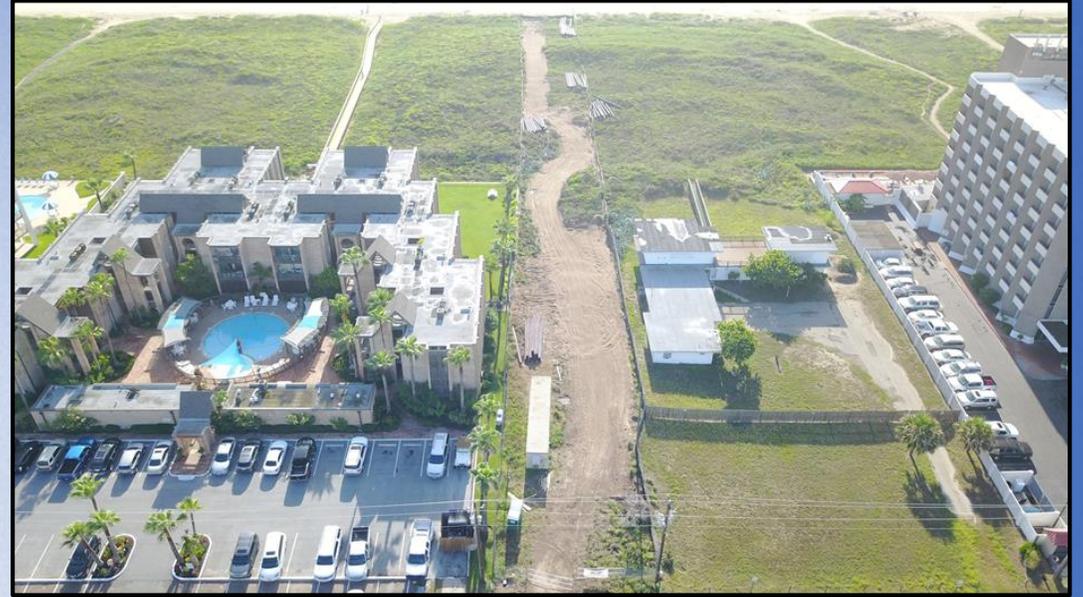
Cul-de-Sac Parking

- Additional Public (2)
- Handicap (0)
- Public (11)
- Public marked Private (0)

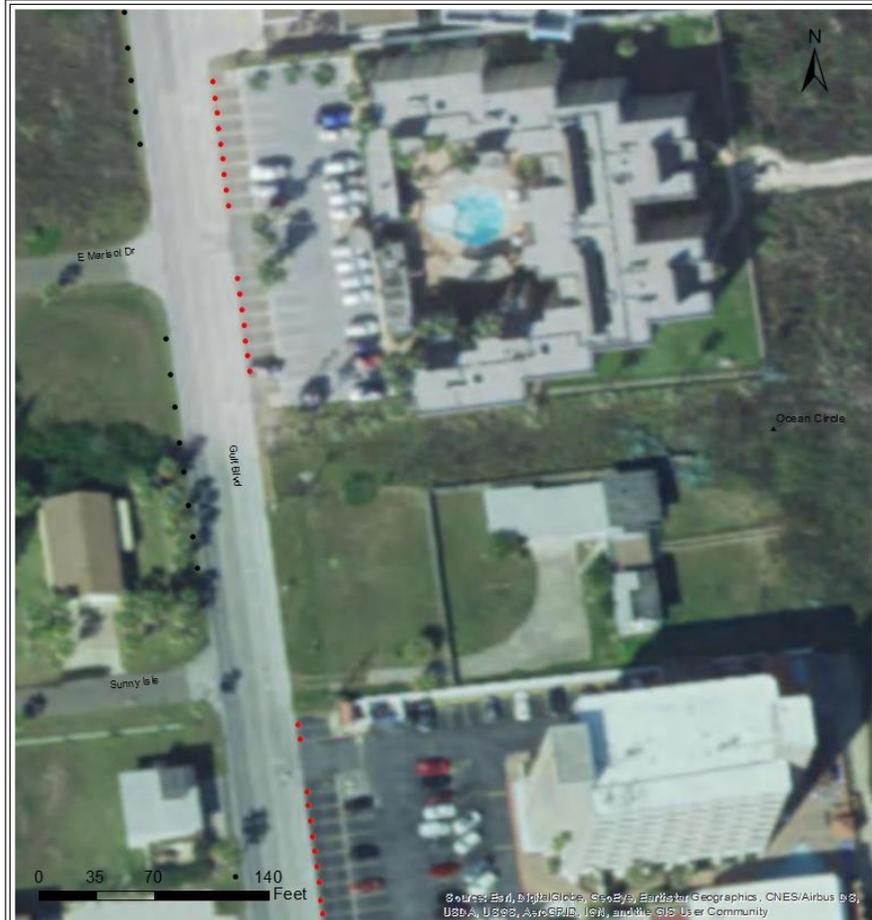
Gulf Boulevard Parking

- Bike (0)
- Handicap (0)
- Public (3)
- Public marked Private (19)

Ocean Access #2 Currently Under Construction



Ocean Access #2 Currently Under Construction



Cul-de-Sac Parking	Gulf Boulevard Parking
• Additional Public (0)	• Bike (0)
• Handicap (0)	• Handicap (0)
• Public (0)	• Public (14)
• Public marked Private (0)	• Public marked Private (27)

Signs to be installed:

- “No Motor Vehicles Allowed on Beach”
- “Code of City Ordinances”
- “No Littering”

Amenities to be developed:

- Walkover
- Wash Station
- Paved parking lot
- Roped Fence
- Bike Rack
- Barrel Stand

Parking

- 26 Public spaces
- 2 Public ADA spaces
- 36 Public spaces within 250 ft.

Construction

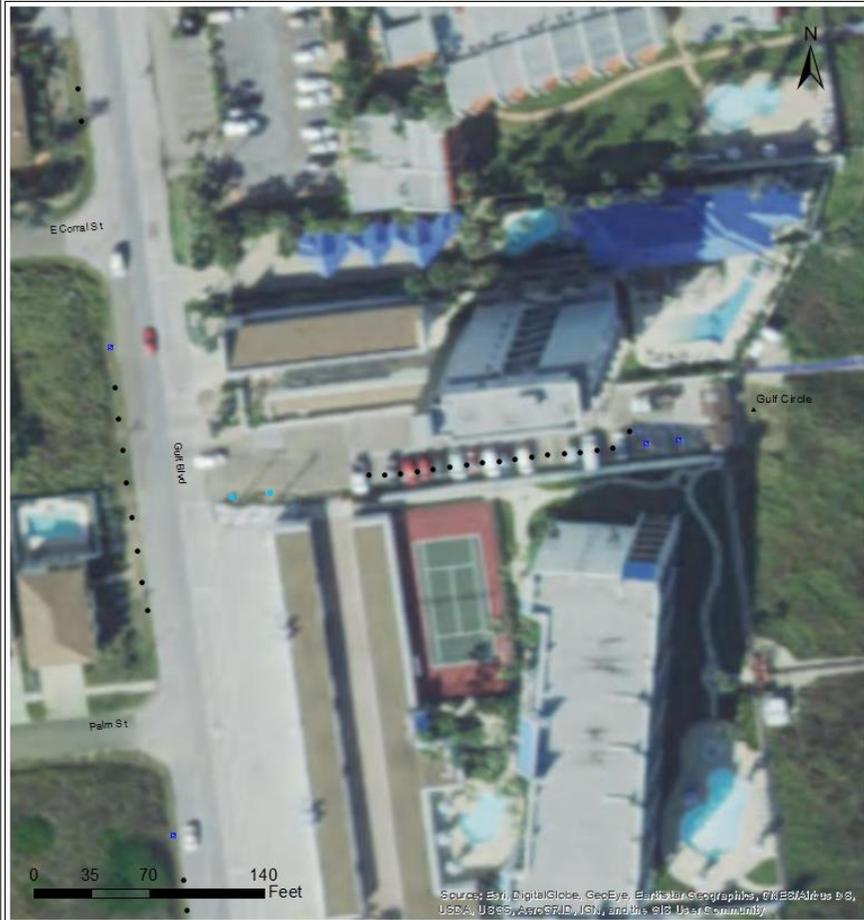
Materials: Wood /Trex planking

Length: ~ 345 Ft.

Width : ~ 6 Ft.



Gulf Circle Access #3



Signs:

- City Code of Ordinances

Amenities

- Water Fountain
- Blue Mobi Mat
- ADA Compliant Restrooms
- Bike Rack
- Barrel Stand

Parking Spots

- 2 Handicap Space
- 19 Public Space
- 12 Public Space within 250 ft.
- 2 Handicap Space within 250 ft.

Construction materials: Mobi Mat Walkway

Length: ~ 347 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking

- Additional Public (2)
- Handicap (2)
- Public (17)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (0)
- Handicap (2)
- Public (12)
- Public marked Private (0)

Beach Circle Access #4



Cul-de-Sac Parking

- Additional Public (3)
- Handicap (2)
- Public (14)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (0)
- Handicap (1)
- Public (11)
- Public marked Private (36)

Signs:

- City Code of Ordinances
- No Motor Vehicles on Beach
- No Dumping

Parking:

- 17 Public Spaces
- 2 Handicap Spaces
- 47 Public Spaces within 250 ft.
- 1 Handicap Space within 250 ft.

Amenities

- Paved Vehicular Ramp
- Paved Pedestrian Ramp w/
Railing
- Barrel Stand

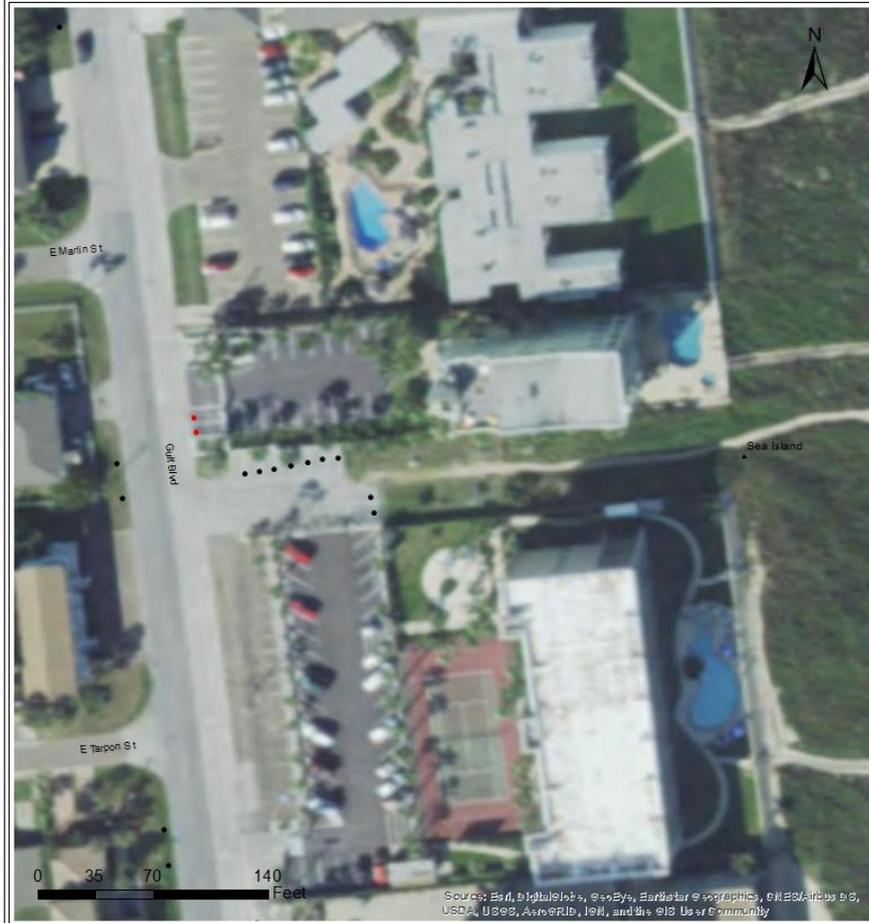
Construction materials: Concrete

Length: ~ 245 Ft.

Width : ~ 25 Ft.



Sea Island Access #5



Signs:

- No Overnight Parking

Amenities

- Rope Fencing
- Skudo Mat Walkway
- Paved Parking
- Bike Rack
- Barrel Stand

Parking:

- 9 Public Spaces
- 8 Public spaces within 250 ft.

Construction materials: Natural Walkway

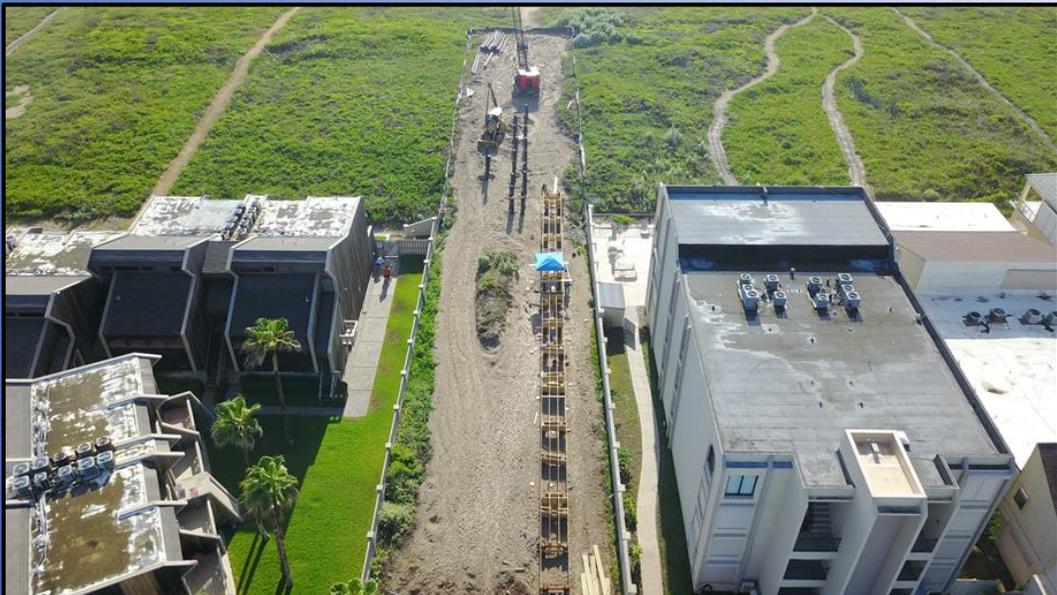
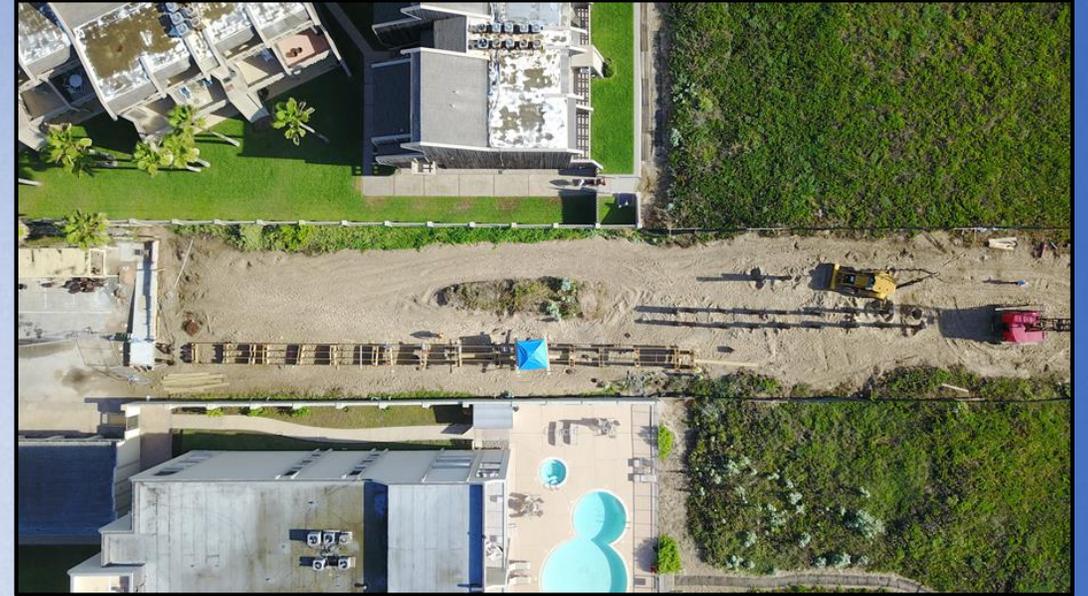
Length: ~ 461 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking	Gulf Boulevard Parking
• Additional Public (0)	• Bike (0)
• Handicap (0)	• Handicap (0)
• Public (9)	• Public (6)
• Public marked Private (0)	• Public marked Private (3)

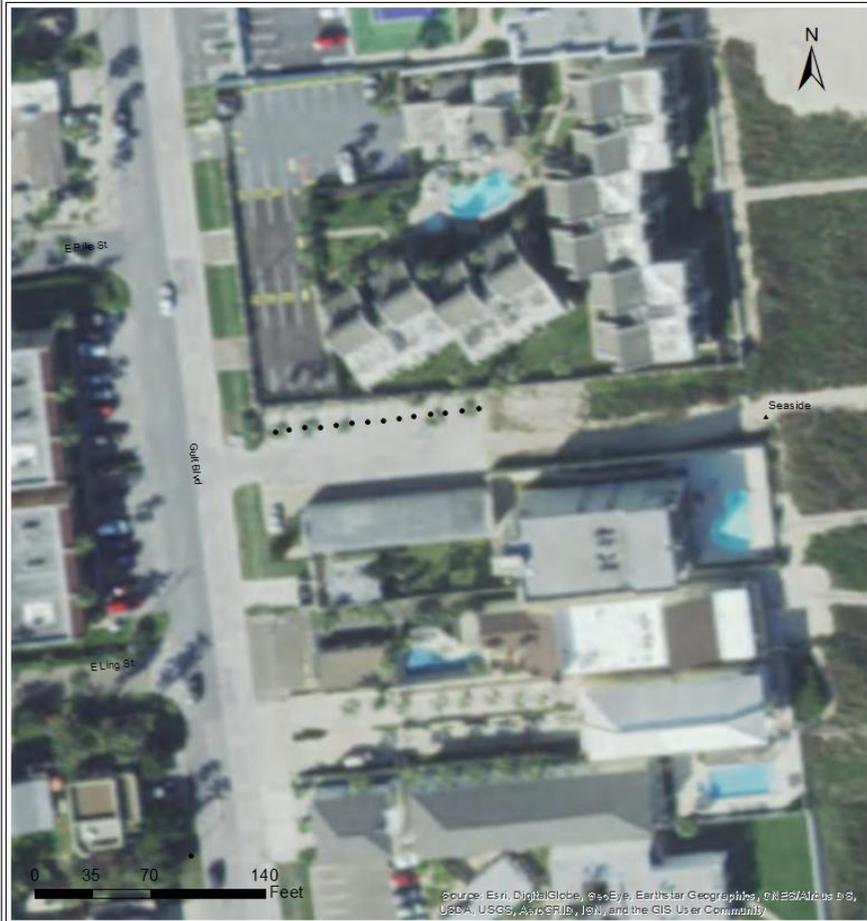
Seaside Access #6 Under Construction



Seaside Access #6 Construction Completed



Seaside Access #6 Construction Completed



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (14)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (0)
- Handicap (0)
- Public (1)
- Public marked Private (0)

Signs :

- “Code of City Ordinances”
- “No Littering”
- “Rip Currents”
- “TGLO CMP”

Amenities :

- ADA Compliant Walkover
- Wash Station
- Water Fountain
- Paved parking lot

Parking

- 14 Public spaces
- 1 Public spaces within 250 ft.

Construction materials: Wood, Trex Planking, and Galvanized wire 4” x 4”square fence material

Length: ~ 396 Ft.

Width : ~ 6 Ft.



Surf Access #7



Signs:

- City Code of Ordinances
- “Clean Up After Your Pet”

Amenities:

- ADA Compliant Walkover
- Bench
- Trash Can
- Bike Rack
- Barrel Stand

Parking:

- 3 Handicap Spaces
- 19 Public Spaces
- 16 Public Space within 250 ft.



Construction materials: Wood, Trex Planking

Length: ~ 179 Ft.

Width : ~ 6 Ft.

Cul-de-Sac Parking	Gulf Boulevard Parking
• Additional Public (0)	• Bike (0)
■ Handicap (3)	■ Handicap (0)
• Public (19)	• Public (4)
• Public marked Private (0)	• Public marked Private (14)

Whitecap Access #8

Lot Depth 220ft

Signs

- “Public Beach Access”

Amenities

- Mobi-Mat walkway

Parking

- 8 Public spaces within 250 ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (0)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (0)
- Handicap (0)
- Public (8)
- Public marked Private (5)



Construction materials: Mobi-Mat walkway

Length: ~ 547 Ft.

Width : ~ 6 Ft.

Bluewater Access #9



Signs:

- City Code of Ordinances
- No Motor Vehicles on Beach
- No Overnight Parking

Amenities

- Barrel Stand
- Paved Parking
- Blue Mobi-Mat
- Rope Fencing
- Bike Rack

Parking:

- No Handicap Spaces
- 25 Public Spaces
- 6 Public Spaces within 250 ft.

Construction materials: Mobi-Mat walkway

Length: ~ 280 Ft.

Width : ~ 6 Ft.



Riviera Access #10

Lot Depth 270ft

Signs

- Public Beach Access

Amenities

- Trash Barrel
- Parking
- 5 Public Spaces within 250 ft.
- 1 Handicap Space within 250 ft.

Construction materials: Natural walkway

Length: ~ 546 Ft.

Width : ~ 3 Ft.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (0)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (0)
- Handicap (1)
- Public (5)
- Public marked Private (0)



Treasure Island Access #11

Signs:

- City Code of Ordinances
- Handicap Accessibility
- “Pick Up After Your Pets”
- No Parking in Red Zone

Parking

- 1 Handicap Space
- 7 Regular Spaces

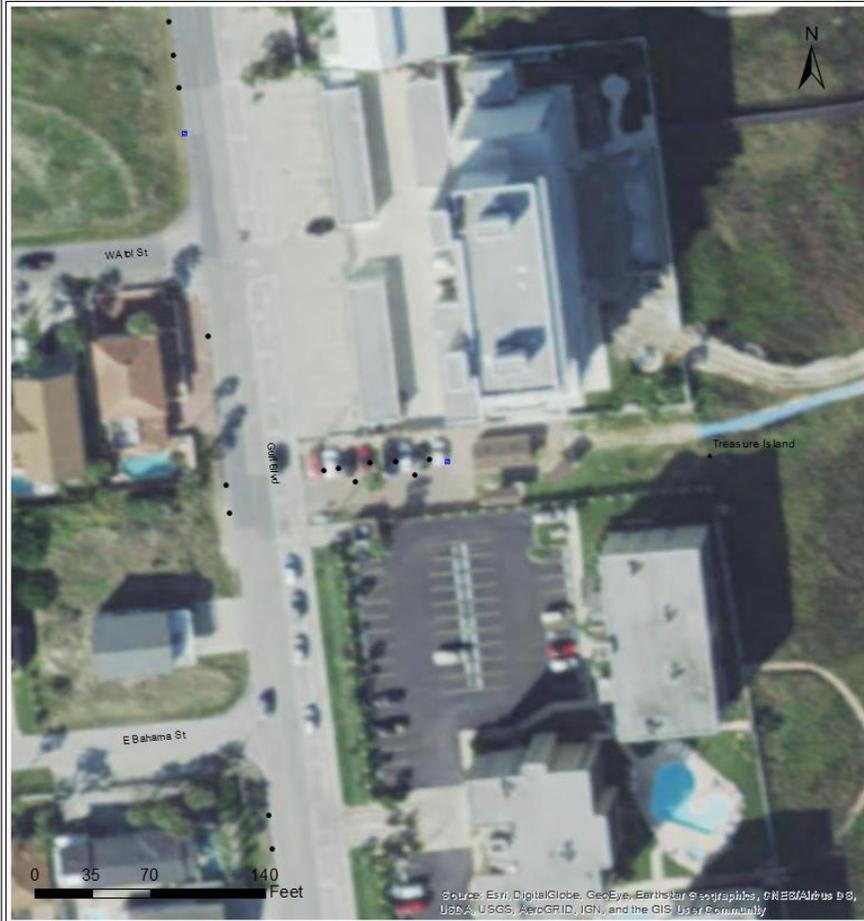
Amenities

- Water Fountain (Pets too)
- Blue Mobi Mat
- ADA Compliant Restrooms
- Rinse Station
- 2 Covered Picnic Tables
- Bike Rack
- Barrel Stand

Construction materials: Mobi-Mat walkway

Length: ~ 366 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (1)
- Public (7)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (0)
- Handicap (1)
- Public (8)
- Public marked Private (0)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Satisfactions, © NASA/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Daydream Access #12

Signs

- Public Beach Access

Amenities

- Paved
- Rope Fencing
- Mobi-Mat walkway
- Barrel Stand
- 2 Bike Racks

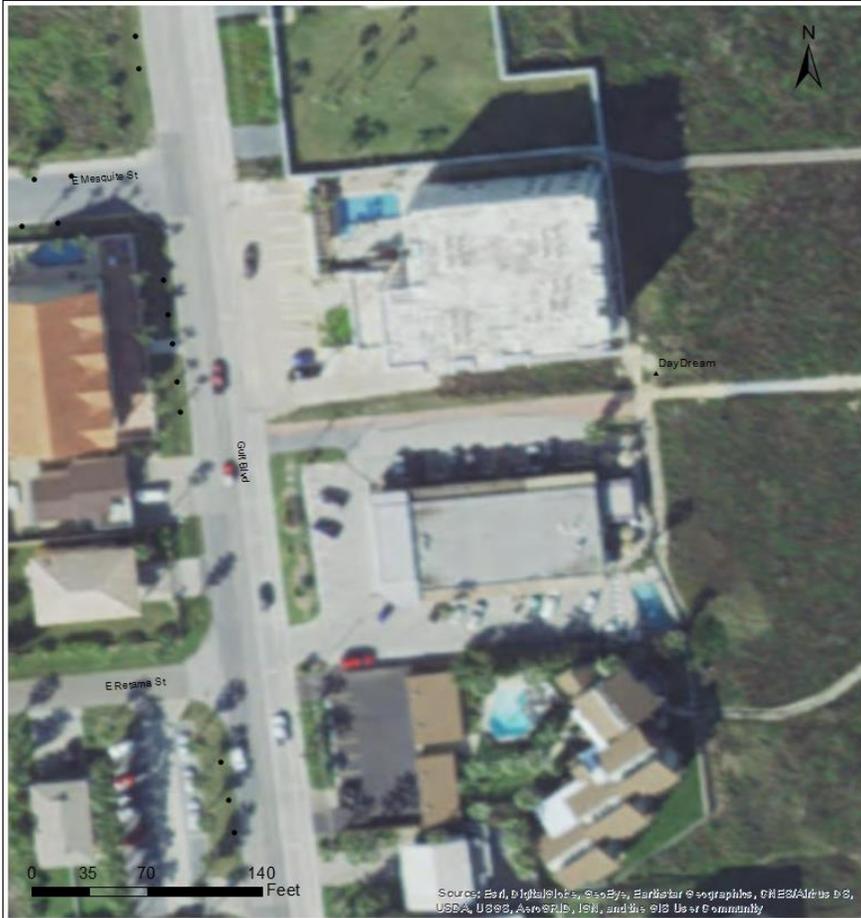
Parking

- 14 Public spaces within 250 ft.

Construction materials: Mobi-Mat walkway

Length: ~ 259 Ft.

Width : ~ 3 Ft.



Moonlight Access #13 Under Construction



Moonlight Access #13 Under Construction



Cul-de-Sac Parking	Gulf Boulevard Parking	Improved Street Parking
• Additional Public (0)	• Bike (0)	• Public (7)
■ Handicap (0)	■ Handicap (0)	
• Public (6)	• Public (16)	
• Public marked Private (0)	• Public marked Private (0)	

Signs to be installed :

- “Code of City Ordinances”
- “No Littering”
- “Rip Currents”
- “TGLO CMP”

Amenities to be installed :

- ADA Compliant Walkover
- Wash Station

Parking

- 6 Public spaces
- 22 Public spaces within 250 ft.



Construction materials: Wood, Trex planking

Length: ~ 264 Ft.

Width : ~ 6 Ft.

Bougainvillea Access #14



Signs:

- “No Overnight Parking”
- Handicap Notice

Amenities

- Wooden Walkover- ADA
- 2 Benches

Parking

- 2 Handicap Space
- 9 Public Spaces
- 9 Public Spaces within 250 ft.



Cul-de-Sac Parking	Gulf Boulevard Parking	Improved Street Parking
• Additional Public (0)	• Bike (0)	• Public (2)
• Handicap (2)	• Handicap (0)	
• Public (9)	• Public (7)	
• Public marked Private (0)	• Public marked Private (0)	

Construction materials: Wood, Trex planking

Length: ~ 264 Ft.

Width : ~ 6 Ft.

Poinsettia Access #15

Signs:

- “No Overnight Parking”
- City Code of Ordinances

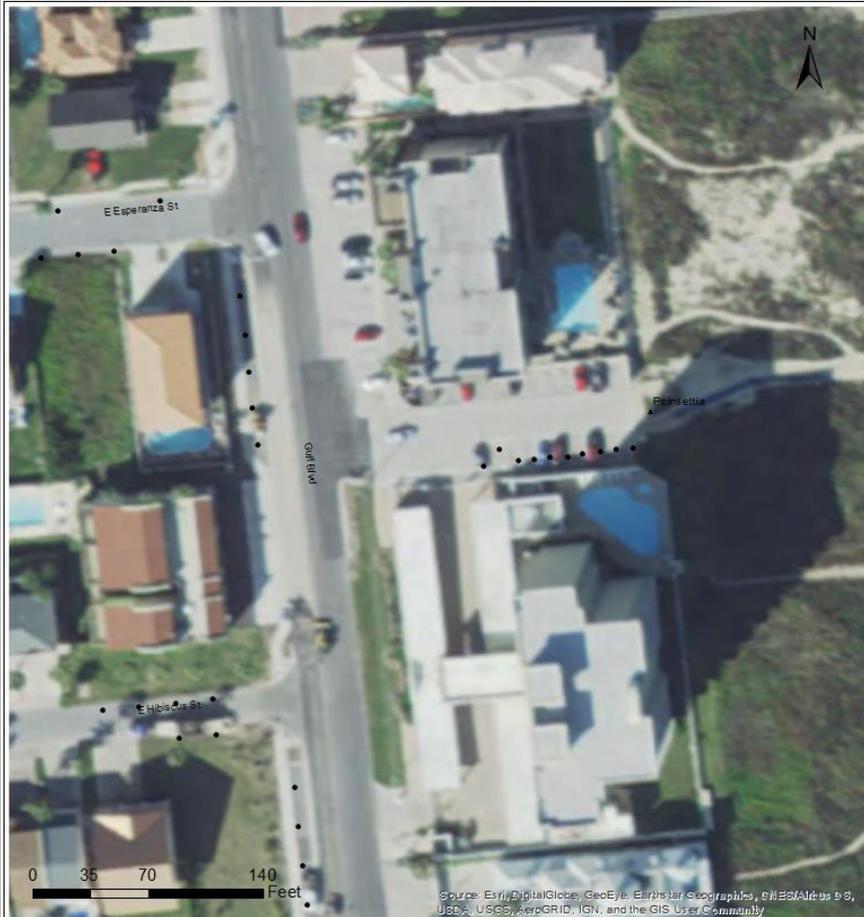
Amenities

- Rope Fencing
- Mobi-Mat Walkway
- Bench
- Barrel Stand

Parking

- 10 Public Spaces
- 20 Public Spaces within 250 ft.

Construction materials: Mobi- Mat
 Length: ~ 216 Ft.
 Width : ~ 6 Ft.



Cul-de-Sac Parking	Gulf Boulevard Parking	Improved Street Parking
• Additional Public (0)	• Bike (0)	• Public (11)
■ Handicap (0)	■ Handicap (0)	
• Public (10)	• Public (9)	
• Public marked Private (0)	• Public marked Private (0)	



Neptune Access #16

Signs:

- City Code of Ordinances
- Rip Tide Sign
- No Overnight Parking

Parking

- 13 Public Spaces
- 14 Public Spaces within 250 ft.
- 2 Bike Racks within 250 ft.

Amenities

- Barrel Stand
- Bike Rack

Construction materials: Wood, Trex planking

Length: ~ 204 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (13)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (2)
- Handicap (0)
- Public (14)
- Public marked Private (0)



Starlight Access #17

Signs:

- City Code of Ordinances
- Handicap Accessible
- No Overnight Parking
- No Motor Vehicle/No parking
- No Stopping/Standing

Amenities

- Paved Vehicular Access
- Barrel Stand
- Bike Rack

Parking

- 1 Handicap Space
- 11 Public Spaces
- 4 Public Spaces within 250 ft.
- 2 Bike Racks within 250 ft.

Construction materials: Concrete

Length: ~ 189 Ft.

Width : ~ 20 Ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (1)
- Public (11)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (2)
- Handicap (0)
- Public (4)
- Public marked Private (0)



Aquarius Access #18

Signs:

- Handicap Accessible
- No Overnight Parking
- City Code of Ordinances

Amenities

- Wooden Walkover- ADA
- Bike Rack
- Water Fountain
- Rinsing Station

Parking

- 2 Handicap Spaces
- 8 Public Spaces
- 17 Public Spaces within 250 ft.
- 1 Handicap Space within 250 ft.

Construction materials: Wood , Trex planking

Length: ~ 189 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking

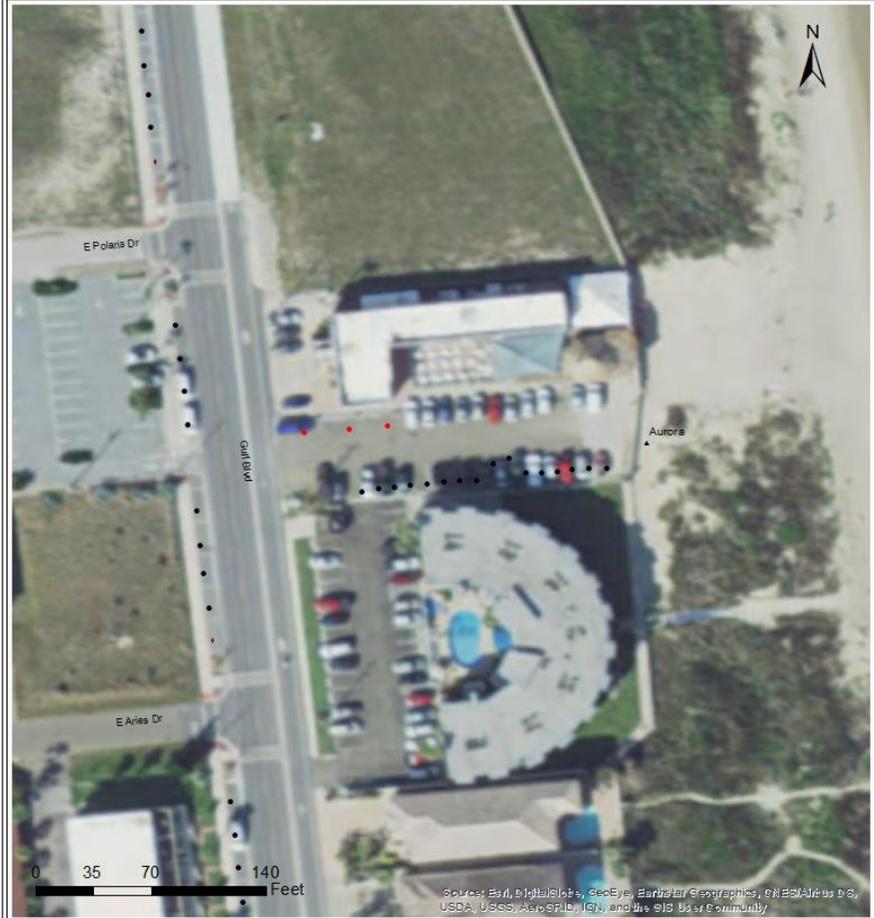
- Additional Public (0)
- Handicap (2)
- Public (8)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (1)
- Handicap (1)
- Public (17)
- Public marked Private (0)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aurora Access #19 Wanna Wanna



Signs:

- City of Code Ordinances

Amenities

- Paved Parking
- Wooden Steps to beach
- Free standing trash barrel

Parking

- 19 Public Spaces
- 16 Public Spaces within 250 ft.
- 2 Bike racks within 250 ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (16)
- Public marked Private (3)

Gulf Boulevard Parking

- Bike (2)
- Handicap (0)
- Public (16)
- Public marked Private (0)

Construction materials: Wood

Length: ~ 18 Ft.

Width : ~ 6 Ft.

Gay Dawn Access #20

Signs:

- City Code of Ordinances
- Small Public Beach Access
- No Overnight Parking
- Small Handicap Accessible

Amenities

- Wooden Walkover- ADA
- Water Fountain
- Rinsing Station
- Bike Rack
- Paved Parking

Parking

- 2 Handicap Spaces
- 6 Public Spaces
- 16 Public Spaces within 250 ft.

Construction materials: Wood, Trex Planking

Length: ~ 189 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (2)
- Public (6)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (2)
- Handicap (0)
- Public (16)
- Public marked Private (0)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Goodhope Access #21

Signs:

- Handicap Accessible
- No Overnight Parking
- City Code of Ordinances

Amenities

- Wooden Walkover – ADA
- Shower/Rinsing Station
- Paved – Sidewalk

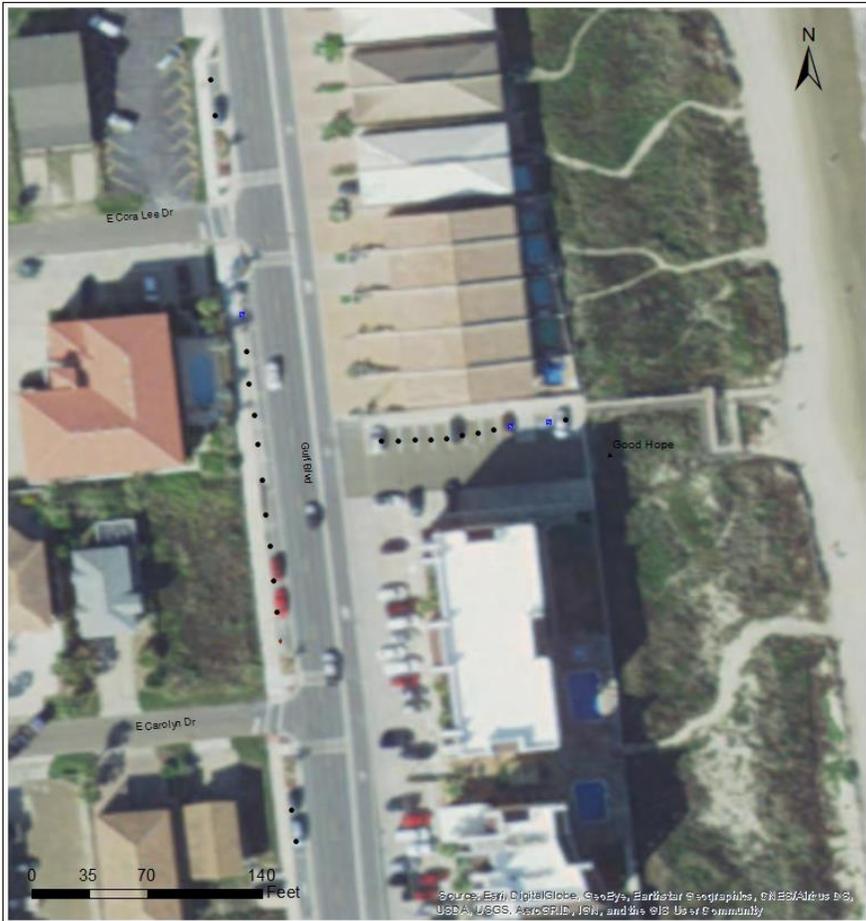
Parking

- 2 Handicap Spaces
- 8 Public Spaces
- 13 Public Spaces within 250 ft.
- 1 Handicap Space within 250 ft.

Construction materials: Wood,
Trex Planking

Length: ~ 170 Ft.

Width : ~ 6 Ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (2)
- Public (9)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (1)
- Handicap (1)
- Public (13)
- Public marked Private (0)



Fantasy Access #22



Signs

- City Code of Ordinances
- No Motor Vehicles
- No Littering

Amenities

- Barrel Stand
- Paved Parking

Parking

- 9 Public Spaces
- 8 Public Spaces within 250 ft.



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (9)
- Public marked Private (0)

Gulf Boulevard Parking

- Bike (1)
- Handicap (0)
- Public (8)
- Public marked Private (0)

Construction materials: Undeveloped Drive Over
Length: ~ 102 Ft.
Width : ~ 20 Ft.

Sapphire Access #23

Signs

- Small Public Access

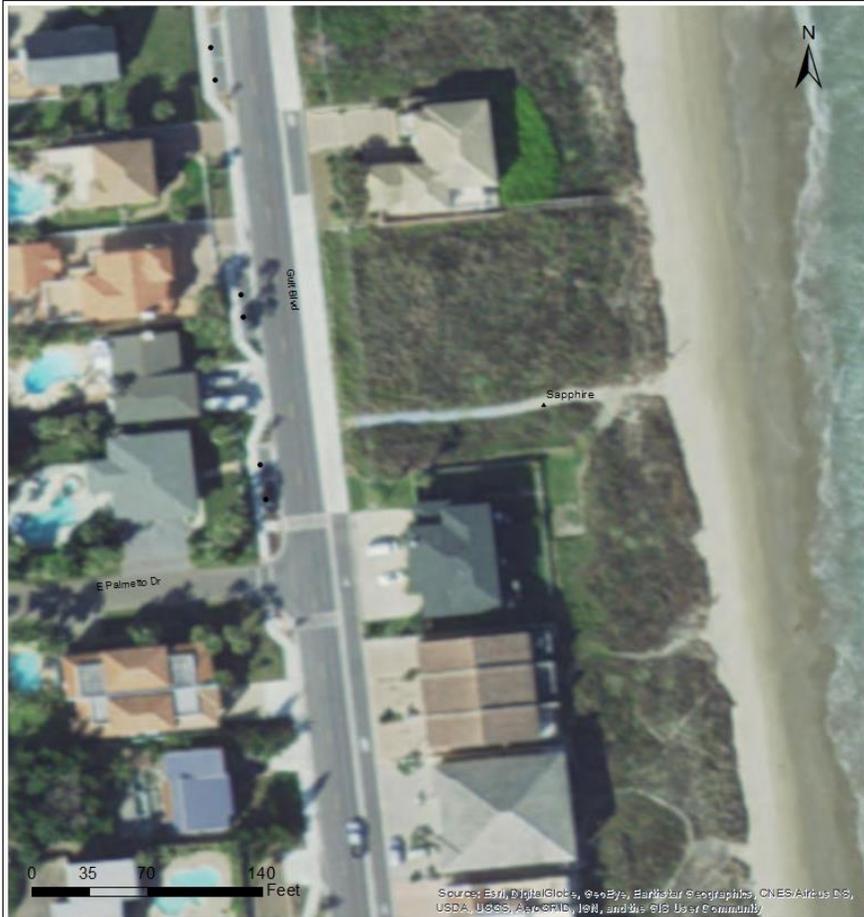
Amenities

- Wood & Rope Fencing
- 2 Bike Racks
- Mobi-Mat Walkway
- Freestanding Barrel Trashcan

Parking

- 6 Public Spaces within 250 ft.

Construction materials: Mobi-Mat
Length: ~ 187 Ft.
Width : ~ 6 Ft



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (0)
- Public marked Private (0)

Gulf Boulevard Parking

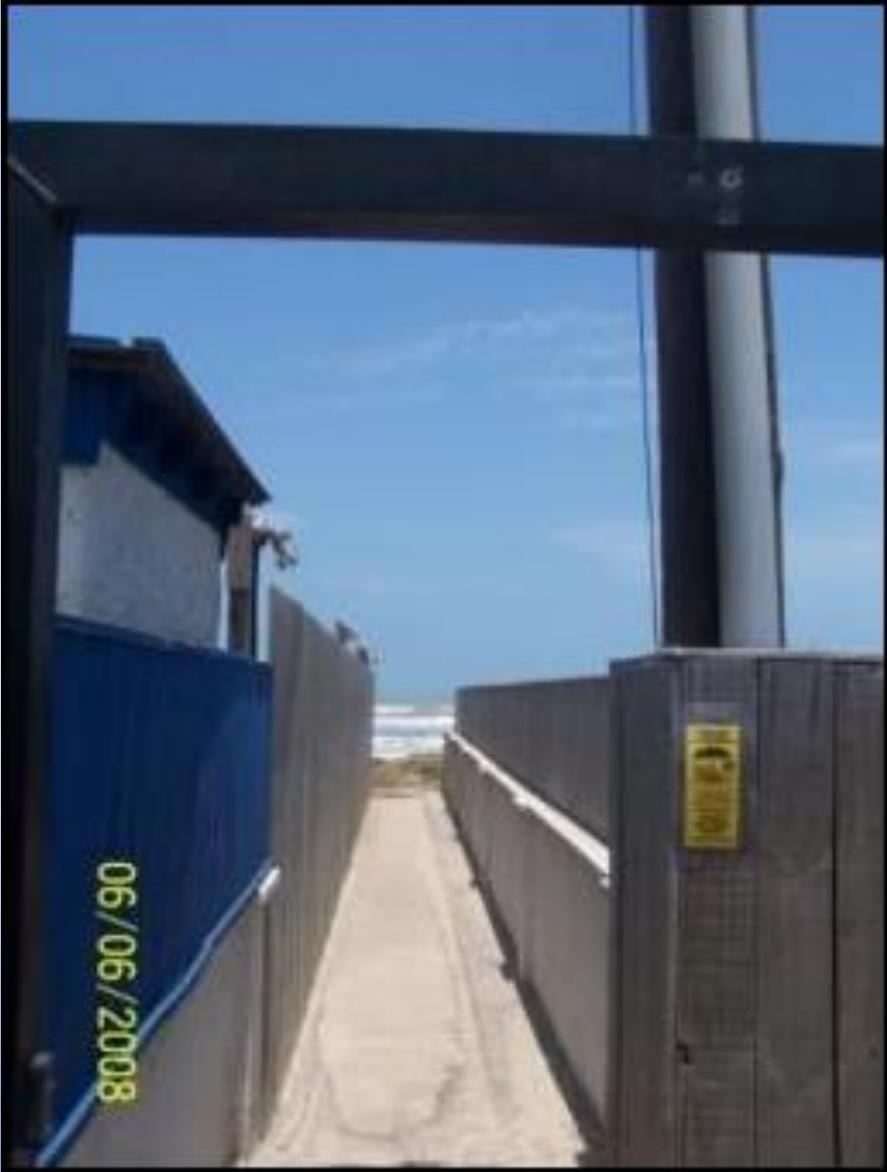
- Bike (0)
- Handicap (0)
- Public (6)
- Public marked Private (0)



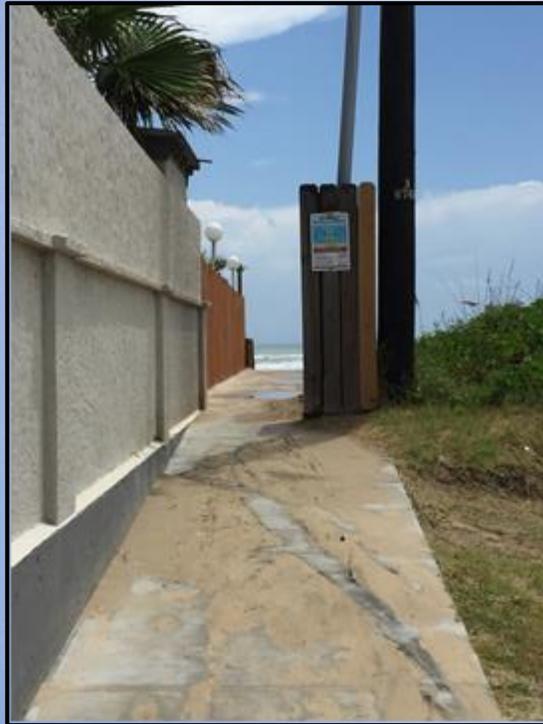
City's Property South of Travelodge



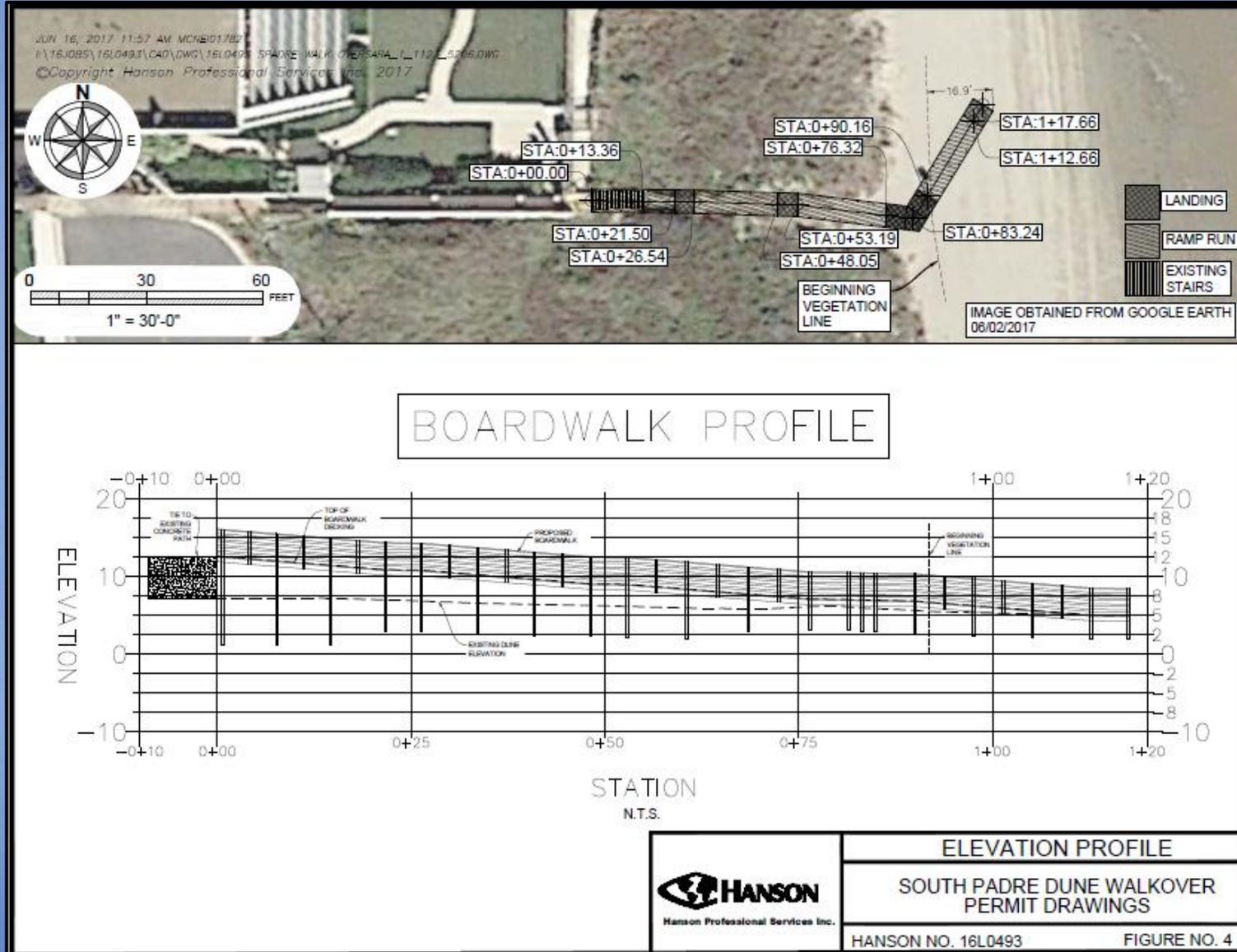
Parkshores – South of Travelodge before



Parkshores- South of Travelodge after



Parkshores- South of Travelodge Plan



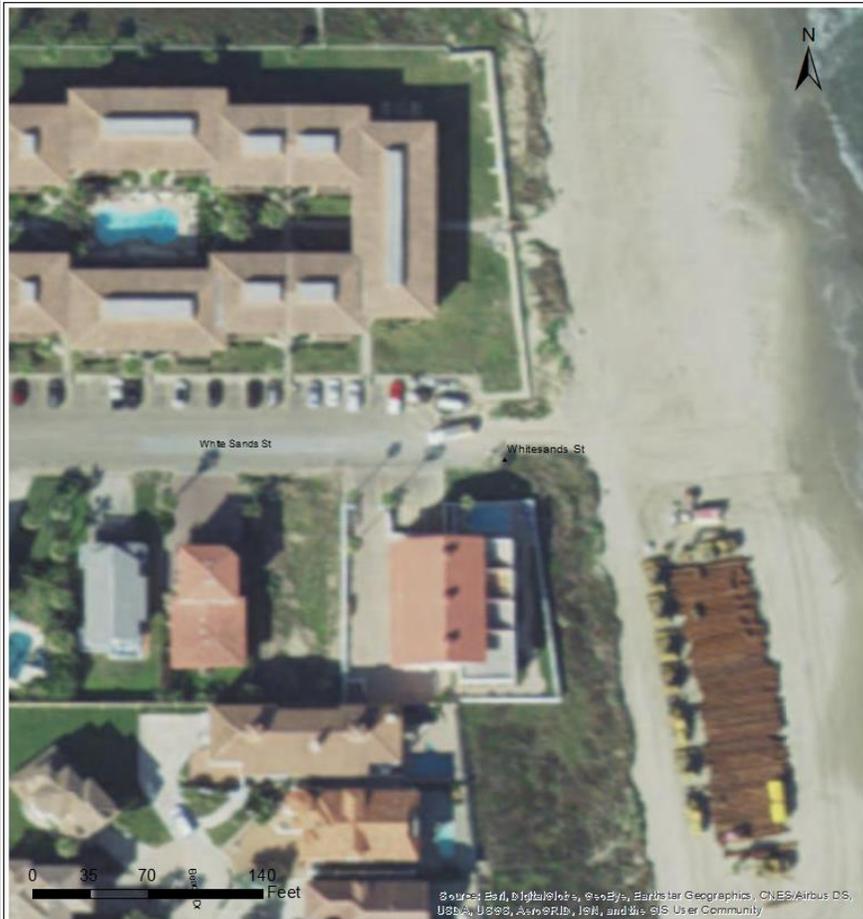
Whitesands Access #24

Signs

- No Parking
- No Vehicles on Beach
- City Code of Ordinances

Amenities

- No Public Parking Spaces
- Trashcan
- Paved



Cul-de-Sac Parking

- Additional Public (0)
- Handicap (0)
- Public (0)
- Public marked Private (0)

Construction materials: Undeveloped Drive over

Length: ~ 51 Ft.

Width : ~ 20 Ft.

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

MEETING DATE: 11/20/2017

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion regarding participation in the national American Shore & Beach Preservation Association (ASBPA) conference: "Beaches, Bays and Beyond" held in Fort Lauderdale, Florida, October 24-27, 2017; "Policy Driven Erosion Management" (Hill)

ITEM BACKGROUND

Shoreline Department Director Brandon Hill and Shoreline Department Program Coordinator attended the national ASPBA conference in Ft. Lauderdale Florida and presented a power point presentation "Policy Driven Erosion Management", and also participated in many of sessions held on topics relating to BUDM and Erosion Controls.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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

Comments:

RECOMMENDATIONS/COMMENTS



Policy Driven Erosion Management

City of South Padre Island, Texas

Abstract

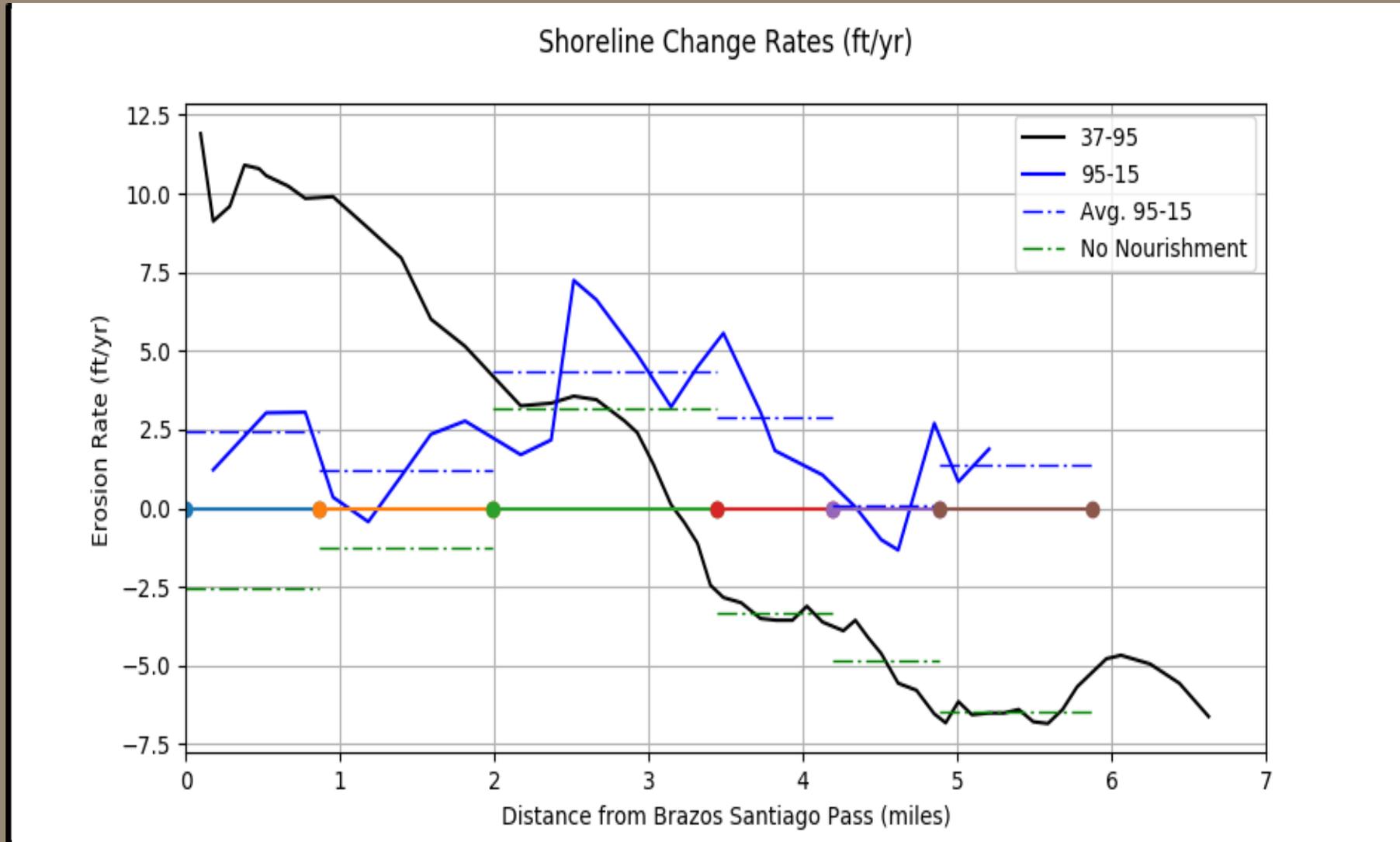
- Barrier islands, like South Padre Island, are in a constant state of change. They are susceptible to the natural processes of wind, wave action, hurricanes, and storm surges as well as anthropogenic factors that include land development and land use.
- Properly constructed, elevated dune walkovers that allow for beach access are vital to the development and sustainability of the sand dunes that protect the residents of South Padre Island and their property. The extensive number of non-elevated and/or poorly constructed dune walkovers that cut through these protective sand dunes have increased over the past decade due to development and a growing number of tourists visiting South Padre Island (city). The City endeavors to minimize the proliferation of walkovers and foot paths that undermine the city's protective sand dunes, through the use of public policy.
- Geographic Information System (GIS) software will be used to accurately map and identify these thoroughfares; their number, location, type (elevated, mobi-mat, undeveloped), and length, as well as document the health and dimensions of the dunes these accesses are disturbing.
- This project seeks to quantify the effect that the existing beach accesses are having on the sole source of storm surge protection for South Padre Island. We hope that the collection of extensive data, spatial analysis and the creation of visual tools can lay the ground work for the next wave of coastal innovation. By taking ownership of our current condition we can strive to develop policies and actionable plans that result in a safer and healthier shoreline.

Road Map

- Historical look
 - Island Development
 - Erosion rates
 - Vegetation reestablishment
 - Poor dune walkover design
 - Excessive cuts through dunes
- Ongoing efforts
 - Topography studies
 - Proper dune walkover design
 - Elimination of duplicative and dune damaging paths
 - Discussions on dune management practices



Shoreline fluctuations at stations on the Island



South

North

North

2/2002



10/2008



1/2016



Middle

2/2002



10/2008



1/2016



South

2/2002



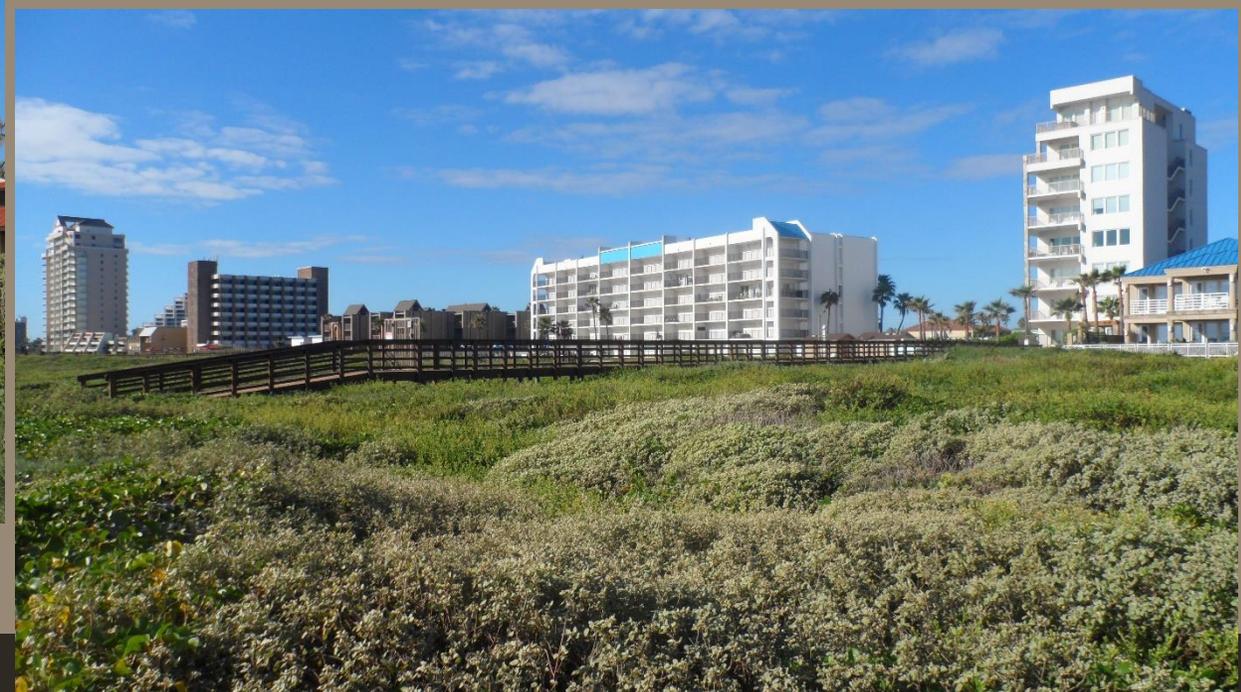
10/2008



1/2016



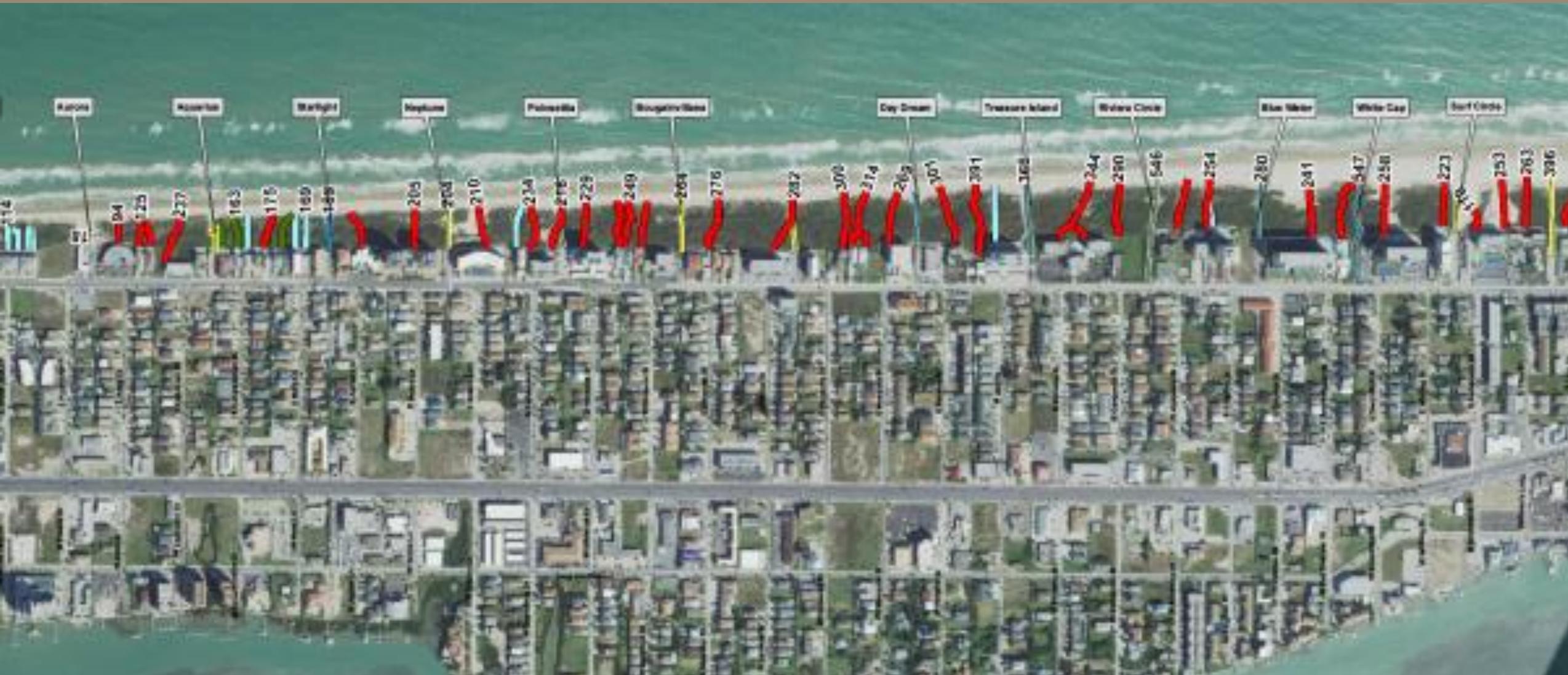
Poor Dune Walkover Design



Poor Dune Walkover Design



Excessive Cuts Through Dunes



Excessive Cuts Through Dunes



Excessive Cuts Trough Dunes



Road Map

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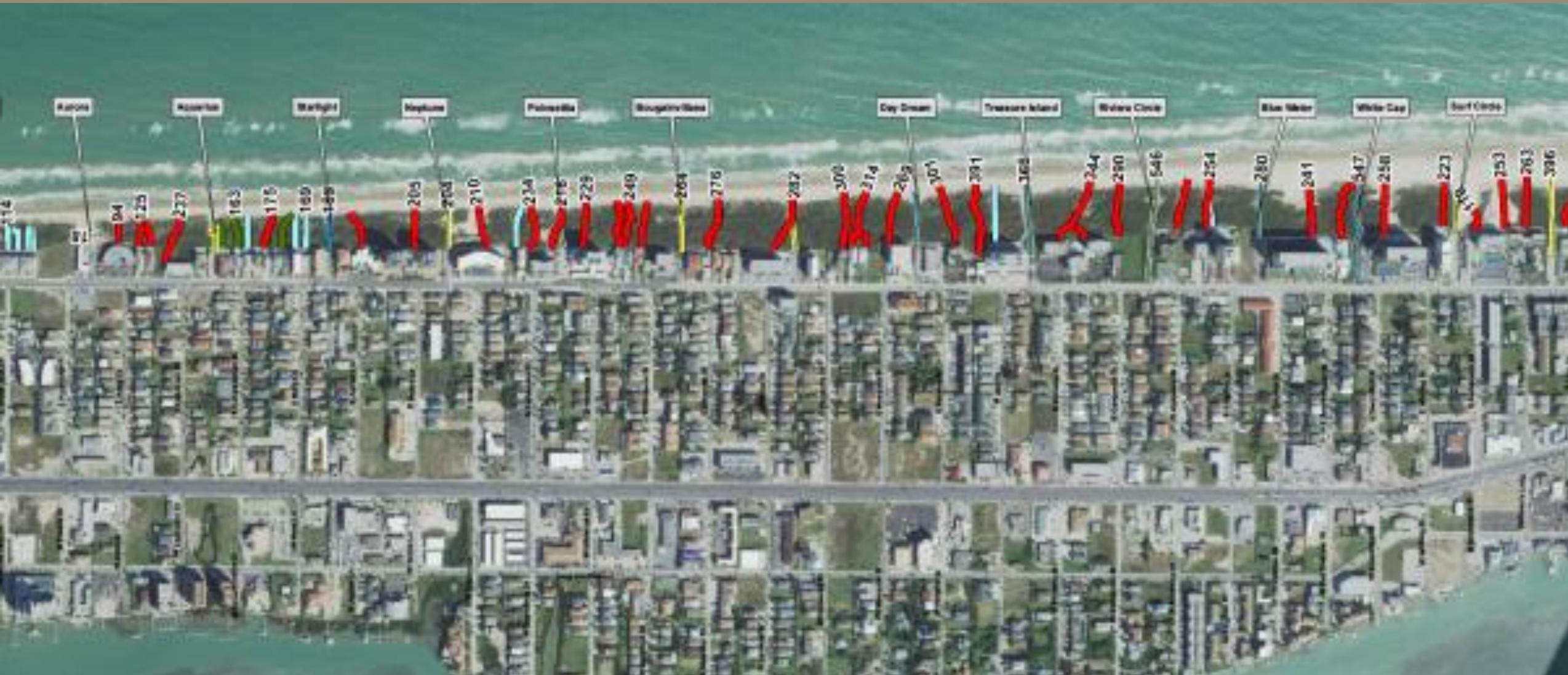
Topography Studies



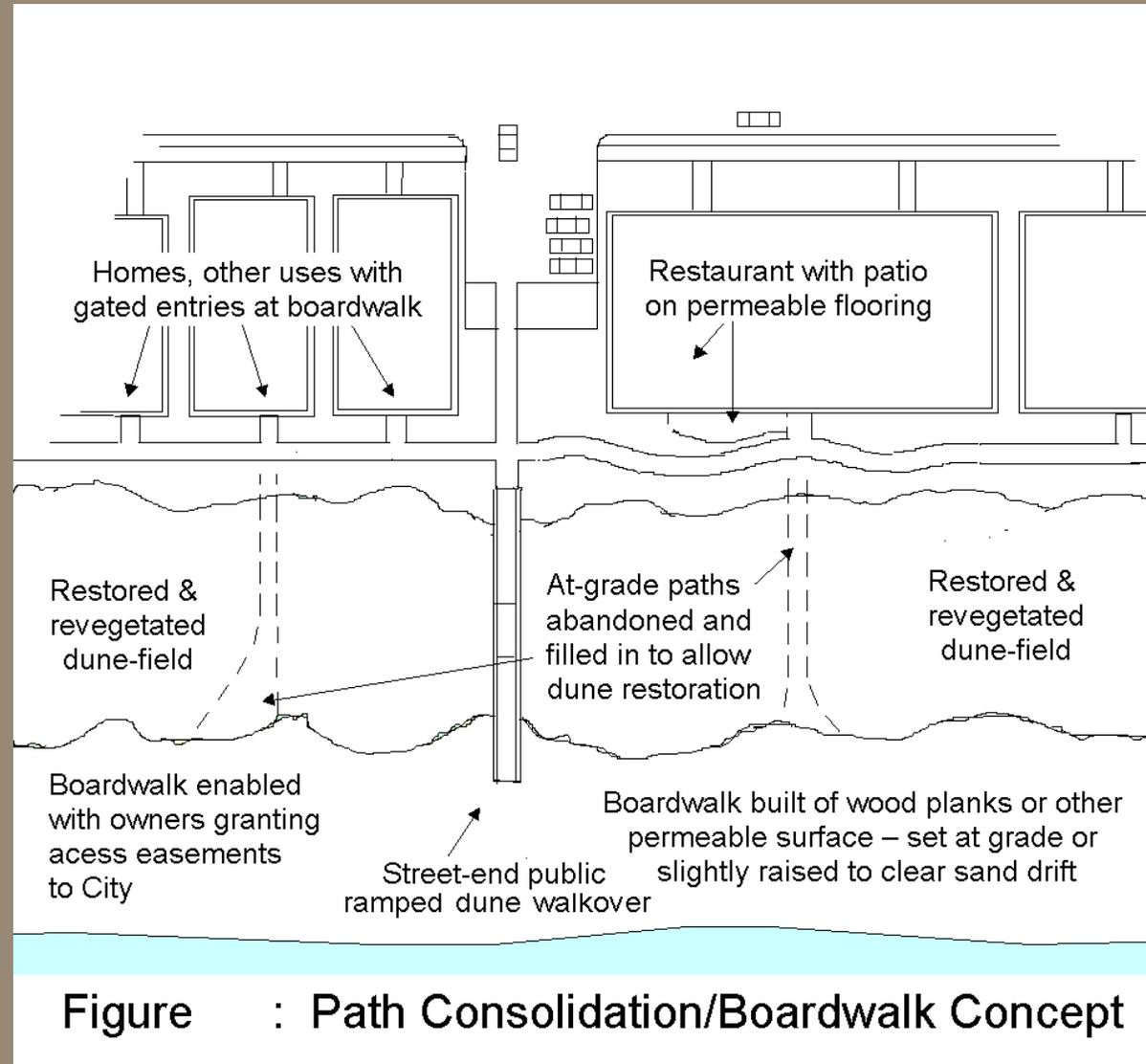
Proper Dune Walkover Design



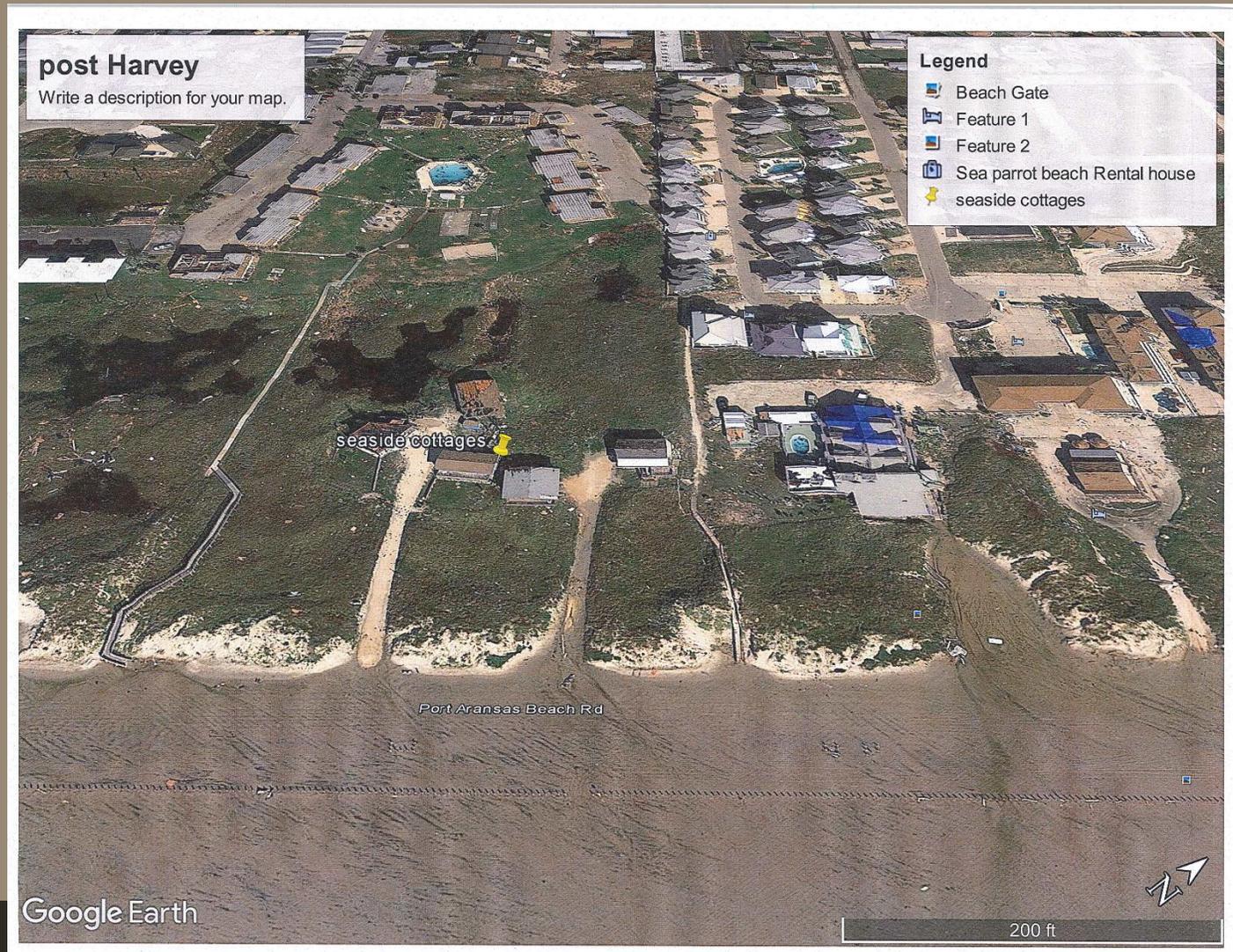
Elimination of Duplicative and Dune-Damaging Paths



Elimination of Duplicative and Dune-Damaging Paths



Discussions on dune management practices



Collaboration Partners



US Army Corps
of Engineers®



HDR



Thank you for your attention

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