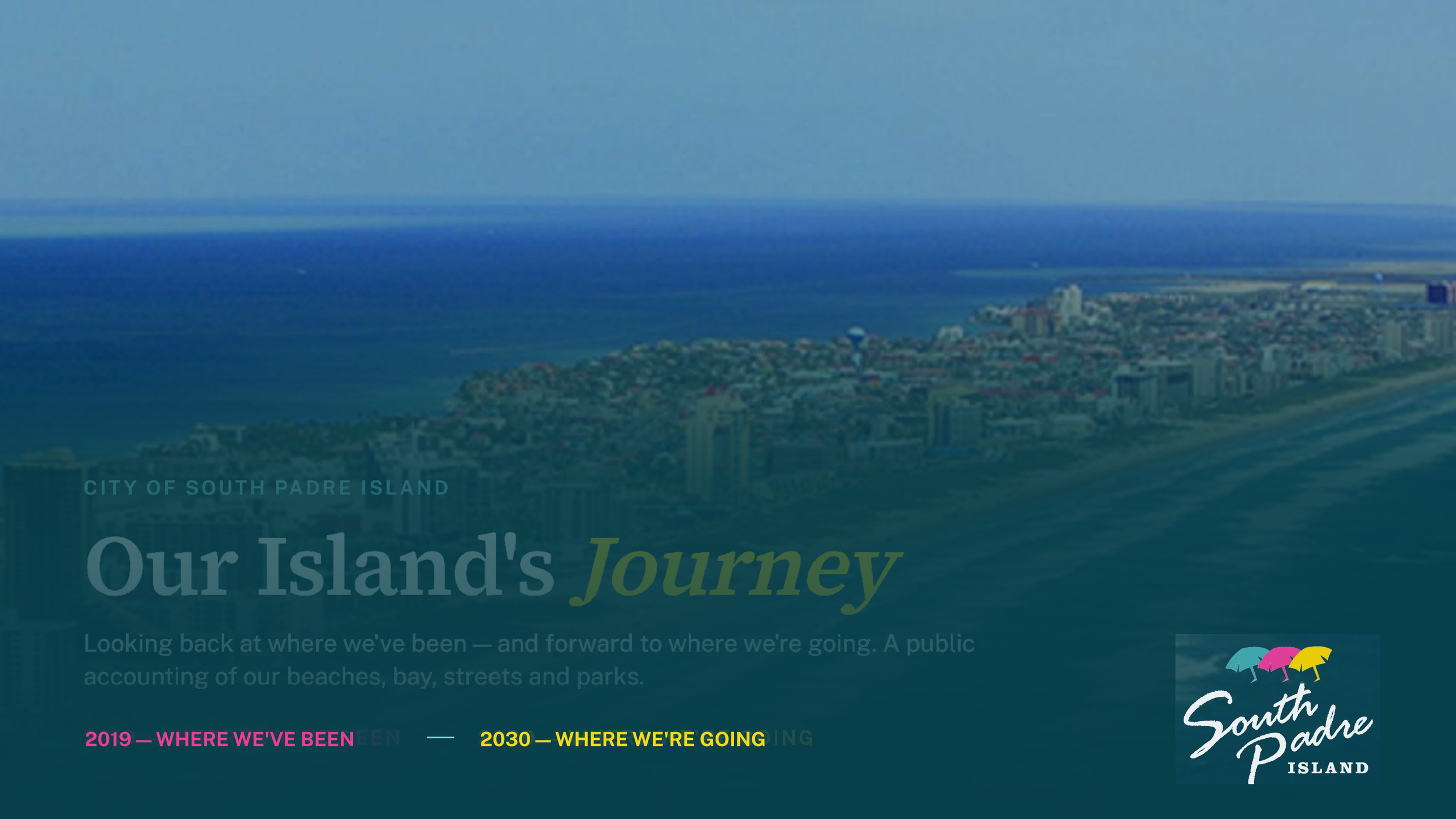
Island Horizon

OUR CITY'S JOURNEY
SOUTH PADRE ISLAND
SEPTEMBER 10TH, 2026

South Padre ISLAND



CITY OF SOUTH PADRE ISLAND

Our Island's *Journey*

Looking back at where we've been — and forward to where we're going. A public accounting of our beaches, bay, streets and parks.

2019 — WHERE WE'VE BEEN — 2030 — WHERE WE'RE GOING

South Padre ISLAND

Where the Island has invested

Beach Access

Four new or renovated and three ready for construction.

Beach Sand

Three re-nourishment cycles since 2021, a fourth in 2026

Bay Access

A dredged channel, a new boat ramp, a sports park ahead

Streets

Laguna Blvd, seven side streets, and the Padre Blvd medians

Parks

Six new or renovated public spaces, with more land secured

Total quality of life investment to date $27,502,973.92

South Padre Island

QUALITY OF LIFE

Beach Access

The beach is the reason people live here, visit here and invest here. Access is what turns it from a view into a public asset — walkovers that protect the dunes, parking for public and ADA access.

Everyone gets a way in

Public accesses spread demand across the Island instead of crowding a few blocks.

The dunes are protected

Walkovers concentrate foot traffic and keep the dune line — our first line of storm defense — intact.

It pays for itself

Beach visitors are the base of our Island's revenue — more access means more revenue.

BEACH ACCESS COMPLETED

Four beach accesses improvements

Whitecap Circle

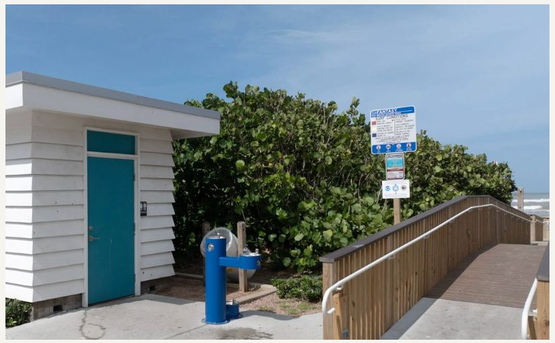
Parking, bathrooms and an ADA dune walkover

$1,263,862.99

Sea Island Circle

Bathrooms and rehabilitation of the ADA dune walkover.

$1,664,184.50



Fantasy Circle

Bathrooms, parking improvements, an ADA & a wooden emergency vehicle drive-over.

$915,718.02

Neptune Circle

Permanent restroom, rinse station, parking improvements and an ADA dune walkover.

$963,712.13

TOTAL PROJECT COST	GRANT FUNDING	CITY SHARE
$4,807,477.64	$967,717.98	$3,839,759.66

BEACH ACCESS SHOVEL READY

Plans are complete and permits are in hand. These move to construction as funding is committed.

SHOVEL READY

Harbor Circle

Dune walkover, parking and drainage

SHOVEL READY

Bluewater Circle

Access reconstruction and ADA path

SHOVEL READY

Day Dream Circle

Turnaround, lighting and signage

ENGINEERING COST	GRANT FUNDING	CITY SHARE
$230,475.00	$138,285.00	$92,190.00

South Padre ISLAND

QUALITY OF LIFE

Beach Re-nourishment

Our re-nourishment taps beneficial material from Brazos Santiago Pass dredging — a dual benefit for the community and for the projects generating that sand. None of it got on our beach by the City alone.

Texas GLO

Coastal Erosion Planning and Response funding

U.S. Army Corps

Channel dredging and beneficial use placement

Cameron County

Local cost share and coastal park coordination

BEACH RE-NOURISHMENT 2021 – 2024

Three beach re-nourishments since 2021

PLACEMENT	SAND PLACED	TOTAL INVESTMENT	CITY SHARE
2021	269,250 CY	$2,040,000.00	$382,500.00
2023	238,699 CY	$2,115,478.80	$396,652.28
2024	156,750 CY	$2,398,000.00	est $419,484.41

TOTAL SAND PLACED	TOTAL INVESTMENT	CITY SHARE
664,699 CY	**$6,553,478.80**	**$1,198,636.69**

South Padre ISLAND

BEACH RE-NOURISHMENT UPCOMING

The next placement is set for Fall 2026/Winter 27

June 2026	USACE issued solicitation
Summer 2026	Bid opening
Sept 2026	Anticipated award of project
Fall 2026 / Winter 2027	Construction to begin and completion.

ESTIMATES

Total sand volume

533,000 Cubic Yards

Total project cost

$ 5,492,935

City share

$ 720,947.72

South Padre ISLAND

QUALITY OF LIFE

Bay Access

The Laguna Madre is the Island's working water — where our fishing guides, sailors, paddlers and boat traffic all start their day. Keeping the channels deep and our launches public is what keeps that side of the Island open to residents and visitors.

Water you can navigate

Dredged channels keep our bayfront reachable for tour boats, recreational traffic and emergency response.

Public places to launch

City ramps and boat trailer parking mean you don't need a private slip to get on the water.

A second season

Bay recreation draws visitors year round, well outside the summer months.

BAY ACCESS COMPLETED

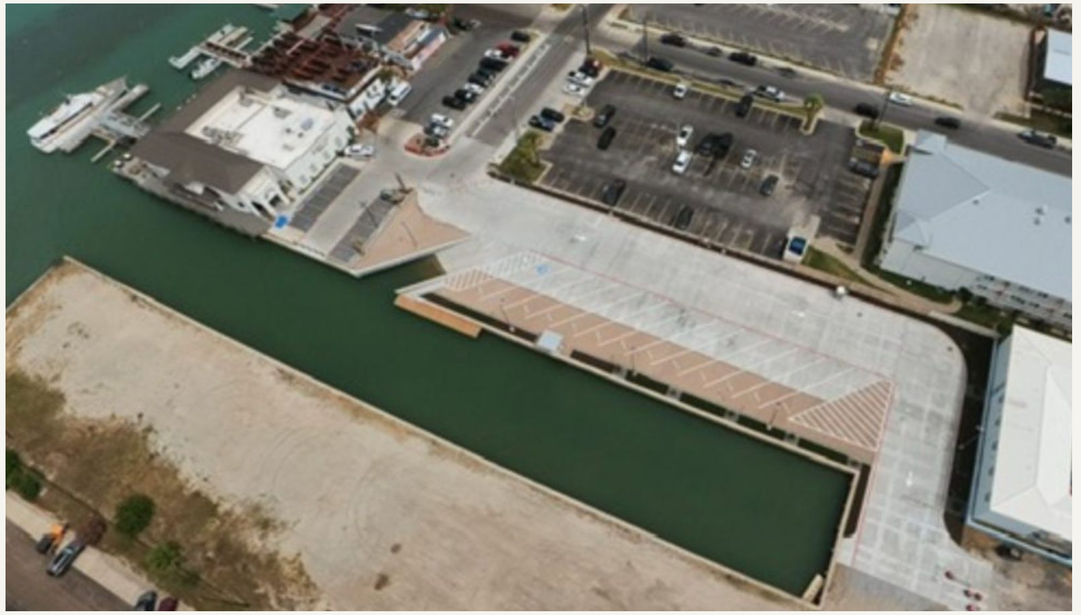
Investments in our access to the Laguna Madre

South Padre ISLAND

Tompkins Channel Dredge

Restored navigable depth to the channel serving our bayfront, with dredged material placed for beneficial use.

`$1,775,892`



Marisol Boat Ramp and Parking

A new public launch with trailer parking, built with our county and state partners.

`$3,223,061 Total Cost / $2,408,415 RESTORE grant`

BAY ACCESS PLANNED & FUTURE

Three more ways onto the water

GROUND BREAKING SEPTEMBER

Wind Water Sports Park

Phase 1 — shallow-water launch, parking and shoreline access for kiteboarding and paddling.

`$ 1,857,395`

SHOVEL READY

Palm Street Boat Ramp

Designed and permitted, ready to build when funding is committed.

FUTURE

Land for a Third Ramp

Acquiring bayfront property so a future council has somewhere to build.

QUALITY OF LIFE

Street Improvements

Streets are the part of the Island every resident uses every day. We rebuild them from the base up and improve drainage at the same time, so a repaved street is also a street that drains after a storm.

Built once, built right

Full reconstruction instead of repeated patching means decades of service, not a few seasons.

Drainage comes with it

Storm water is handled as part of the street project, reducing the flooding residents have lived with.

Safe to walk and ride

Curbs, sidewalks and dedicated bike lanes make our neighborhoods usable on foot and on a bike, not just by car.

STREETS COMPLETED

Laguna Boulevard, seven side streets and the Padre medians

Laguna Blvd

Full reconstruction with drainage and pedestrian improvements.

$6,530,922.31

Seven Side Streets

- E. Bahama
- E. Mars
- W. Morningside
- Laguna Circle South
- E. Retama
- W. Lantana
- E. Constellation

$2,438,691.65

Padre Blvd Medians

Redesigned, replanted and lit along the length of the corridor.

$ 448,337.50

South Padre ISLAND

STREETS PLANNED

Eight side streets are next in the program

E. Georgia Ruth

25% complete

W. Gardenia

90% complete

Pavement installation expected next week

E. Gardenia

Out for bid

Bids due Sept. 29, 2026

W. Marlin

Out for bid

Bids due Sept. 29, 2026

E. Capricorn

Out for bid

Bids due Sept. 29, 2026

W. Acapulco

Out for bid

Bids due Sept. 29, 2026

W. Sunset Drive

Out for bid

Bids due Sept. 29, 2026

W. Esperanza

Out for bid

Bids due Sept. 29, 2026

South Padre ISLAND

QUALITY OF LIFE

Parks

Parks are an important asset for our community. They are where our children learn to skate, where neighbors meet on a pickleball court, and where a family can spend an afternoon without spending a dollar.

Built for residents

These are the amenities that serve the people who live here year round, not just our visitors.

Something for every age

Playgrounds, courts, shade and open green — a park system that works from toddlers to retirees.

Free to use

Public recreation is the most direct return a resident sees on their tax dollar.

PARKS COMPLETED

Skatepark

A permanent concrete park for island kids

Tompkins Shade Structure

Covered basketball court, playable through the summer

Musical Caterpillar

New play feature at the Butterfly Park

Turtle Park Renovation

Refreshed equipment, surfacing and shade

Museum Pickleball Courts

Four courts with public restrooms

Water Tower Park Land

Acquired from AT&T for public park use

Parks investment to date `$1,084,113`

South Padre ISLAND

PARKS PLANNED & FUTURE

What comes next in our parks

PLANNED

Water Tower Park Playground

Renovated equipment and surfacing with a 50% grant from Texas Parks & Wildlife

Three More Pickleball Courts

Completion in October at the Water Tower Park

FUTURE

Dog Park

Land acquisition under review

Island Gateway Nature Park

Trails and habitat at the island entrance

Deep Water Marina

With marine island parks on the bay

QUALITY OF LIFE

City Financials

Everything on this list was paid for while the City's savings grew. We built and we banked at the same time — which is what lets the Island continue investments in quality of life projects.

Reserves grew

Every reserve fund holds more today than it did in 2019, even after this capital program.

Partners paid a share

State, federal and county grants carried a large part of the cost on project after project.

Fuel for the next projects

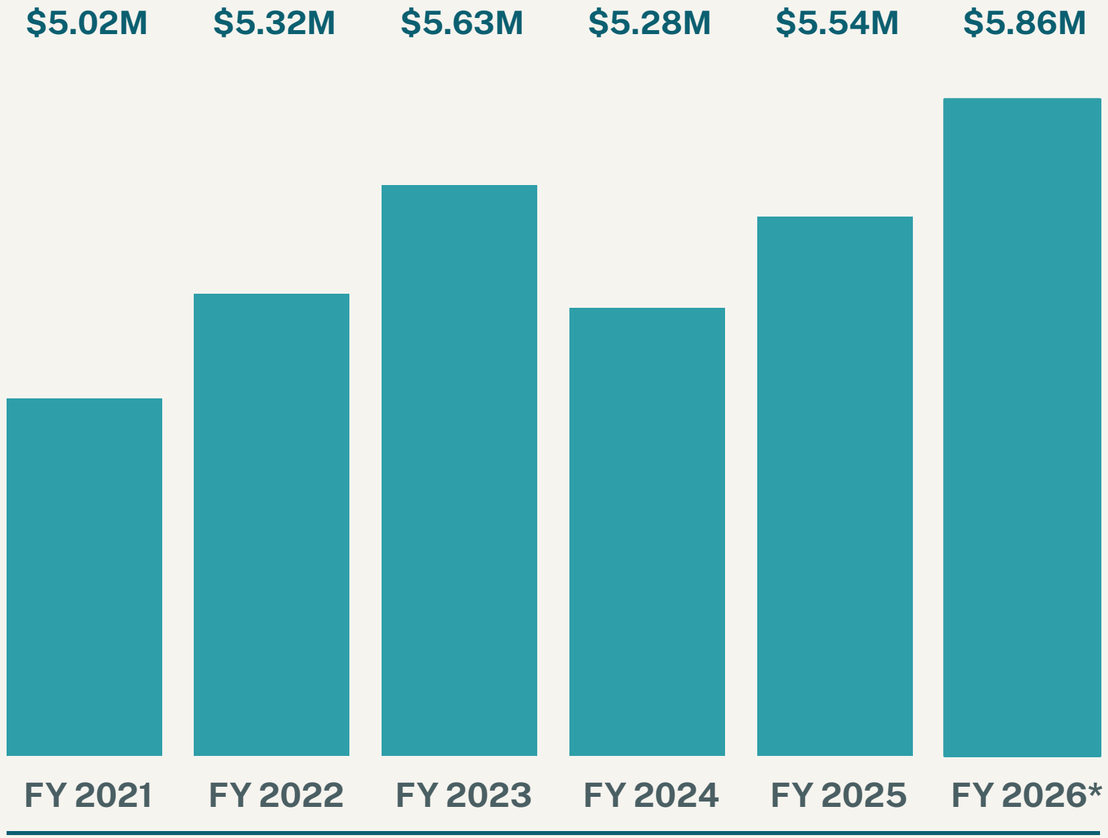
Healthy excess reserves provide the money to continue investing in our Island's quality of life projects.

CITY FINANCIALS

Both revenue engines are at record highs

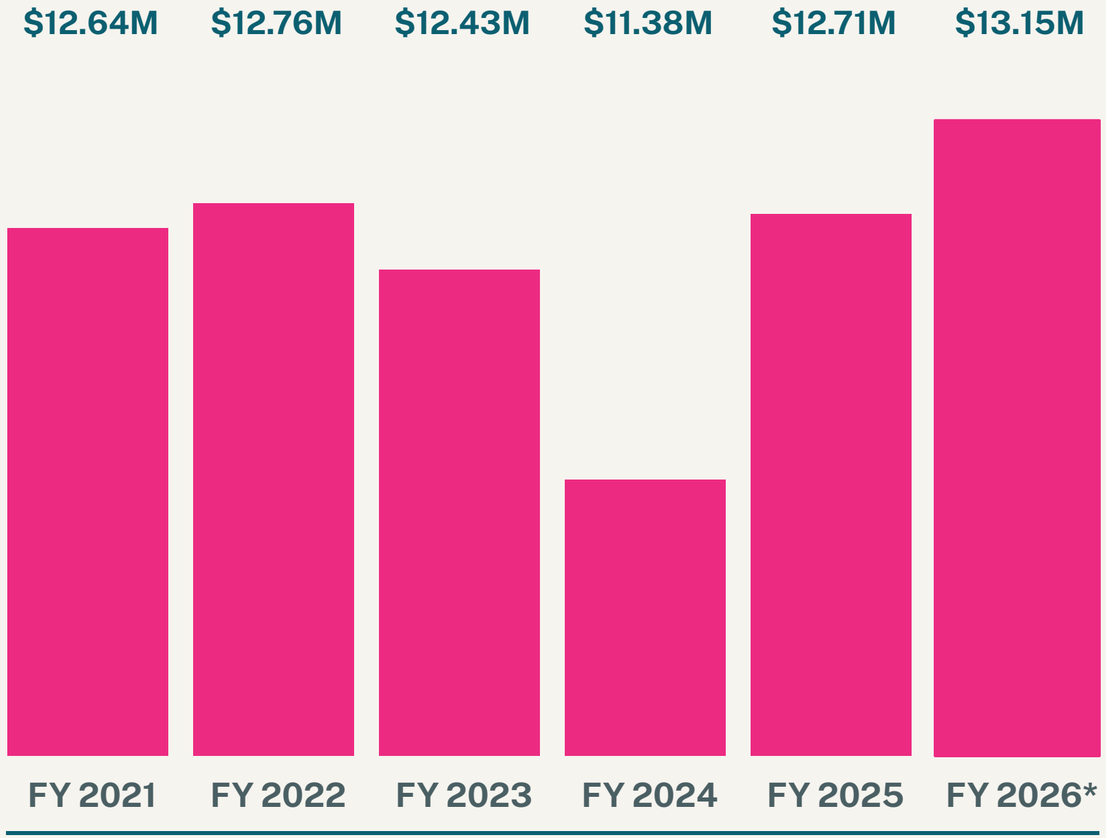
Sales Tax Collections

Total city collections, General Fund and EDC — axis starts at $4.0M



Hotel Occupancy Tax

Local HOT allocated to the Visit SPI budget — axis starts at $10.0M

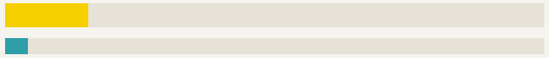
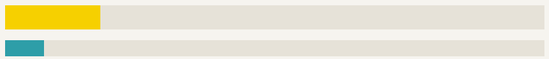
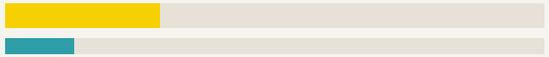
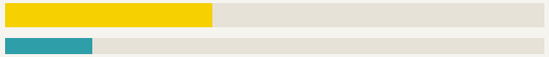
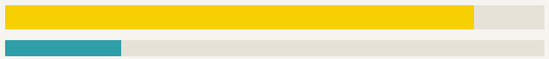


* FY 2026 is not yet closed. Sales Tax and Hotel occupancy tax reflects actual collections plus projected year-end amounts either budgeted or using TTM.

CITY FINANCES EXCESS RESERVES

We invested in quality of life and saved for tomorrow

2026 2019 Bars scaled to $20M · far right column is the running total

General Fund Above the six-month charter requirement		**$3,069,504** from $836,781	**+266.82%**	$3,069,504
Beach Maintenance Fund Above the six-month charter requirement		**$3,515,275** from $1,430,358	**+145.76%**	$6,584,779
Convention Center Reserves Convention Center repairs and renovations		**$5,725,934** from $2,541,126	**+125.33%**	$12,310,713
Beach Re-Nourishment Fund* Sand that keeps our island an island		**$7,665,087** from $3,232,805	**+137.10%**	$19,975,800
Venue Tax Fund* 2016 voter approved projects only		**$17,384,124** from $4,285,700	**+305.63%**	$37,359,924
Hotel / Motel Tax Fund State regulated, tourism use only		**$19,756,478** from −$909,440.00	**N/A**	$57,116,402

TOTAL EXCESS RESERVES 2019	TOTAL 2026	GROWTH
$11,417,330	**$57,116,402**	**+400.26%**

* Shown as total reserves — these funds carry no minimum reserve requirement.

QUALITY OF LIFE

Future Investments

The next set of projects is already designed, permitted or under study — a new entrance to the Island, a nature park at the causeway, a deep water marina and a renovated Convention Center.

Planned, not hoped for

These projects carry real designs, permits and cost estimates behind them.

Funded by what we saved

Grown reserves and grant partnerships are what make the next round possible.

Built for the long term

Each one adds public access, habitat or capacity the Island will use for generations.

BEAUTIFICATION AND LIGHTING PLANNED

The Island Gateway Project

A redesigned entrance to the island — landscaping, lighting, signage and pedestrian connections at the point where the causeway meets Padre Boulevard.

TIRZ FUND BALANCE

$ 567,160.67*

Tax increment dollars set aside for the gateway corridor.

EST. CONSTRUCTION COST

$ 1,224,460.65

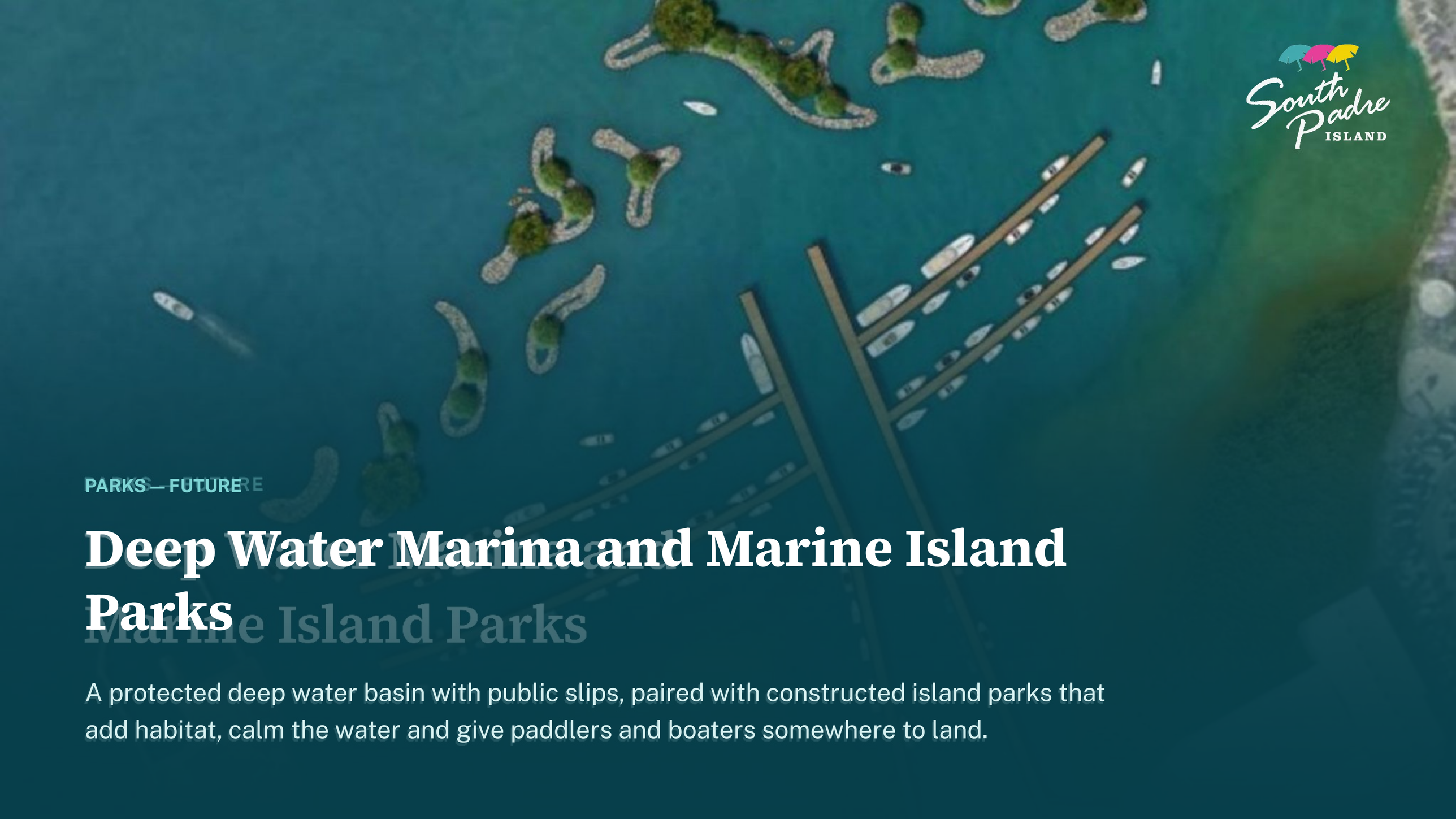
Full build-out of landscaping, lighting and pedestrian work.

* Pending Cameron County's 2025 tax payment of $225,570.68.

PARKS — FUTURE

Island Gateway Nature Park

Boardwalks over the tidal flats, shaded gathering space and parking at the foot of the causeway — the first park visitors reach and the closest one to the bay for residents.



PARKS — FUTURE

Deep Water Marina and Marine Island Parks

A protected deep water basin with public slips, paired with constructed island parks that add habitat, calm the water and give paddlers and boaters somewhere to land.

CONVENTION CENTER PLANNED RENOVATION

A renovated Convention Center & Annex

ESTIMATED CONSTRUCTION COST

$46 Million

Excess reserves

Savings built over the last seven years pay part of the cost up front.

Public financing

The balance is carried by financing sized to a maximum of 15% of the Hotel Occupancy Tax revenue. 6.67x debt service coverage ratio.

Financing details come before Council at the **September 15** meeting.

THANK YOU

Every project on this list was delivered by people who love our Island

City Staff

Public Works, Parks and Recreation, Development Services, Finance, Police and Fire — thank you for the work behind every ribbon cutting.

City Council

Thank you for funding these projects and for keeping quality of life at the center of every budget cycle.

South Padre ISLAND