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

TUESDAY, OCTOBER 13, 2026

3:00 PM 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 the board relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the board 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. Consent Agenda

   4.1. Approve the minutes from the regular meeting on September 22, 2026. (Kornblum)

   4.2. Approve an absence from Task Force Member Fox from the regular meeting on September 22, 2026. (Fox)

5. Regular Agenda

   5.1. Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 5820 Gulf Boulevard. (Kornblum)

6. Adjourn

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

DATED OCTOBER 7, 2026

Karin Spinks, Assistant 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 AND ON THE CITY'S WEBSITE AT WWW.MYSPI.ORG ON **OCTOBER 7, 2026**, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Karin Spinks, Assistant City Secretary

CITY OF SOUTH PADRE ISLAND

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 CHIEF BUILDING OFFICIAL, FILIBERTO ALBA JR. (956) 761-8103

Item No. 4.1

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 13, 2026

NAME & TITLE: Emily Kornblum,

DEPARTMENT: Shoreline Department

ITEM
Approve the minutes from the regular meeting on September 22, 2026. (Kornblum)

ITEM BACKGROUND
N/A

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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

TUESDAY, SEPTEMBER 22, 2026

3:00 PM AT THE MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS, 2ND FLOOR 4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, September 22nd, 2026, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas.

Chairman Stormy Wall called the meeting to order at 3:00 p.m. A quorum was present with Vice Chairperson Abbie Mahan and Task Force Members Michael Sularz, Stephen Murphy, Denise Franke and Sarah McKinlay. Task Force Member Chuck Fox was absent.

City staff present were Shoreline Director Kristina Boburka, Coastal Coordinator Emily Kornblum and City Manager Randy Smith.

2. Pledge of Allegiance

Chairman Wall led the Pledge of Allegiance.

3. Public Comments and Announcements

Chairman Wall complimented the cleanliness of the beach.

4. Consent Agenda

4.1. Approve the minutes from the regular meeting on August 25, 2026. (Kornblum)

Task Force Member Franke motioned to approve the consent agenda, seconded by Task Force Member McKinlay. The motion passed unanimously.

5. Regular Agenda

5.1. Presentation, discussion, and possible action on the Up2U Litter Prevention Program and potential placement locations. (Shoreline Task Force)

Annie Zeiler Up2U Program Coordinator presented for the Up2U Litter Prevention Program and advocated for a potential partnership with the City. This partnership will place aluminum boxes at locations where litter bags will be available to the public and promote cleaner communities. Bags will be continued to be provided by Up2U and containers maintained by the Shoreline Department.

Vice Chairperson Mahan motioned to recommend a pilot program for 1 year with quarterly feedback from the Shoreline Department to City Council and placement locations at Accesses 2, 16, and 25, seconded by Task Force Member McKinlay. The motion passed unanimously.

5.2. Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 5820 Gulf Boulevard. (Kornblum)

Coastal Coordinator Emily Kornblum summarized the beach and dune permit for 5820 Gulf Boulevard to the board. Since this permit is within 100 feet of a public access, it conflicts with the proposed special provisions of the City's Dune Protection, Beach Renourishment, and Beach Access plan. Some deliberation between the Taskforce, Shoreline Department, and the Applicant occurred.

Vice Chairperson Mahan motioned to table the beach and dune permit until the next meeting October 13, 2026, seconded by Task Force Member Franke. The motion passed unanimously.

6. Adjourn

There being no further business, Chairman Wall adjourned the meeting at 3:58 p.m.

_____ _____

Emily Kornblum, Coastal Coordinator Stormy Wall, Chairman

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 13, 2026

NAME & TITLE: Emily Kornblum,

DEPARTMENT: Shoreline Department

ITEM
Approve an absence from Task Force Member Fox from the regular meeting on September 22, 2026. (Fox)

ITEM BACKGROUND
N/A

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Item No. 5.1

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 13, 2026

NAME & TITLE: Emily Kornblum,

DEPARTMENT: Shoreline Department

ITEM
Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 5820 Gulf Boulevard. (Kornblum)

ITEM BACKGROUND
Item was tabled from previous meeting, September 22nd, 2026.
Applicant is proposing to construct a walkover from their second-story, single-family residence. The permit application includes a 1:1 mitigation plan for impacts to the dunes and dune vegetation through in-place mitigation of 17.3 cubic yards of sand and 936 square feet of vegetation.
The proposed property and walkover are located within 100 feet of a public beach access point and conflicts with the proposed special provisions of the Cityâ€™s Dune Protection, Beach Renourishment, and Beach Access Plan. City staff advised the applicant to avoid constructing an entirely separate pathway through the dunes by either using the existing public access or connecting a new path directly into it. Although informed of this recommendation, the applicant chose not to modify the design to integrate with the public access. Consequently, the proposed plan does not comply with the Cityâ€™s Beach Use and Access Plan.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
Chapter 9: Shoreline

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-8111
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: Lot 6, Blk 191, Fiesta Padre Beach Section XII Physical Address: 5820 Gulf Blvd. South Padre Island, Tx. 78597

Property Owner Information	Applicant / Agent for Owner
Name: Alfredo Silva, Jr.	Name: Robert Moya
Mailing Address: 5820 GULF BLVD.	Mailing Address: PO BOX 1492
City: SOUTH PADRE ISLAND State: TX	City: LOS FRESNOS State: TX
Zip: 78597 Country: C VSA	Zip: 78566 Country: USA
Phone Number: 210-240-2559	Phone Number: 956-592-3378
Fax Number:	Fax Number:
E-Mail Address: al.silva3@gmail.com	E-Mail Address: bpvalley1995@yahoo.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): _____ Applicant Signature: _____

Date: 8-12-24 Date: 8-12-24

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.

Proposed Construction of a walkover approximately 468 square feet in the back yard area. Proposed walkover will be 4'x117' with a rectangular gazebo placed midway with dimensions of 12'x8' (optional hexagon at owner request). Proposed walkover will be placed on approximately 10,600 square feet of back yard and will cover approximately 4.4% of the backyard. All material will be treated material for decking and 8" or 10" treated poles for pilings as requested by windstorm engineer. All existing dune vegetation that is disturbed will be replaced.

Please see attached architectural drawings and topographic survey. Windstorm engineer plans will be submitted to city.

Total Square Footage of Footprint of Habitable Structure: N/A

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

Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: N/A

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

Approximate Duration of Construction: N/A

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: N/A

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 8.8% % 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.

Construction personal will walk onto proposed walkover site. vehicle permit will be requested to access property from beach area to transport material near site.

Pylons will be inserted into ground utilizing post hole digger and small hand operated gas auger.

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

Form Number: EPW0001
Last Updated: 12/02/25

Mitigation Plan

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

Explanation / Other Information: See Attached mitigation Plan

Financial Plan for Dune Mitigation:

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

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

Checklist of Additional Required Application Information

Please provide accurate map(s), plat(s), or site plan(s) showing all of the following items:

- [x] 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- [x] 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.
- [x] 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.
- [x] 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.
- [x] 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 that is to be submitted with the permit application:

- [ ] 1. A grading and layout plan showing proposed contours for the final grade.
- [x] 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- [x] 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.
- [x] 4. Copy of the Flood Rate Map showing the location of the subject property (https://msc.fema.gov/portal/home).
- [x] 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology (https://coastal.beg.utexas.edu/shorelinechange2024/).
- [x] 6. Full mitigation plan at a minimum 1:1 ratio for all impacts to sand dunes and dune vegetation. This plan should be accompanied with a written statement regarding impacts for both in-place and/or compensation mitigation along with a proposed site plan showing where the impacts are located and where they will be mitigated. Mitigation is required for all dune and vegetation impacts seaward of the City's Dune Protection Line.
- [x] 7. Mitigation notices to adjacent property owners. *Per TAC 15.3, where a mitigation plan is required, applicant must provide contact information for all landowners immediately adjacent to the tract and affirmation that the applicant will send notices to the adjacent owners notifying them at least 10 days prior to the hearing on the application. A draft of this letter needs to be included with the permit application.*
- [x] 8. Application fee of either $250 or $600, depending on project scope.

YOUR APPLICATION IS NOT COMPLETE UNLESS ALL INFORMATION REQUESTED ABOVE IS SUBMITTED.

PERMITTING TIMELINE (See City of South Padre Island Code of Ordinances Sec. 22-10):
Once the permit application is fully submitted, City staff have ten (10) business days to review. Staff will then send all documents and a letter of pre-determination to the Texas General Land Office (GLO).
The GLO has either ten (10) or thirty (30) business days to review depending on the project scope, and provide their comment letter.
If applicable, it will go before the Shoreline Task Force at their next available meeting. The Task Force may have up to six (6) weeks to review permit applications, and will forward a recommendation to the City Council.
The City Council shall either grant or deny a permit application within four (4) weeks of receiving a recommendation from the Task Force. The City Council has a right to make modifications to and/or overturn a recommendation of the Task Force.

5912C
5912B
5916
9920
Beach Access #
23 Sapphire
Gulf Blvd
Gulf Blvd
Gulf
5903
5901

HBL

Historic Building Line

DPL

OG DPL

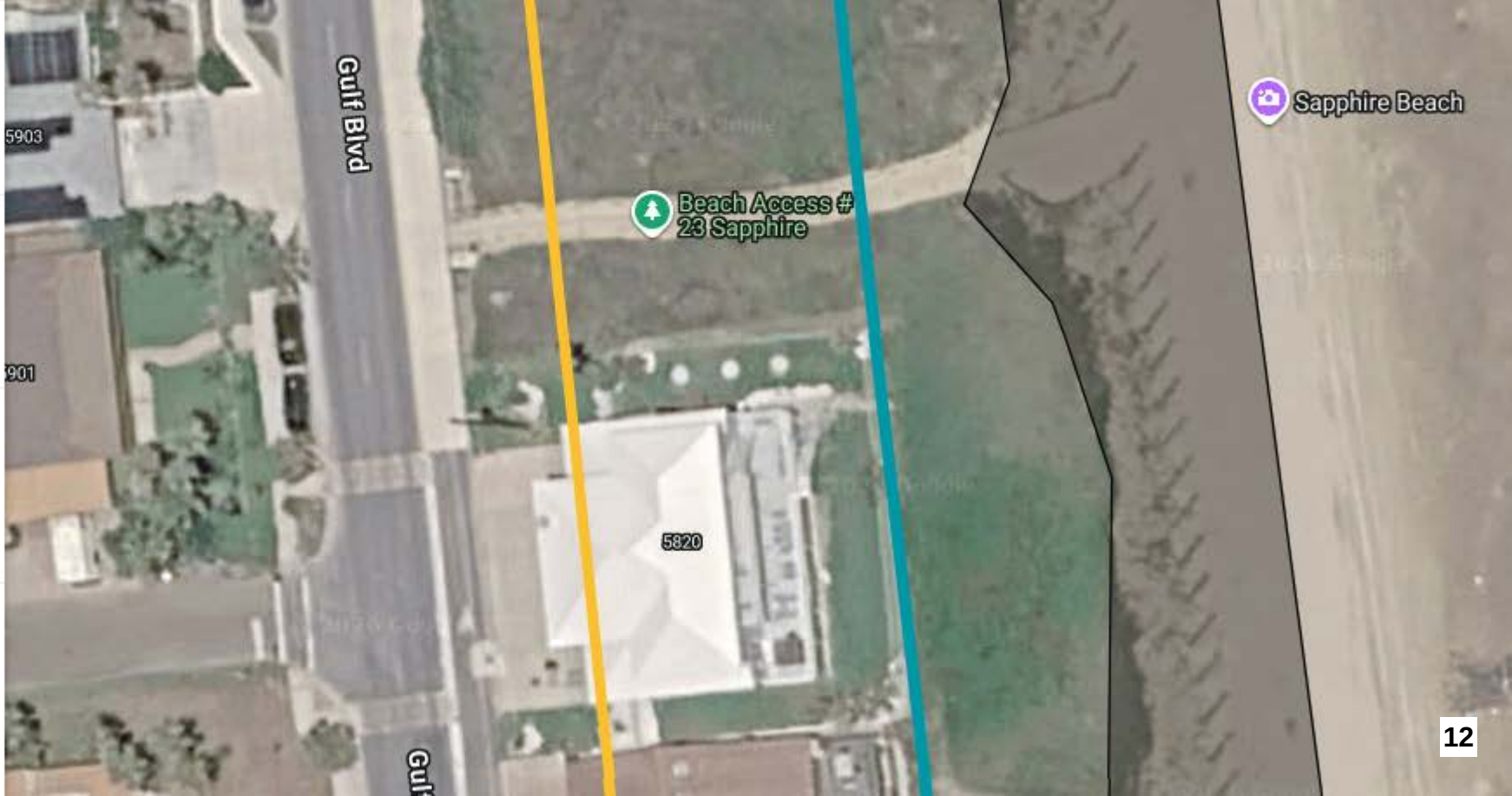
City Limits

All items

Current Projects

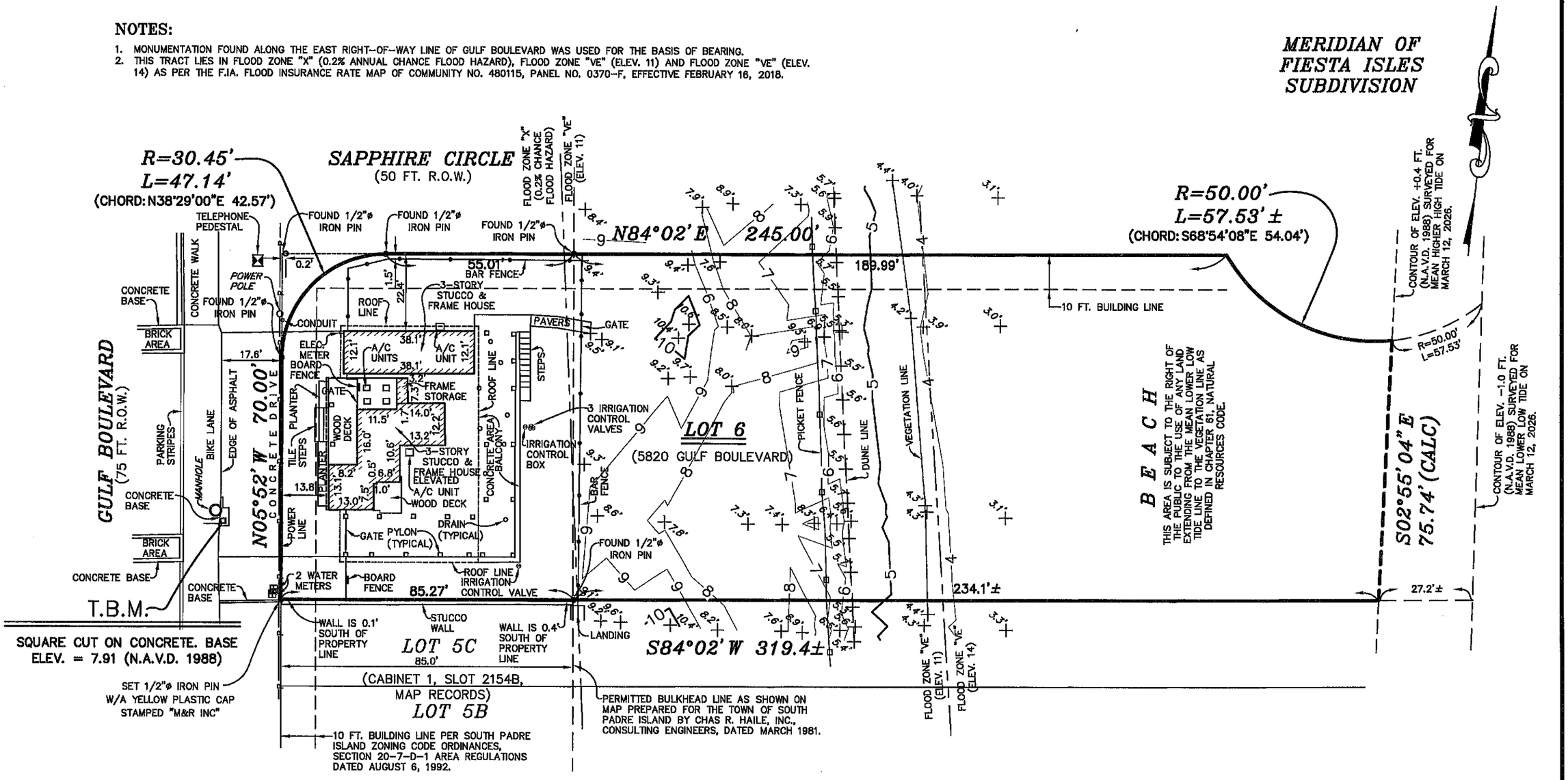
Dune Restoration mile 1

Dune Restoration mile 2



NOTES:

1. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD), FLOOD ZONE "VE" (ELEV. 11) AND FLOOD ZONE "VE" (ELEV. 14) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.



The undersigned hereby certifies that the survey described hereon was made on the ground on 03/12/2026 **; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.**

E. H. Mejia

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

STATE OF TEXAS REGISTERED E. H. MEJIA 3900 PROFESSIONAL LAND SURVEYOR

BOUNDARY AND TOPOGRAPHIC SURVEY OF

LOT NUMBER SIX (6), BLOCK NUMBER ONE HUNDRED NINETY ONE (191), FIESTA ISLES, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1"= 30'

SURVEYED FOR:

ROBERT MOYA

Mejia & Rose, Incorporated

Engineering *Surveying*

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

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

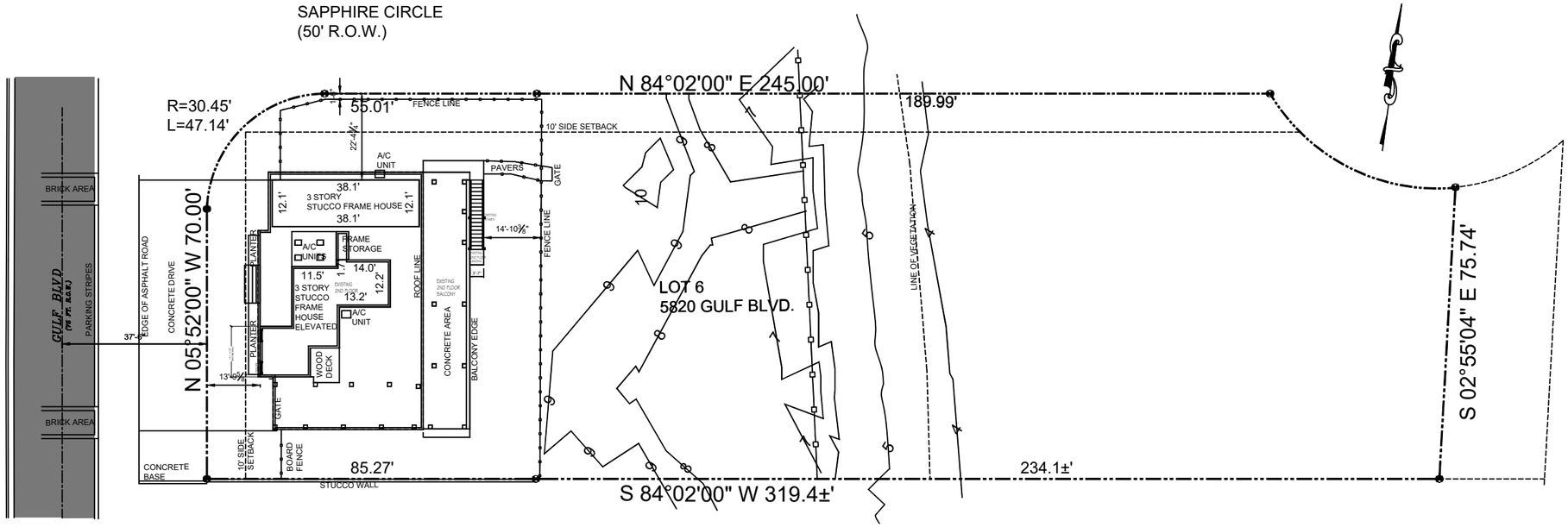
1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

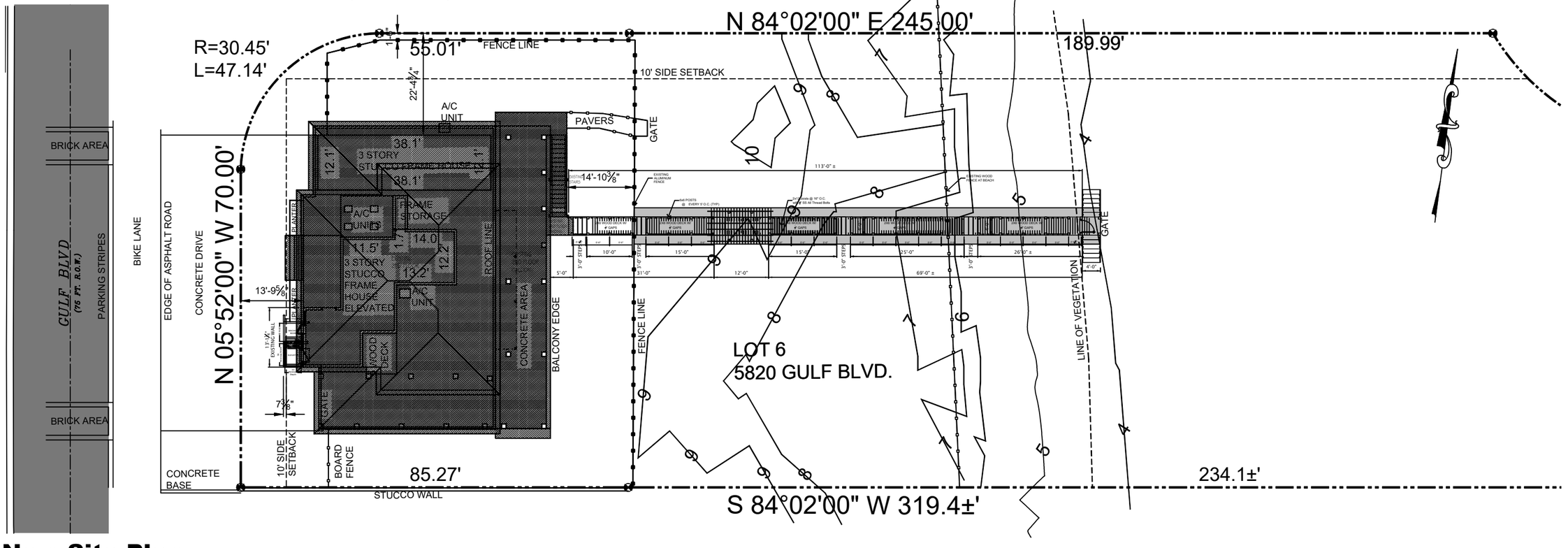
email: mandrinc@cngmail.com

G.F. NO. N/A JOB NO. 23152



Existing-Site Plan

Scale: 1/16" = 1'-0" 24"x36" Print
Scale: 1/32" = 1'-0" 12"x18" Print



New-Site Plan

Scale: 1/8" = 1'-0" 24"x36" Print
Scale: 1/16" = 1'-0" 12"x18" Print

Project Name:
Silva Boardwalk

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
CVR	COVER PAGE & SITE PLAN
FL	BOARDWALK PLAN & DETAILS
ELEV	NORTH & EAST ELEVATIONS

Date: 05/26/2026

Project #: SlivaBoardwalk

REVISE	REVISION	REVIS.
Date	Revision/Issue	No.

Project Name: 5820 Gulf Blvd. South Padre Island, Cameron County, Tx

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450
PERLATDRAFTING
@OUTLOOK.COM

Prepared For: Alfredo Silva

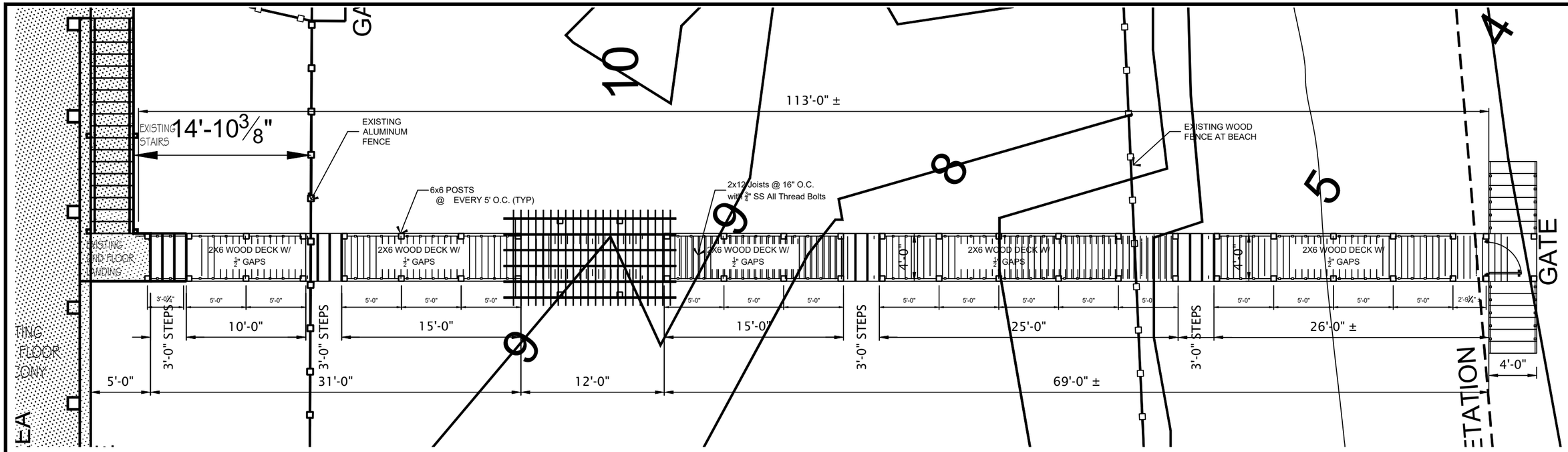
This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Perla Torres. Engineering for the foundation is the responsibility of owner or Contractor. Perla Torres takes no responsibility for the construction of the residence or building.

EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DOCUMENTS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

Sheet Number:

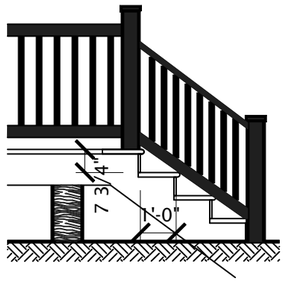
COVER PAGE & SITE PLAN

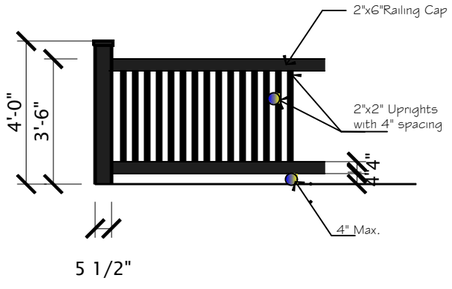
CVR



Proposed Boardwalk Plan

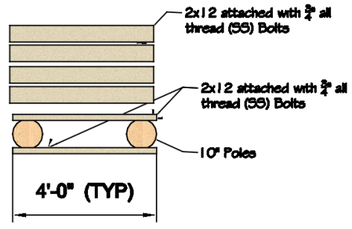
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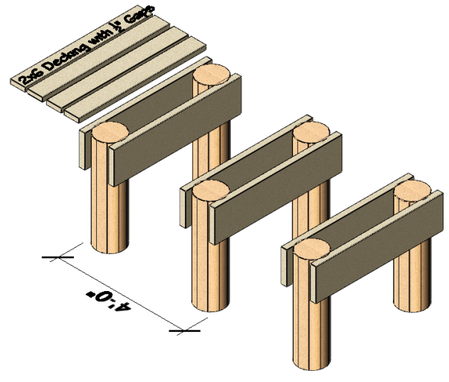




Stair & Handrail Details

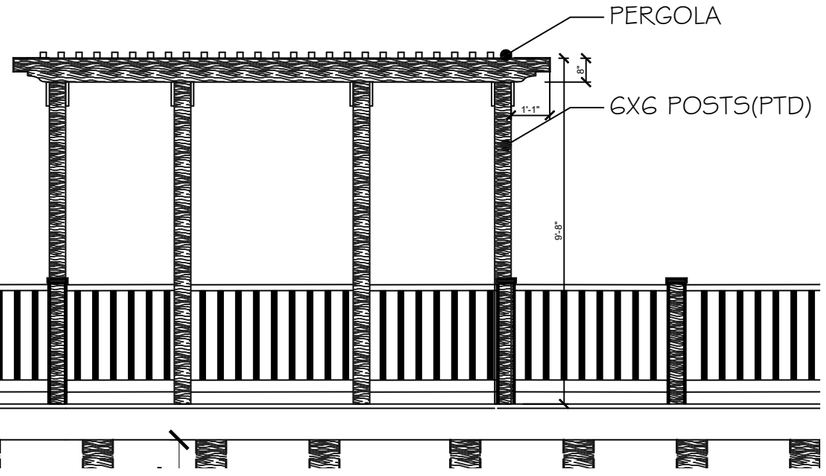
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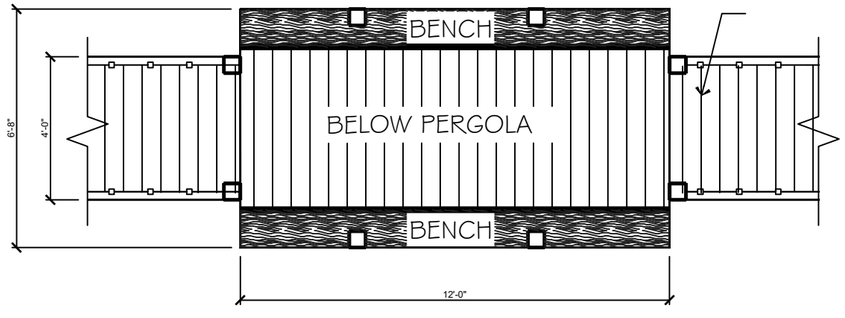




Poles below deck

Scale: 1/2" = 1'-0" 24"x36" Print
Scale: 1/4" = 1'-0" 12"x18" Print





Pergola Details

Scale: 1/2" = 1'-0" 24"x36" Print
Scale: 1/4" = 1'-0" 12"x18" Print

Date: 05/26/2026

Project #: Silva Residence

REVISION	Date	Revision/Issue	No.

Project Name: 5820 Gulf Blvd. South Padre Island, Cameron County, Tx

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON
SUITE A
PORT ISABEL, TEXAS
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(956) 266-8450
PERLATDRAFTING @OUTLOOK.COM

Prepared For: Alfredo Silva

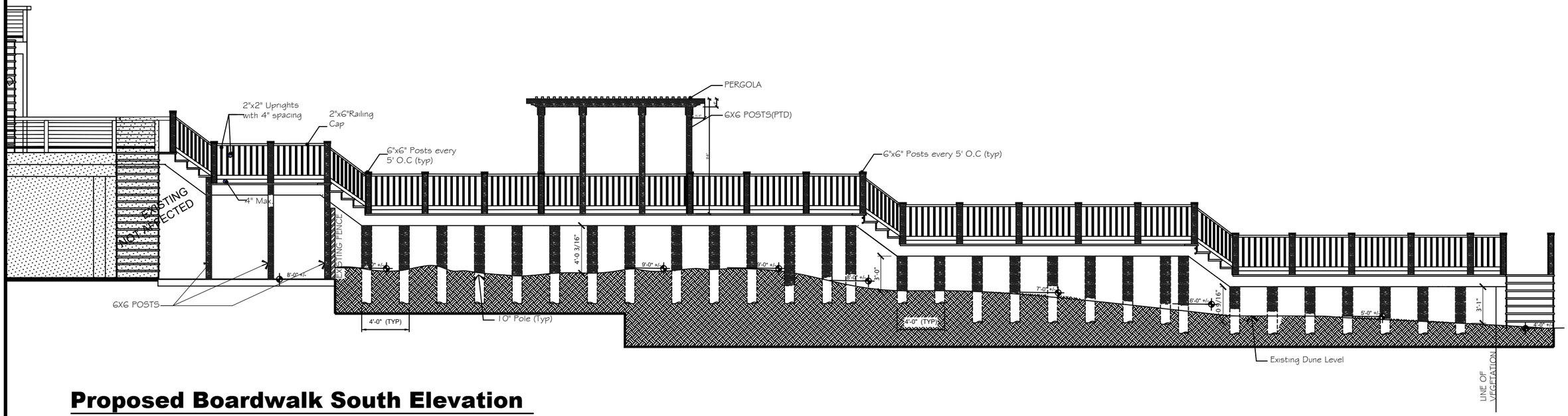
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Sheet Number:

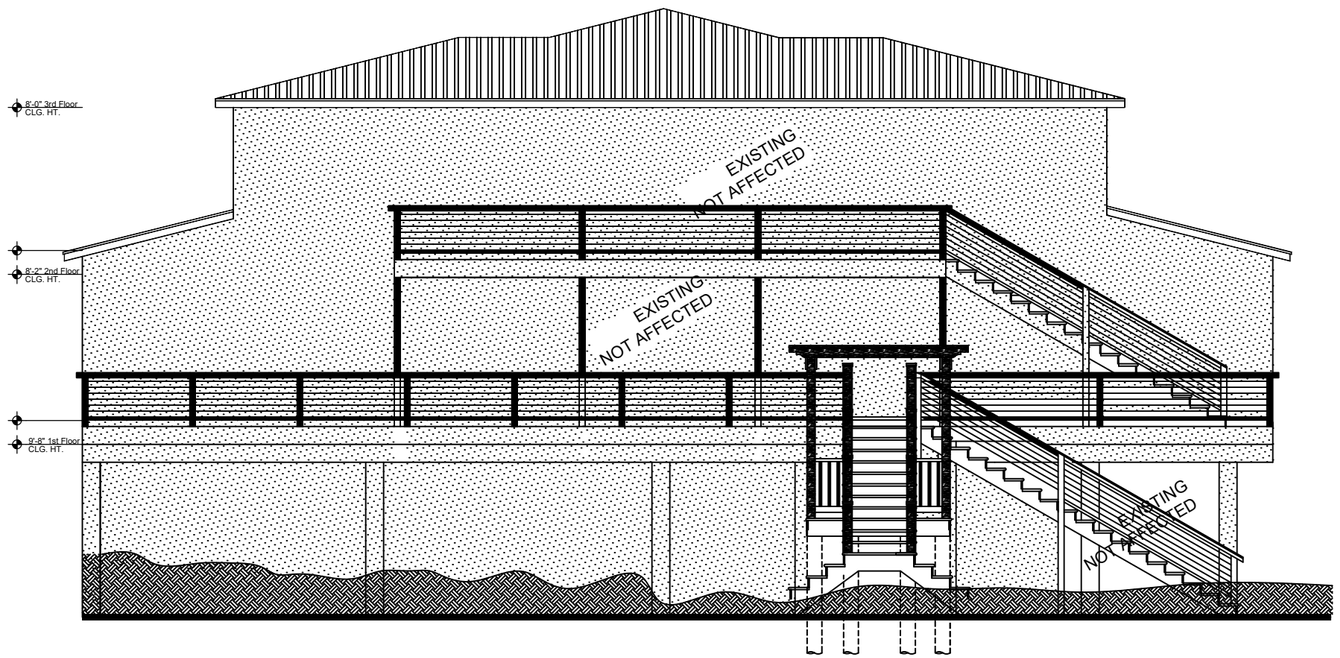
FLOOR PLAN & DETAILS

FL



Proposed Boardwalk South Elevation

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print



Proposed Boardwalk East Elevation

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

Date: 05/26/2026

Project #: Silva Residence

REVISION No.	REVISION Revision/Issue	REVISION Date

Project Name: 5820 Gulf Blvd. South Padre Island, Cameron County, Tx

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Prepared For: Alfredo Silva

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Sheet Number:

SOUTH ELEVATION
EAST ELEVATION

ELEV

Construction and mitigation plan for proposed improvements at 5820 Gulf Blvd. South Padre Island, Tx.

Robert Moya, (Texas R Homes) will ensure that all methods will avoid, minimize, mitigate, and/or compensate for any adverse effects on the dunes and dune vegetation within the impacted area. Any damage done to the vegetation on site will be restored and mitigated at a 1:1 ratio utilizing indigenous vegetation such as sea oats and bitter panicum. Texas R Homes will ensure that the vegetation will provide equal or greater area and density of vegetative cover in the system when compared to the pre-existing conditions.

This project will consist of a walkover that is 4 feet X 117 feet towards the beach area. Mitigation for all impacts will occur onsite or at the dune tow within the area but no more than 20 feet seaward of the current line of vegetation.

Approximately 17.3 cubic yards of sand that will be impacted within the construction area of 936 sqft will be replaced at its original location. All sediment will remain within the critical dune system and east of the Historical Building Line. The sand will be set back in place.

There will be 936 square feet of impacts to be mitigated for in-place due to vegetation impacts from Dune walkover construction. Mitigation for the damages will occur in-place once construction is complete where native dune vegetation will be planted at a 1:1 ratio.

Robert Moya

Texas Gulf Shoreline Movement and Volumetrics (2024)

Units
Imperial

Time Period
1930s-2024

Movement Rates

Movement rate, 1930s to 2024 (ft yr)

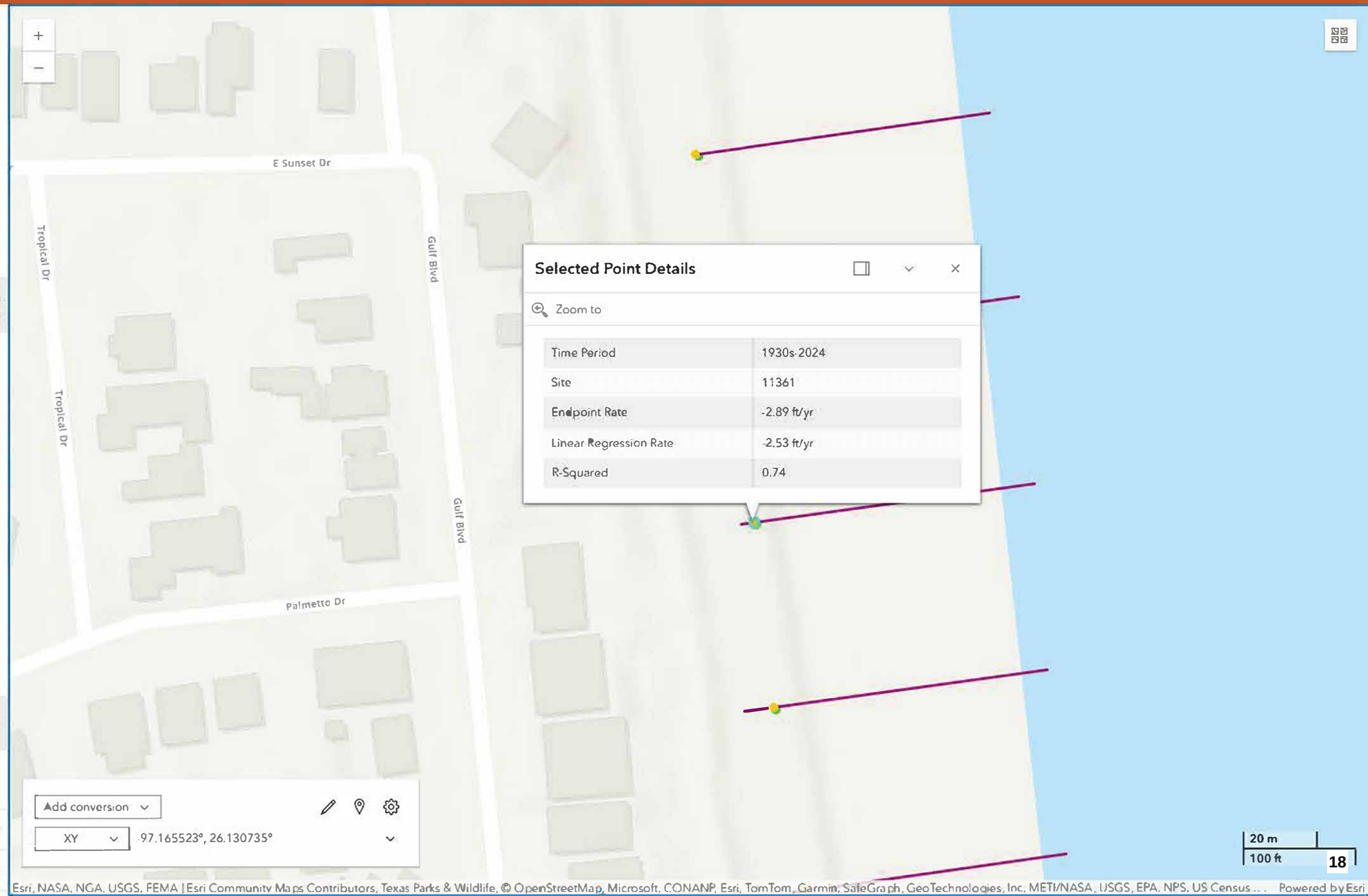
Endpoint Rate

- 14.9 - 100.0
- 11.6 - 14.8
- 8.3 - 11.5
- 5.0 - 8.2
- 2.1 - 4.9
- -1.9 - 2.0
- -4.8 - -2.0
- -8.1 - -4.9
- -11.4 - -8.2
- -14.6 - -11.5
- -100.0 - -14.7

Shoreline Envelope
1930s - 2024 (ft yr)

Features

Volumetrics





PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D

OTHER FEATURES
20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

FEMA (//www.fema.gov/)

FEMA Flood Map Service Center: Search By Address

Navigation

Search

Enter an address, place, or coordinates:

5820 gulf blvd south padre island tx

Search

Whether you are in a high risk zone or not, you may need flood insurance (https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (https://www.fema.gov/what-mitigation) to reduce flood risk damage.

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/advanceSearch)

MSC Products and Tools (/portal/resources/produ

Hazus (/portal/resources/hazu

LOMC Batch Files (/portal/resources/lomc

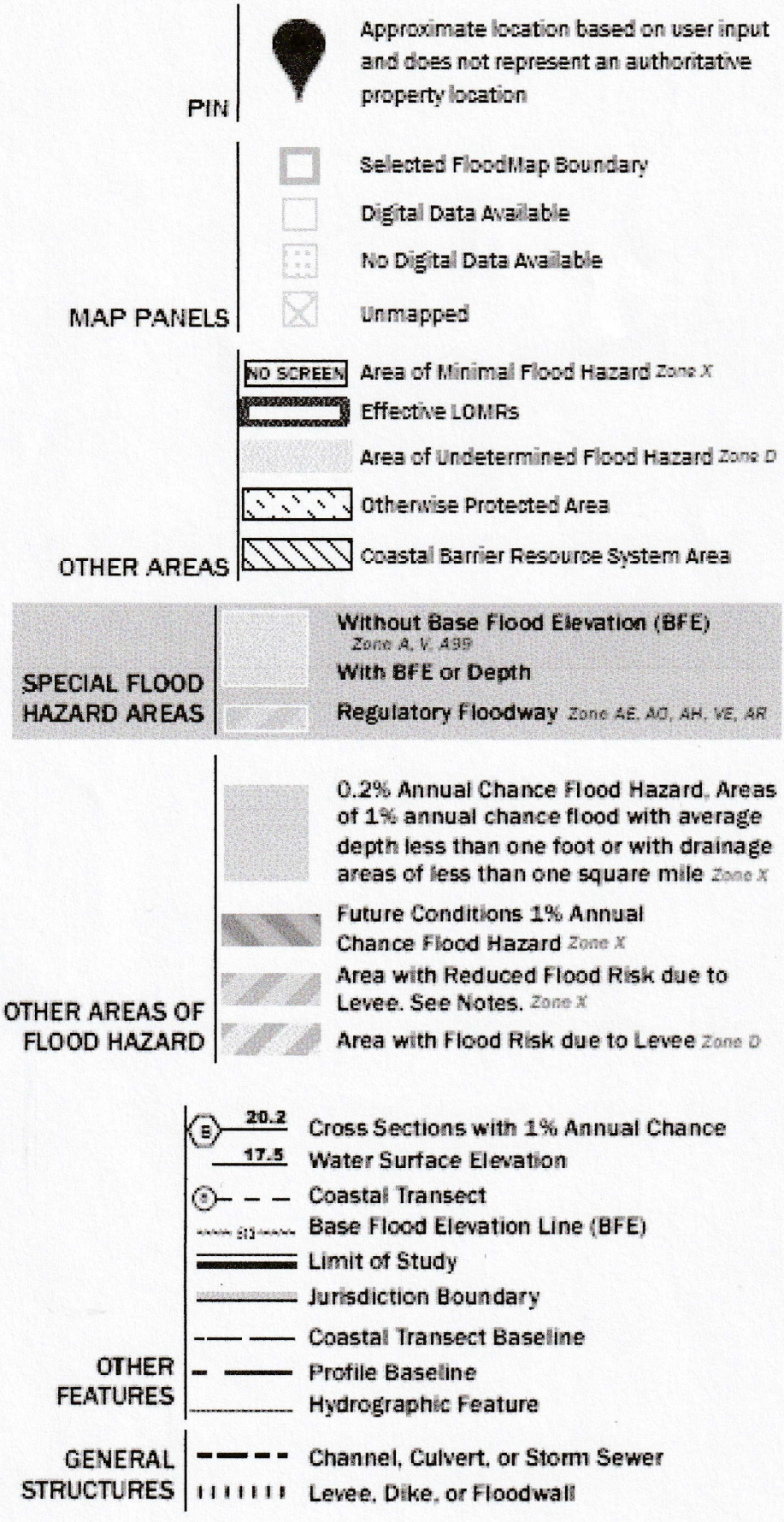
Product Availability (/portal/productAvailab

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptionHome)

Contact MSC Help (/portal/resources/contact)





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May 26, 2026

Edi & Susie Sanjoto
18505 Coubty Rd. 124
Bedias, Tx 77831

RE: Mitigation at 5820 Gulf Blvd
South Padre Island, Tx 78597

Dear Property Owner,

We will be constructing a walkover (deck Boardwalk) from the backyard deck towards the beach area. This will be constructed at the center of the property and will only be 4 feet wide and 83 feet towards the beach area. This is directly north of your property. There will be a mitigation plan in place to address any damages to the dunes and vegetation and will occur in the vicinity of your property. This letter is to satisfy the Texas Administrative Code's rule [31§15.3 (s)(4)(A)(xiii)] that anytime mitigation does occur, the adjacent property owners must be notified.

Sincerely,
Robert Moya
956-592-3378

June 06, 2026

W&A LLC (575707)
1100 E. Washington St.
Brownsville, Texas 78520

RE: Mitigation at 5820 Gulf Blvd
South Padre Island, Tx 78597

Dear Property Owner,

We will be constructing a walkover (deck Boardwalk) from the backyard deck towards the beach area. This will be constructed at the center of the property and will only be 4 feet wide and 83 feet towards the beach area. This is directly north of your property. There will be a mitigation plan in place to address any damages to the dunes and vegetation and will occur in the vicinity of your property. This letter is to satisfy the Texas Administrative Code's rule [31§15.3 (s)(4)(A)(xiii)] that anytime mitigation does occur, the adjacent property owners must be notified.

Sincerely,
Robert Moya
956-592-3378

June 06, 2026

Jose Vallejo Manzur
1707 Palazzo
Mission, Texas 78572

RE: Mitigation at 5820 Gulf Blvd
South Padre Island, Tx 78597

Dear Property Owner,

We will be constructing a walkover (deck Boardwalk) from the backyard deck towards the beach area. This will be constructed at the center of the property and will only be 4 feet wide and 83 feet towards the beach area. This is directly north of your property. There will be a mitigation plan in place to address any damages to the dunes and vegetation and will occur in the vicinity of your property. This letter is to satisfy the Texas Administrative Code's rule [31§15.3 (s)(4)(A)(xiii)] that anytime mitigation does occur, the adjacent property owners must be notified.

Sincerely,
Robert Moya
956-592-3378



Facing the house from the dune fencing



Facing the house seeing the top of the dunes



Area of proposed walkover



Area of proposed walkover



Area of proposed walkover



Top of dune facing south



Top of dune facing north



Area around line of vegetation



Area around line of vegetation

MEMORANDUM: PRELIMINARY DETERMINATION

TO: Mei Ling Valdes, General Land Office
FROM: Emily Kornblum, Coastal Coordinator
DATE: 26 August 2026
RE: Preliminary determination on proposed construction at 5820 Gulf Boulevard

The enclosed application materials present plans for construction of a dune walkover with a gazebo located at 5820 Gulf Blvd. Construction will temporarily impact 17.3 CY of sand and 936 sqft of vegetation that will be mitigated in-place. The walkover will be starting from the second story, making it tall enough for in-place mitigation.

Because the proposed property and walkover are located within 100 feet of a public beach access point (as indicated on page 5 of the application), the project conflicts with the proposed special provisions of the City's *Dune Protection, Beach Renourishment, and Beach Access Plan*. These provisions that have been put forth regulate new access paths and dune walkovers within a 100-foot buffer of any public access location to prevent unnecessary dune fragmentation and promote shared access routes.

City staff advised the applicant to avoid constructing an entirely separate pathway through the dunes by either using the existing public access or connecting a new path directly into it. Although informed of this recommendation, the applicant chose not to modify the design to integrate with the public access. Consequently, the proposed plan does not comply with the City's Beach Use and Access Plan.

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)]

With consideration given to the City's *Dune Protection, Beach Renourishment, and Beach 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 HBL.
4. The proposed activity will result in no adverse effects on dune complexes of vegetation.
5. The proposed activity will not significantly increase the potential for washover or blowouts.

If you have any further questions, please feel free to contact me via email at ekornblum@myspi.org or by phone at 956-761-8111.

Sincerely,

Emily Kornblum
Coastal Coordinator

City of South Padre Island Shoreline Department
321 Padre Boulevard, South Padre Island, TX 78597
956-761-8111

TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

September 3, 2026

Via Electronic Mail

Emily Kornblum
Coastal Coordinator, Shoreline Department
City of South Padre Island
321 Padre Blvd.
South Padre Island, Texas 78597

Beachfront Construction Certificate and Dune Protection Permit in the City of South Padre Island
Site Address: 5820 Gulf Blvd, South Padre Island
Legal Description: So Padre Is- Fiesta Isles Lot 6 Blk 191
Lot Applicant: Robert Moya c/o Alfredo Silva Jr.
GLO ID No.: BDSPI-26-0151

Dear Ms. Kornblum:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a 4-foot-wide dune walkover and a 12-foot by 8-foot pergola. The applicant also proposes in-place mitigation for adverse impacts 17.3 cubic yards of dunes and 936 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of one to two feet per year.

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

- The applicant proposes to construct a 4-foot-wide dune walkover with a 12-foot by 8-foot pergola structure, which does not comply with the width requirements for dune walkovers and similar structures in the Texas Administrative Code (TAC). 31 TAC 15.6(i)(1)(A) requires the width of a dune walkover or similar structure to be limited to 4 feet wide.[1] An increased width may be permitted for public access walkovers, shared walkovers for three or more residences, or wheelchair or golf-cart use with approval from the local government.[2]
    - The pergola does not meet the above exceptions for an increased width.
    - Before the City issues a permit, the applicant must submit revised plans to the City demonstrating that the dune walkover and pergola structure will be limited to 4 feet wide.

[1] 31 Tex. Admin. Code § 15.6(i)(1)(A).
[2] 31 Tex. Admin. Code § 15.6(i)(1)(A).

- It appears that the location of the proposed dune walkover may interfere with the City's ongoing dune restoration project using sand fencing. The applicant should coordinate with the City on any necessary modifications to the existing sand fencing.

- The applicant must take measures to avoid adversely impacting dunes and dune vegetation outside of the impacts proposed in this application, such as not placing equipment on the dune or dune vegetation and minimizing foot traffic on dunes and dune vegetation.[3]

- The City shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.[4] After significant landward migration of the landward boundary of the public beach, the City shall require permittees to shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing the construction of walkovers.[5]

- The use of concrete to stabilize dune walkover pilings is prohibited.[6]

Mitigation Sequence

- The City must ensure the applicant has demonstrated compliance with the avoidance and minimization steps of the mitigation sequence before issuing the permit. [7] It appears that the proposed impacts to dunes and dune vegetation might be avoidable by not constructing the private dune walkover since there is a public beach access pathway on the neighboring property.

- The City must minimize the proliferation of excessive private access by permitting only the minimum necessary private beach access points to the public beach from any proposed subdivision, multiple dwelling, or commercial facility.[8] In some cases, the minimum beach access points may only be one access point. In determining the appropriate grouping of access points, the local government shall consider the size and scope of the development. The City must ensure compliance with this requirement, if applicable.

Mitigation

- The mitigated dunes and dune vegetation must be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the proposed dune restoration area.[9]

[3] 31 Tex. Admin. Code § 15.4(f)(1).
[4] 31 Tex. Admin. Code § 15.7(g)(4).
[5] 31 Tex. Admin. Code § 15.7(g)(4)(A).
[6] 31 Tex. Admin. Code § 15.6(i)(2).
[7] 31 Tex. Admin. Code § 15.4(f).
[8] 31 Tex. Admin. Code § 15.4(f)(2)(B)(iv).
[9] 31 Tex. Admin. Code § 15.7(e)(3).

- The applicant must conduct mitigation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dunes and dune vegetation.[10] These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation.[11]

- The applicant must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.[12] The GLO requests that the permittee notify the City and GLO of the completion of the dune walkover construction and provide photographs to demonstrate if adverse impacts to dunes and dune vegetation occurred and were mitigated for.

- The applicant shall be deemed to have failed to achieve mitigation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.[13]

- The City shall determine a mitigation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.[14] The City shall provide written notification to the GLO after determining that mitigation is complete. The GLO may conduct a field inspection to verify compliance.[15]

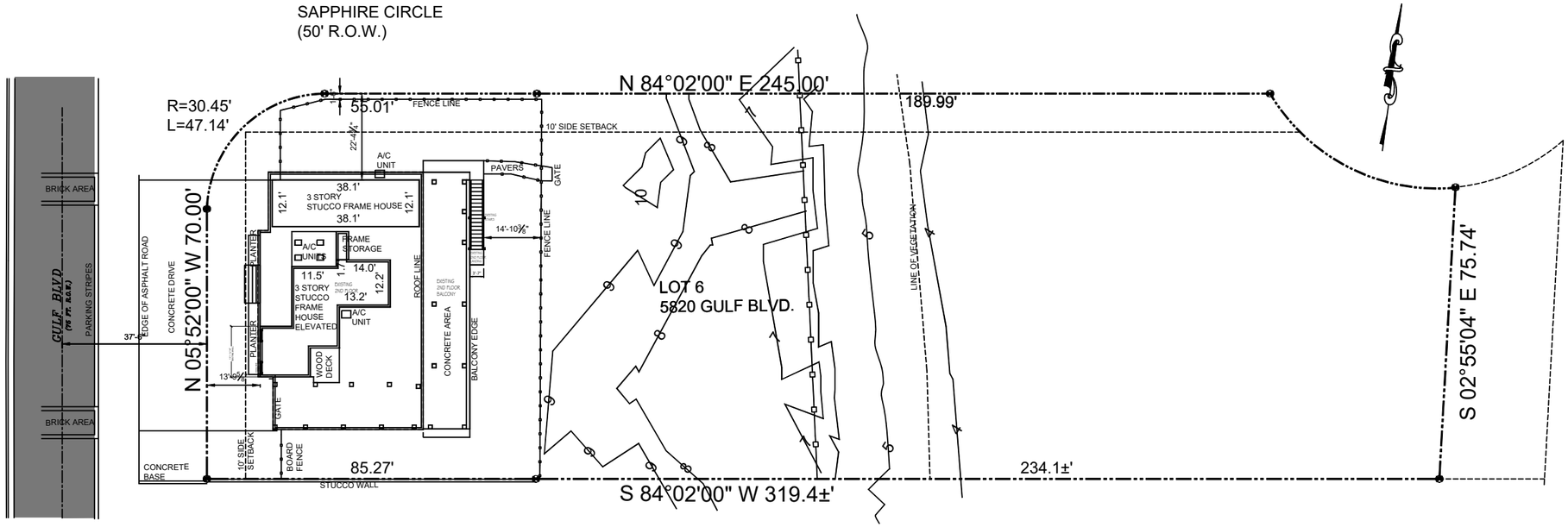
In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.[16] If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,

Mei Ling Valdes

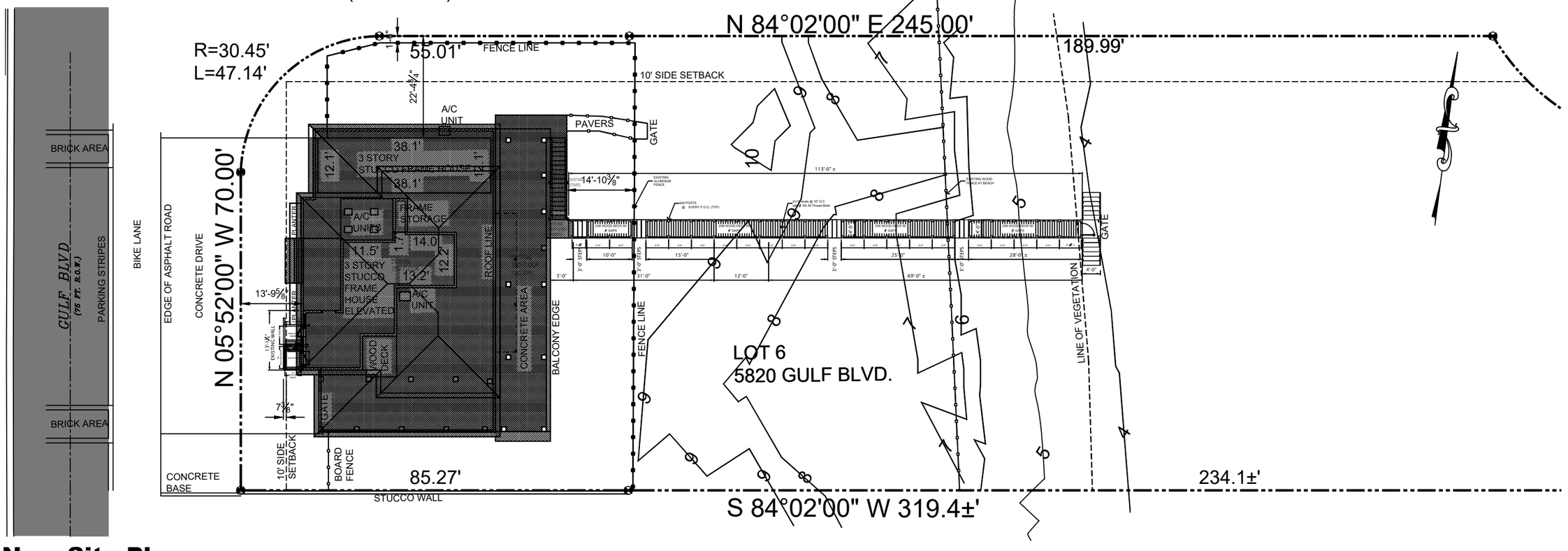
Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

[10] 31 Tex. Admin. Code § 15.4(g)(2).
[11] 31 Tex. Admin. Code § 15.4(g)(2).
[12] 31 Tex. Admin. Code § 15.4(g)(5).
[13] 31 Tex. Admin. Code § 15.4(g)(5).
[14] 31 Tex. Admin. Code § 15.4(g)(3).
[15] 31 Tex. Admin. Code § 15.4(g)(4).
[16] 31 Tex. Admin. Code § 15.3(t)(5).



Existing-Site Plan

Scale: 1/16" = 1'-0" 24"x36" Print
Scale: 1/32" = 1'-0" 12"x18" Print



New-Site Plan

Scale: 1/8" = 1'-0" 24"x36" Print
Scale: 1/16" = 1'-0" 12"x18" Print

Project Name:
Silva Boardwalk

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
CVR	COVER PAGE & SITE PLAN
FL	BOARDWALK PLAN & DETAILS
ELEV	NORTH & EAST ELEVATIONS

Date: 05/26/2026

Project #: SlivaBoardwalk

REVISE	REVISION	REVISE
Date	Revision/Issue	No.

Project Name: 5820 Gulf Blvd. South Padre Island, Cameron County, Tx

PERLA TORRES
DRAFTING & DESIGN
415 E. WASHINGTON
SUITE A
PORT ISABEL, TEXAS
78578
(956) 266-8450
PERLATDRAFTING
@OUTLOOK.COM

Prepared For: Alfredo Silva

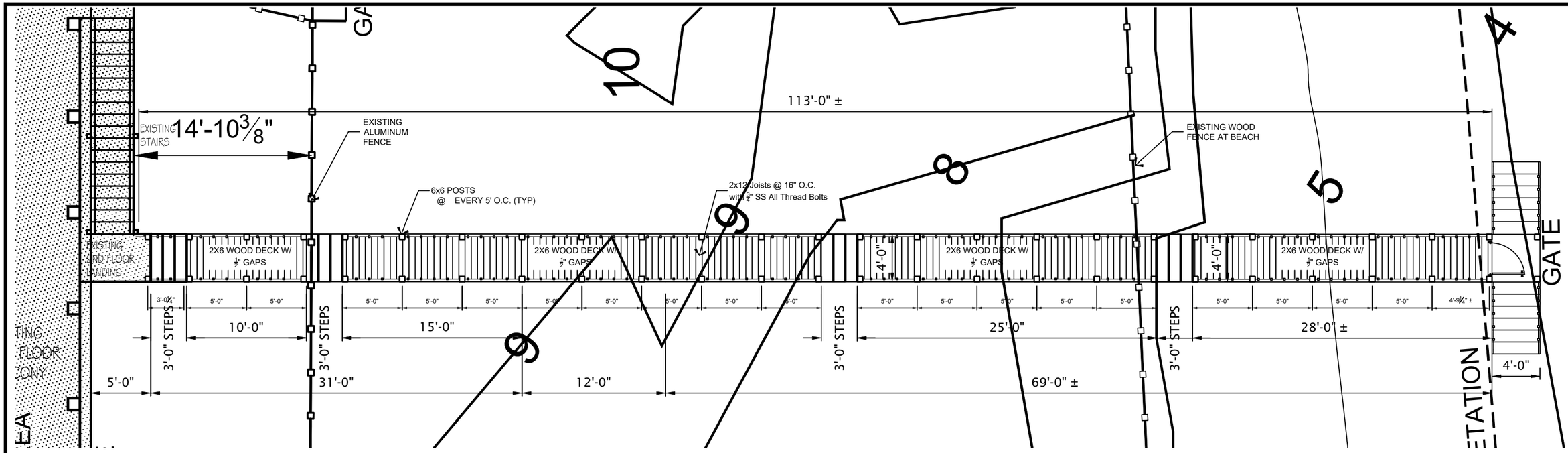
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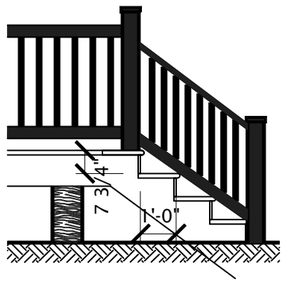
COVER PAGE & SITE PLAN

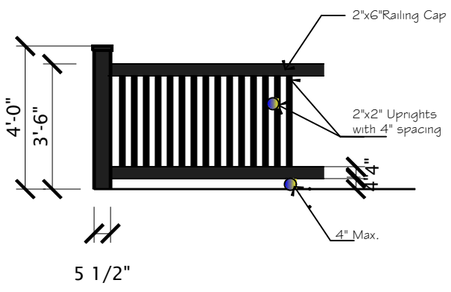
CVR



Proposed Boardwalk Plan

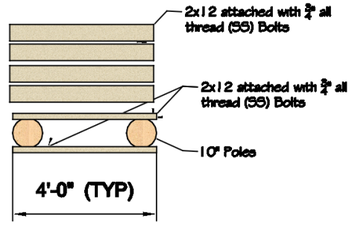
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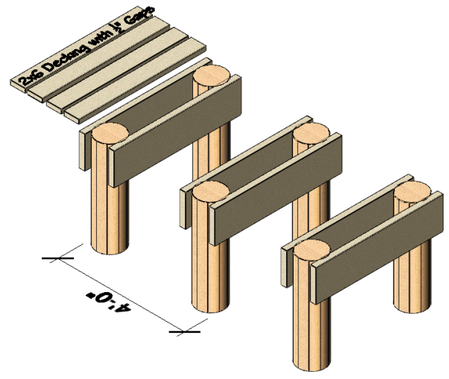




Stair & Handrail Details

Scale: 1/2" = 1'-0" 24"x36" Print
Scale: 1/4" = 1'-0" 12"x18" Print





Poles below deck

Scale: 1/2" = 1'-0" 24"x36" Print
Scale: 1/4" = 1'-0" 12"x18" Print

Date: 05/26/2026

Project #: Silva Residence

REVISE	REVISION	REVIS.
Date	Revision/Issue	No.

Project Name: 5820 Gulf Blvd. South Padre Island, Cameron County, Tx

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Prepared For: Alfredo Silva

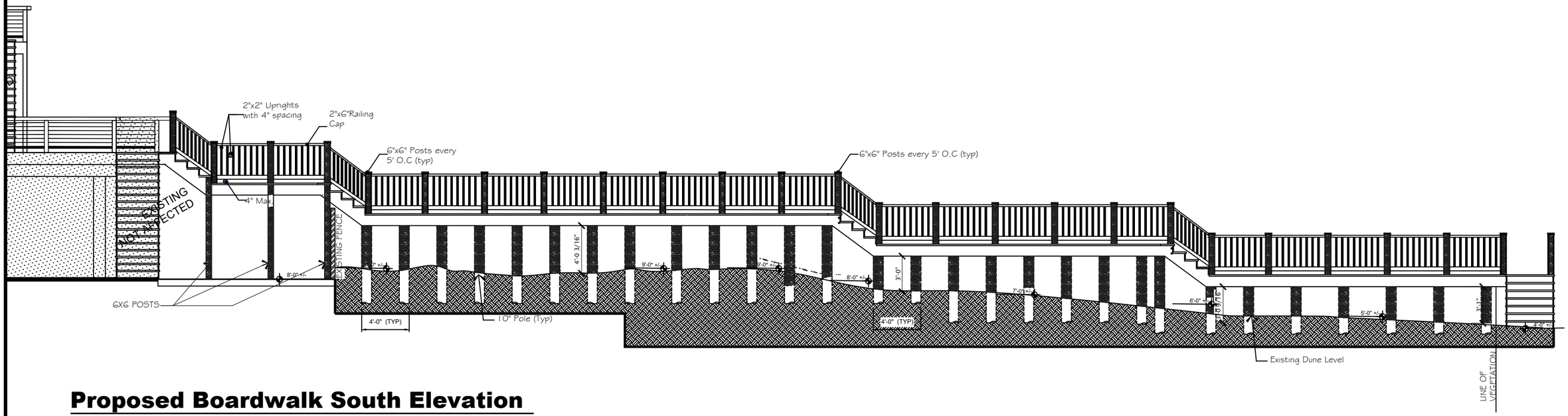
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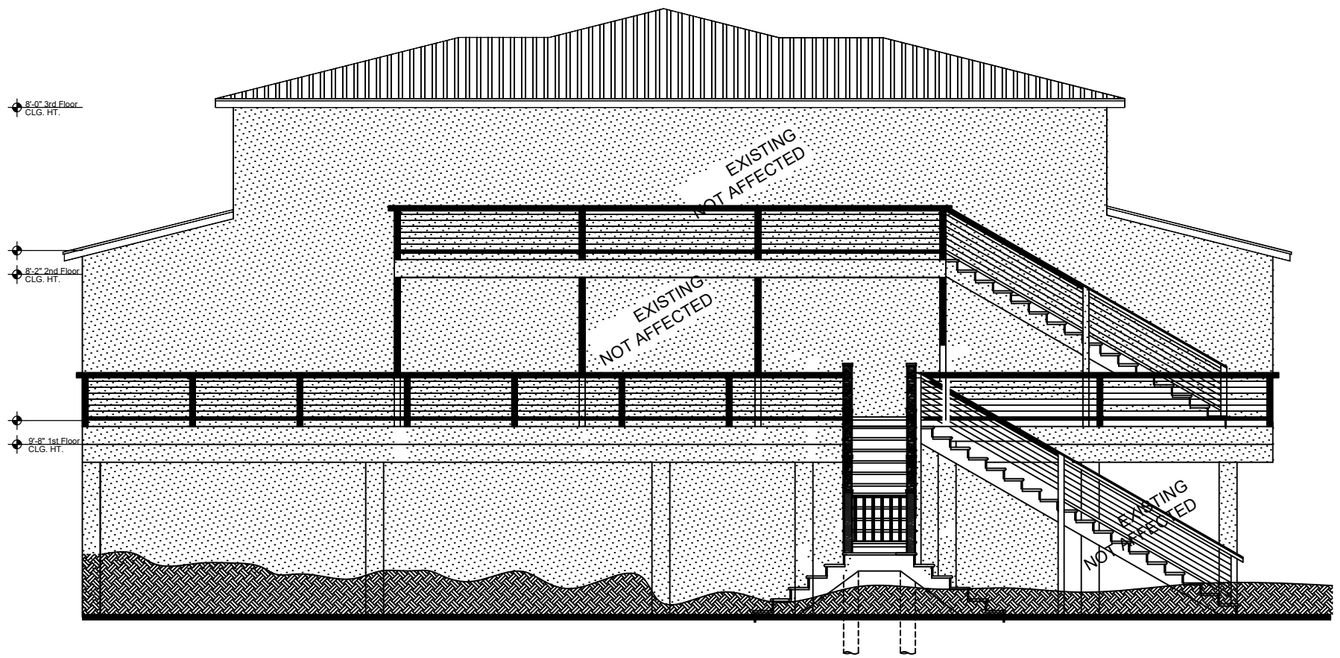
FLOOR PLAN & DETAILS

FL



Proposed Boardwalk South Elevation

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print



Proposed Boardwalk East Elevation

Scale: 1/4" = 1'-0" 24"x36" Print
Scale: 1/8" = 1'-0" 12"x18" Print

Date: 05/26/2026

Project #: Silva Residence

REVISION No.	REVISION Revision/Issue	REVISION Date

Project Name: 5820 Gulf Blvd. South Padre Island, Cameron County, Tx

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Sheet Number:

SOUTH ELEVATION
EAST ELEVATION

ELEV