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

TUESDAY, AUGUST 25, 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 June 23, 2026. (Kornblum)

5. Regular Agenda

   5.1. Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 1202 Padre Boulevard (Lot 2C in the Miramar & Sand Piles Subdivision). (Kornblum)

   5.2. Updates on departmental grants and projects (Kornblum):
   - Coastal Management Program (CMP) Cycles 29 and 31
   - Coastal Erosion Planning and Response Act (CEPRA) Cycles 13 and 14
   - National Fish and Wildlife Foundation (NFWF)
   - RESTORE Act
   - Wind and Water Sports Venue

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 AUGUST 19, 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 **AUGUST 19, 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

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.

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: August 25, 2026

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM
Approve the minutes from the regular meeting on June 23, 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, JUNE 23, 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, June 23rd, 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, Chuck Fox, Denise Franke and Sarah McKinlay.

City staff present were Shoreline Director Kristina Boburka and Coastal Coordinator Emily Kornblum.

2. Pledge of Allegiance

Chairman Wall led the Pledge of Allegiance.

3. Public Comments and Announcements

Chairman Wall led a moment of silence for the passing of City Councilman Ken Medders and mentioned that he was always at the Task Force meetings and led the community with the recycling program.

4. Consent Agenda

4.1. Approval of the minutes from the regular meeting on June 9, 2026. (Kornblum)

4.2. Approve an absence from Task Force Member Fox from the regular meeting on June 9, 2026. (Fox)

4.3. Approve an absence from Task Force Member McKinlay from the regular meeting on June 9, 2026. (McKinlay)

4.4. Approve an absence from Task Force Member Murphy from the regular meeting on June 9, 2026. (Murphy)

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

5. Regular Agenda

5.1. Discussion and action to provide a recommendation to City Council regarding a beach and dune permit application for Lot 2D of the Miramar & Sand Piles Subdivision. (Kornblum)

Coastal Coordinator Emily Kornblum summarized the beach and dune permit for Lot 2D of the Miramar & Sand Piles Subdivision to the board. There was some discussion on the location, but ultimately there will be no mitigation needed for this permit.

Vice Chairperson Mahan motioned to recommend the beach and dune permit to City Council, seconded by Task Force Member Fox. The motion passed unanimously.

5.2. Discussion and action to recommend to City Council the approval of the City's Dune Protection, Beach Renourishment, and Beach Access Plan, which includes Chapter 22 of the City's Code of Ordinances and amendments to the City's Dune Protection Line. (Boburka)

Shoreline Director Kristina Boburka explained the history of the Dune Protection, Beach Renourishment, Beach Access Plan, and Chapter 22 amendments throughout the years and the major changes for each section. There was discussion and questions about parking, the location of the line of vegetation, and for beach mat allowance.

Task Force Member Franke motioned to recommend the approval of the City's Dune Protection, Beach Renourishment, and Beach Access Plan, which includes Chapter 22 of the City's Code of Ordinances and amendments to City Council, seconded by Vice Chairperson Mahan. The motion passed unanimously.

6. Adjourn

There being no further business, Chairman Wall adjourned the meeting at 3:29 p.m.

_____ _____

Emily Kornblum, Coastal Coordinator Stormy Wall, Chairman

Item No. 5.1

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: August 25, 2026

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM
Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 1202 Padre Boulevard (Lot 2C in the Miramar & Sand Piles Subdivision. (Kornblum)

ITEM BACKGROUND
Lot 2C of the Miramar & Sand Piles Subdivision is a vacant lot that previously had a building that was torn down. Kirana Towers will be a 22-story condominium with amenities. Since this lot had a previous building, it does not contain any dunes or dune vegetation, so no mitigation is required. A beach access walkover will be on a separate application.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
Chapter 9: Shoreline

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

LeFERVRE ENGINEERING
Texas Registered Engineering Firm No.23093
818 Mansfield Dr.
Unit 182
Portmansfield, Texas
78599
956.540.9428

July 30, 2026

City of South Padre Island
Shoreline Department
4601 Padre Blvd.
South Padre Island, Texas 78597

Re: Kirana Tower

Construction and mitigation plan for proposed improvements at Kirana Tower located at:
1202 Padre Blvd.
South Padre Island, Texas 78597

The Kirana Tower development 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.

The Kirana Tower Development 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.

The proposed project will consist of a multi-floor condominium building with 34 residential units located within 22 building floors. 20 floors will be used for residential units and 2 floors for building amenities. An approximate 57 parking spaces are proposed within the site boundary as well as within a two-level parking garage unit. Amenities for this project will include a swimming pool with a surrounding patio area, padel court, landscaped common areas and pedestrian access points. The development will consist of various fences around the building and property boundary with a proposed material of decorative metal fencing, masonry/CMU screen walls and privacy fencing. Footings and piles for various structure improvements are anticipated as part of the structure foundation, site amenities and the parking garage. Landscaping will be provided around the exterior of the building footprint, patio area, and various landscape islands located along the main entry way and shared access easement areas. Note that these improvements will be located within the historic dune protection area but West of the existing bulkhead.

The site to be used for this development previously served the Miramar Condominium building as shown in the historical imagery attached to this application showing the building was demolished and cleared leaving various construction grade soils at the existing site. These can be seen in satellite imagery as well as various photographs collected by on-site visits. Our topography maps also show no dunes West of the existing bulkhead. Due to this, we are not proposing any dune mitigation for improvements West of the bulkhead.

If you have any questions, feel free to let us know.

Regards,

Israel Gaona, P.E., CFM

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 2C, Block 1, Miramar Sudivision and Sand Pile Subdivision

Physical Address: 1202 Padre Blvd. South Padre Island, Texas 78597

Property Owner Information	Applicant / Agent for Owner
Name: Kirana Properties, LLC.	Name: Israel Gaona, P.E., CFM
Mailing Address: 1904 Freight	Mailing Address: 818 Mansfield Dr. Unit 182
City: Laredo State: Tx	City: Port Mansfield State: Texas
Zip: 78041 Country: USA	Zip: 78599 Country: USA
Phone Number: (305) 753-0033	Phone Number: (956) 472-0917; (956) 540-9428
Fax Number: (956) 544-3068	Fax Number: N/A
E-Mail Address: alex@schwarzdesarrollo.com	E-Mail Address: israel@sotexengineering.com richard@lefevreengineering.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: 7/29/2026

Applicant Signature:

Date: 7/29/2026

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.

The proposed project will consist of a multi-floor condominium building with 34 residential units located within 22 building floors. 20 floors will be used for residential units and 2 floors for building amenities. An approximate 57 parking spaces are proposed within the site boundary as well as within a two-level parking garage unit. Amenities for this project will include a swimming pool with a surrounding patio area, padel court, landscaped common areas and pedestrian access points. The development will consist of various fences around the building and property boundary with a proposed material of decorative metal fencing, masonry/CMU screen walls and privacy fencing. Footings and piles for various structure improvements are anticipated as part of the structure foundation, site amenities and the parking garage. Landscaping will be provided around the exterior of the building footprint, patio area, and various landscape islands located along the main entry way and shared access easement areas. Note that these improvements will be located within the historic dune protection area but West of the existing bulkhead.

Total Square Footage of Footprint of Habitable Structure: 9,226

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 61,654sqft or 1.41ac

Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: 89% impervious cover proposed

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

Approximate Duration of Construction: 2 years, 2026 to 2028

Financial Plan for the Removal of All Hard Structures

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

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

Drainage

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

☐ No change in the drainage on site.

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

Explanation / Other Information: The current site will continue to drain towards Padre Blvd. with alterations to the impervious cover of the existing site. No drainage patter changes are proposed with this development seaward past the existing bulkhead.

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: There are no damages westward of the bulkhead to any dune vegetation on-site. The site was a previous developed site that was demolished and cleared.

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: There are no damages westward of the bulkhead to any dune vegetation on-site. The site was a previous developed site that was demolished and cleared.

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.

There are no damages westward of the bulkhead to any dune vegetation on-site. The site was a previous developed site that was demolished and cleared.

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

There are no damages westward of the bulkhead to any dune vegetation on-site. The site was a previous developed site that was demolished and cleared.

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: There are no damages westward of the bulkhead to any dune vegetation on-site. The site was a previous developed site that was demolished and cleared.

Financial Plan for Dune Mitigation:

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

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

Checklist of Additional Required Application Information

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

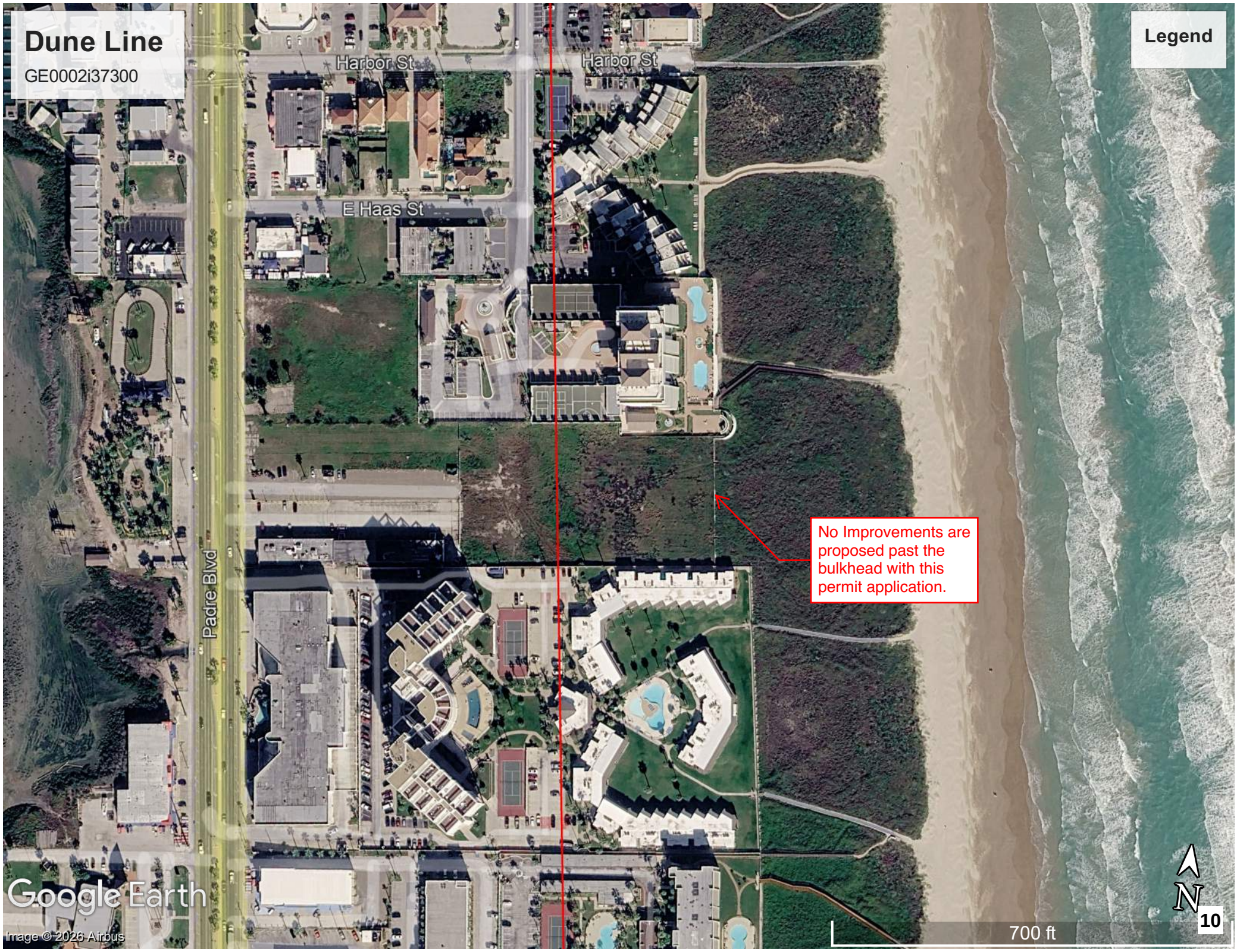
- [X] 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- [X] 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- [X] 3. Location of the 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.
- [X] 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.
- [X] 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- N/A! [ ] 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- [X] 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:

- N/A [ ] 1. A grading and layout plan showing proposed contours for the final grade.
- [X] 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/).
- N/A [ ] 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.
- N/A [ ] 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.


Dune Line
GE0002i37300
Legend
Harbor St
Harbor St
E Haas St
Padre Blvd
No Improvements are proposed past the bulkhead with this permit application.
Google Earth
Image © 2026 Airbus
700 ft
N
10

National Flood Hazard Layer FIRMette

FEMA

97°10'9"W 26°5'53"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

97°9'31"W 26°5'21"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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

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 AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

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

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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/16/2026 at 9:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


Historical imagery showing an existing condominium development in the current vacant lot.
CAMERON CO.
STATE: TX
SCALE: 1"=700'
JOB #: LEMC6613
SOURCE: NAIP
DATE: 07.14.2004
TelALL™ Corporation
www.TelALL.net
N


Updated imagery of project location showing no current improvements.
CAMERON CO.
SCALE: 1"=700'
SOURCE: NAIP
STATE: TX
JOB #: LEMC6613
DATE: 06.10.2022
TelALL™ Corporation
www.TelALL.net
N

Texas Gulf Shoreline Movement and Volumetrics (2024)

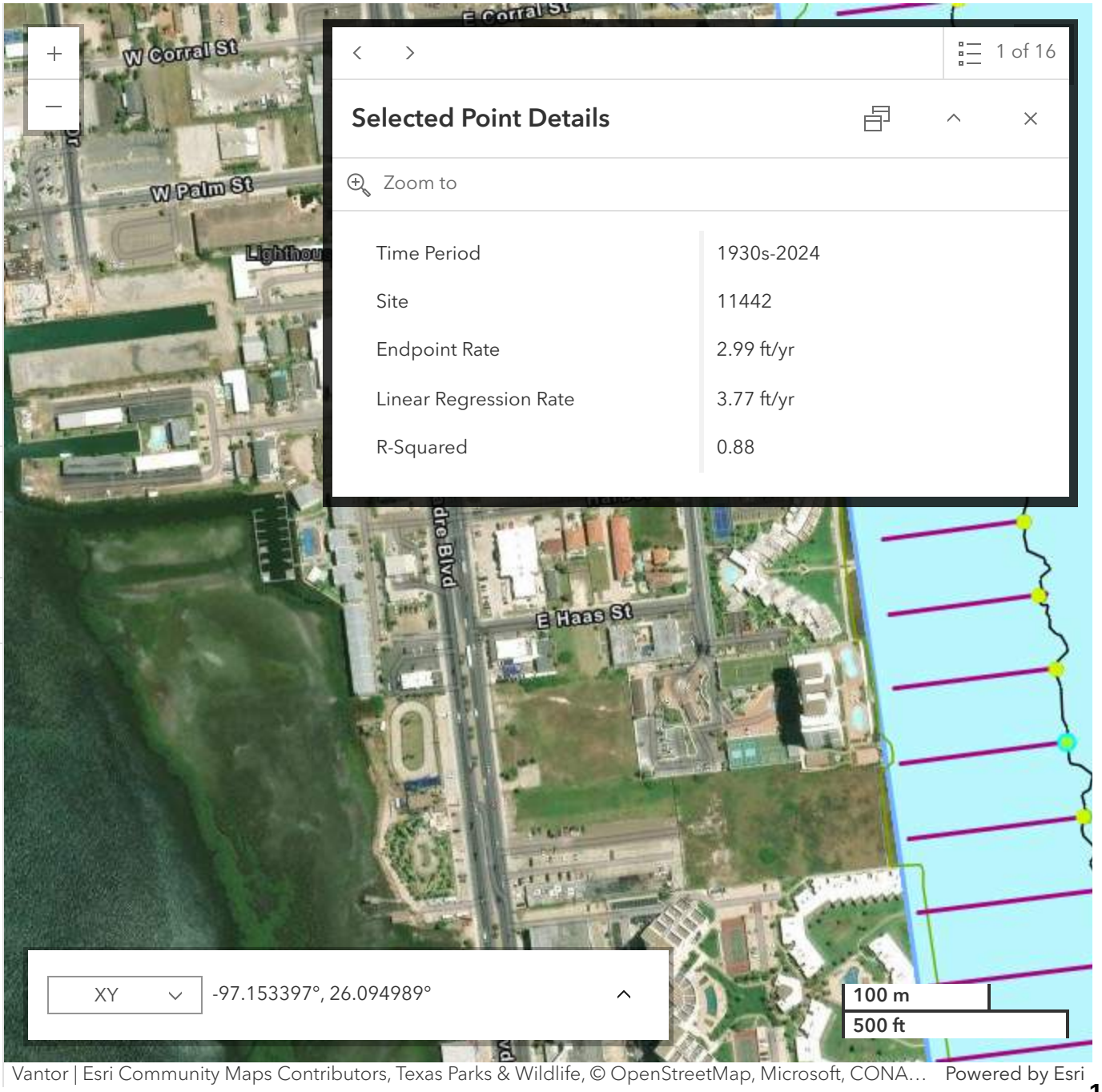
Units

Imperial

Time Period

1930s-2024

- Movement Rates
- Features
- Volumetrics
- Peak Elevation
- Engineering



Texas Gulf Shoreline Movement and Volumetrics (2024)

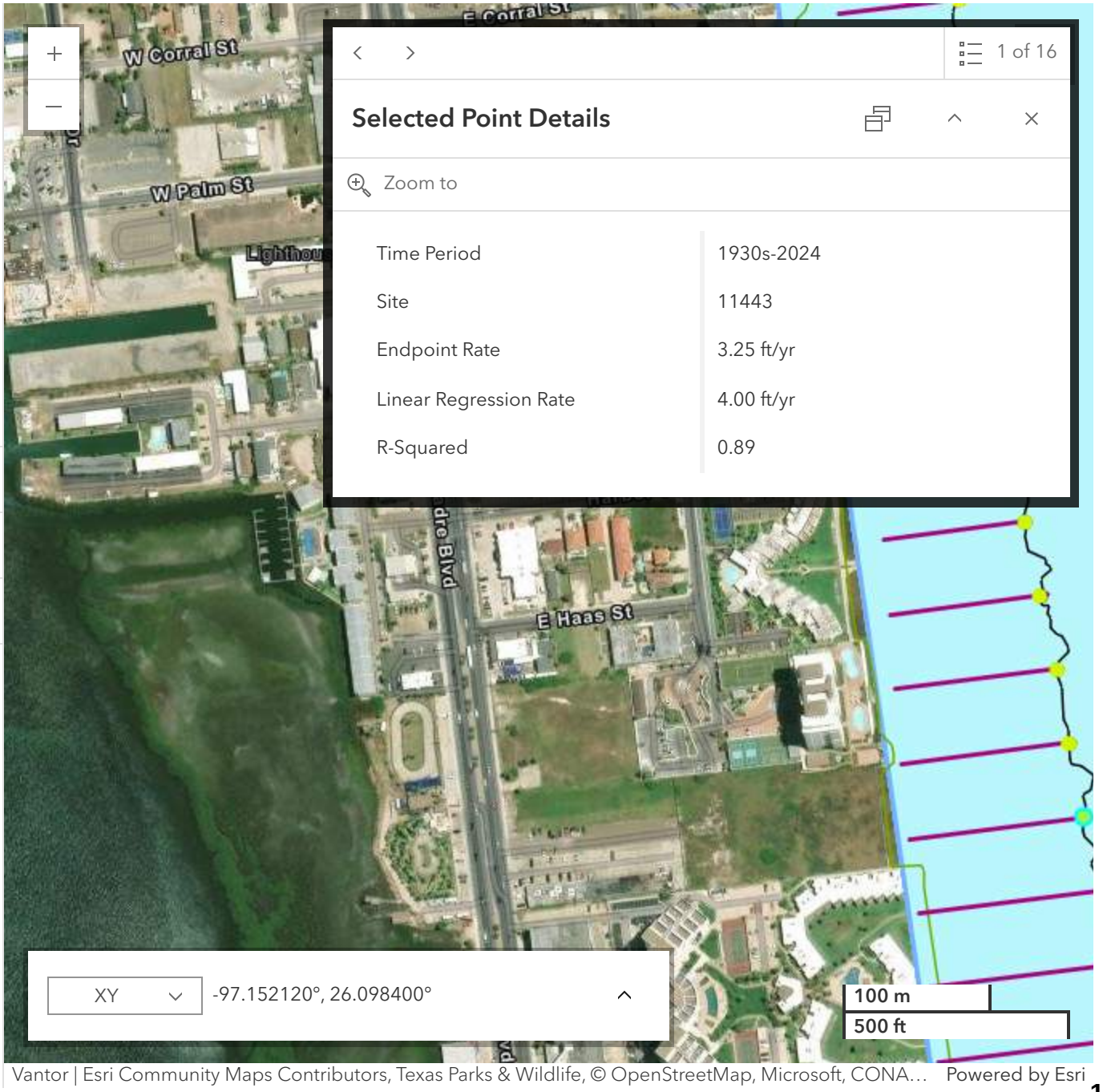
Units

Imperial

Time Period

1930s-2024

- Movement Rates
- Features
- Volumetrics
- Peak Elevation
- Engineering

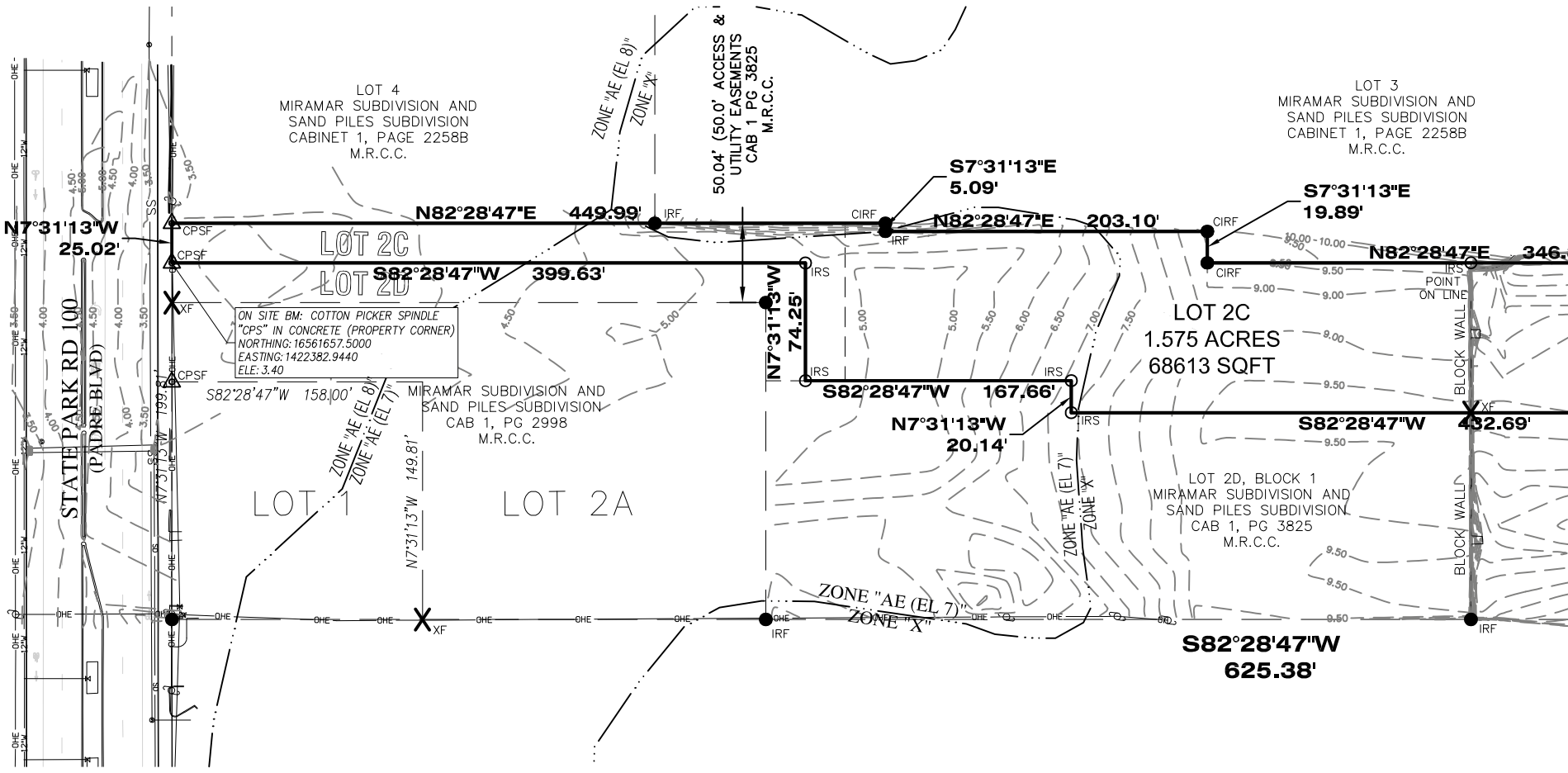


BEARING BASIS–TEXAS STATE
PLANE COORDINATE SYSTEM
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)

0 100 200 Feet

SCALE 1" = 100'

S
LOT 2C, BLOCK 1, MIRAMAR SUBDIVISI
CABINET 1, PAGE 3825, MAP RECO
DESCRIBED IN A GENERAL WARRANTY
KIRANA PROPERTIES, LLC, RECORDED
RECORDS CA



LEGEND

- ● 1/2" IRON ROD FOUND "IRF" "CIRF"
- ○ 1/2" IRON ROD SET W/PINK CAP SET "IRS"
- ◬ COTTON PICKER SPINDLE FOUND "CPSF"
- X "X" IN CONCRETE FOUND "XF"

(S0°00'00"W 0.0') – RECORD BEARING & DISTANCE

NOTES:

1. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. CLIENT REQUESTED AN IMPROVEMENT SURVEY ONLY.
3. IMPROVEMENTS WERE LOCATED AT THE REQUEST OF THE CLIENT.
4. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR.
5. THIS PROPERTY IS WITHIN THE FOLLOWING ZONE(S):"AE (EL 8)","AE (EL 7)","X","VE (EL 11)" FLOOD INSURANCE RATE MAP NO. 48061C0510F, EFFECTIVE DATE FEBRUARY 16, 2018. (SHOWN AT APPROXIMATE LOCATION PER FEMA MAP)

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

MANUEL
R.P.L.S.

3825

METES & BOUNDS DESCRIPTION

3.795 ACRES (165,290 SQ. FT.) OF LAND, AND BEING ALL OF NUMBER LOT TWO B (2B), MIRAMAR SUBDIVISION AND SAND PILES SUBDIVISION, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET I, SLOT 2998-B, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 3.795 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL SPINDLE FOUND AT THE NORTHWEST CORNER OF SAID LOT 2B ALSO BEING THE SOUTHWEST CORNER OF LOT 4 (CABINET I, SLOT 2258-B, MAP RECORDS), AND BEING ON THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 4, NORTH 82 DEGREES 58 MINUTES EAST, A DISTANCE OF 450.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 07 DEGREES 02 MINUTES EAST, A DISTANCE OF 5.00 FEET TO A ONE-HALF INCH IRON PIN FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 82 DEGREES 58 MINUTES EAST, A DISTANCE OF 203.08 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 07 DEGREES 02 MINUTES EAST, A DISTANCE OF 20.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 82 DEGREES 58 MINUTES EAST, AT A DISTANCE OF 165.53 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 346.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 2B, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 2B, SOUTH 07 DEGREES 02 MINUTES EAST, A DISTANCE OF 224.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2B, FOR THE SOUTHEAST CORNER OF THIS TRACT;

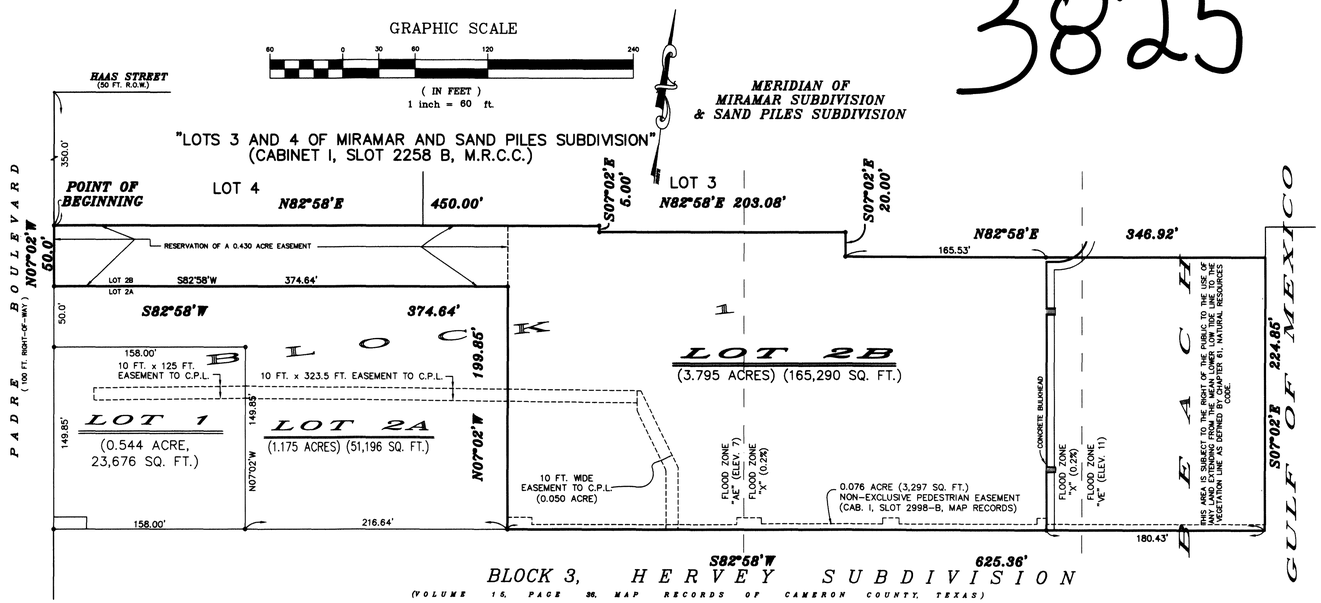
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 2B, SOUTH 82 DEGREES 58 MINUTES WEST AT A DISTANCE OF 180.43 FEET A BOLT FOUND, A TOTAL DISTANCE OF 625.36 FEET A PUNCHMARK FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2A, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID LOT 2A, NORTH 07 DEGREES 02 MINUTES WEST, A DISTANCE OF 199.85 FEET TO A ONE-HALF INCH IRON PIN FOUND, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH LINE OF LOT 2A, SOUTH 82 DEGREES 58 MINUTES WEST, A DISTANCE OF 374.64 FEET TO A PUNCHMARK FOUND ON SAID EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD, FOR A CORNER OF THIS TRACT;

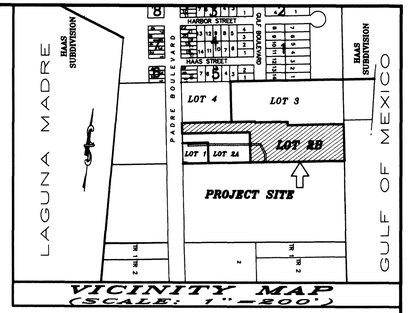
THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD, NORTH 07 DEGREES 02 MINUTES WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.795 ACRES (165,290 SQ. FT.) OF LAND, MORE OR LESS.



PROPERTY PRIOR TO REPLAT

(SCALE: 1"= 60')



VICINITY MAP
(SCALE: 1"=200')

NOTES:
1. THIS TRACT LIES IN FLOOD ZONES SHOWN AS PER THE F.I.A FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
2. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD WAS HELD FOR BASIS OF BEARING.
3. THIS TRACT LIES IN "PBS" ZONING DISTRICT PER THE CITY OF SOUTH PADRE ISLAND'S ZONING MAP.
4. SETBACKS PER SECTION 6.6.2 OF THE CITY OF SOUTH PADRE ISLAND PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE.
5. PER SECTION 23.14(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE. SIDEWALK SHALL BE A MINIMUM OF FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 23.15, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY. (THIS TRACT HAS EXISTING CONCRETE SIDEWALK)

SETBACKS:

FRONT – BOULEVARD 10.0 FEET TO 75.0 FEET FROM R.O.W.
SIDE AND REAR (DISTANCE FROM PROPERTY LINE) 0 FEET.

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICERS OF THE HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 2B, BLOCK 1 OF THE REPLAT "LOTS 1, 2A AND 2B, BLOCK 1, MIRAMAR AND SAND PILES SUBDIVISION" IN THE TOWN OF SOUTH PADRE ISLAND, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

AL VILLARREAL, PRESIDENT/CEO
INTERNATIONAL BANK OF COMMERCE

12/19/18
DATE

STATE OF TEXAS
COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF December 20 18

NOTARY PUBLIC, STATE OF TEXAS

ESTEFANIA SAENZ
Notary Public, State of Texas
Notary ID#: 12987540-1
My Commission Expires 07-03-2022

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED, PATRICIO GARZA AND ALEJANDRO SCHWARZ, MANAGERS OF "KIRANA PROPERTIES, LLC", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 2C AND 2D, BLOCK 1, MIRAMAR AND SAND PILES SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

PATRICIO GARZA, MANAGER OF "KIRANA PROPERTIES, LLC"

12-17-2018
DATE

ALEJANDRO SCHWARZ, MANAGER OF "KIRANA PROPERTIES, LLC"

12-17-2018
DATE

U.S. Consulate General Monterrey, Mexico
Monterrey, Nuevo Leon, Mexico

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PATRICIO GARZA AND ALEJANDRO SCHWARZ, MANAGERS OF "KIRANA PROPERTIES, LLC", KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF December 20 18

NOTARY PUBLIC Michael P. Abbott, Vice Consul
U.S. Department of State
COUNTY

CONSULAR SECTION OF THE UNITED STATES OF AMERICA
MONTERREY, MEXICO

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

CARLOS J. CALVAN, JR. – GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

12-19-18
DATE

STATE OF TEXAS
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE 19th DAY OF December 2018.

PLANNING AND ZONING COMMISSION CHAIR

PUBLIC WORKS DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the 27th day of December, 2018 at 9:22 O'clock A M in the Map Records of Cameron County, Texas, Document No. 3825.

By: Claudia Deputy

COMMISSIONERS COURT
CAMERON COUNTY, TEXAS

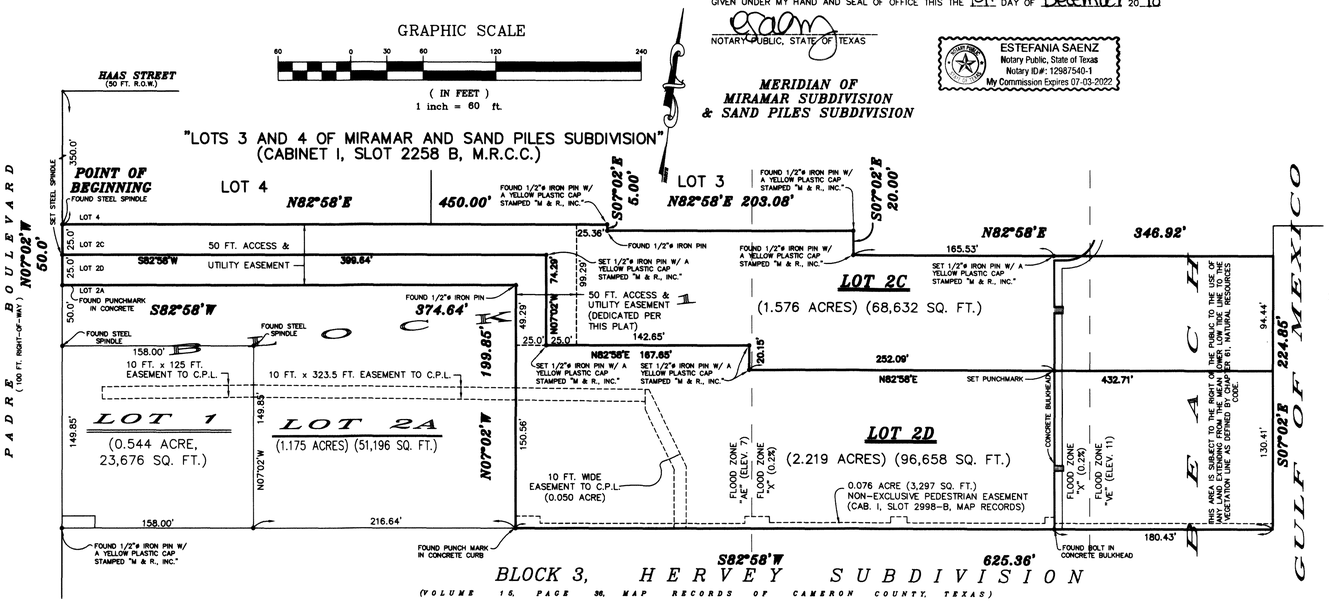
STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 2B, BLOCK 1, MIRAMAR SUBDIVISION AND SAND PILES SUBDIVISION", DEPICTED HEREON.

APPROVED: TONY YZAGUIRRE, Jr.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

11/30/18
DATE

TAX ASSESSOR & COLLECTOR OF TAXES CAMERON COUNTY ASSOCIATION



REPLAT

(SCALE: 1"= 60')

FINAL PLAT
OF

LOTS TWO-C (2C) AND TWO-D (2D), BLOCK 1, MIRAMAR SUBDIVISION AND SAND PILES SUBDIVISION

BEING A RE-PLAT OF

LOT NUMBER TWO B (2B), MIRAMAR SUBDIVISION AND SAND PILES SUBDIVISION" A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON, COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET I, SLOT 2998-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

INTO 2 LOTS
SCALE: 1"= 60'
PREPARED FOR:

KIRANA PROPERTIES, LLC

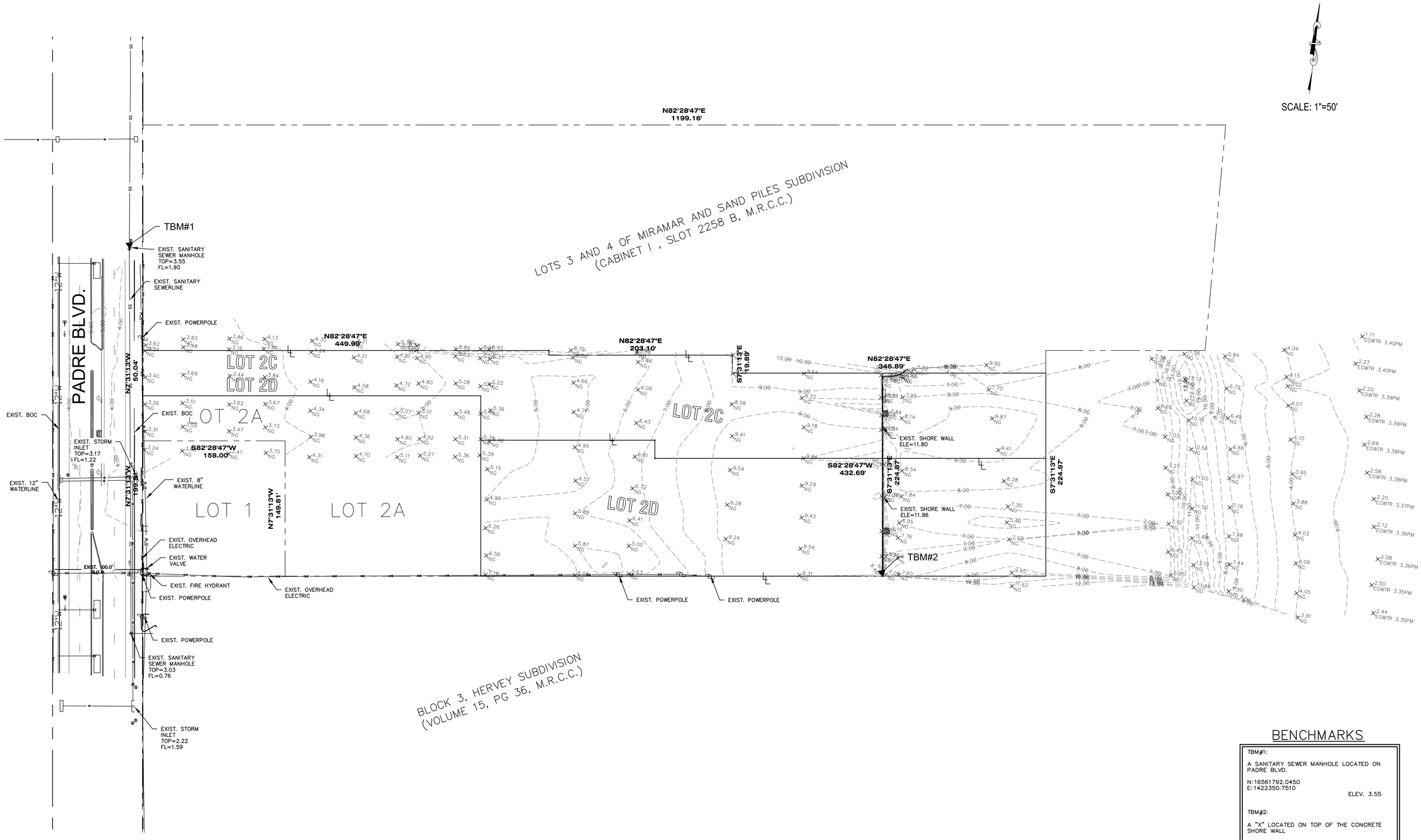
NOVEMBER 2, 2018

OWNER:
KIRANA PROPERTIES, LLC
1904 FREIGHT
LAREDO, TEXAS 78041
(305) 753-0033
(956) 544-3068 FAX

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

G.F. NO. N/A

JOB NO. 20533
S.TROWBRIDGE



811

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BENCHMARKS

TBM#1:

A SANITARY SEWER MANHOLE LOCATED ON PADRE BLVD.

N:16561792.0450
E:1422350.7510

ELEV. 3.55

TBM#2:

A "X" LOCATED ON TOP OF THE CONCRETE SHORE WALL

N:16561542.4392
E:1423224.9706

ELEV. 11.60

L E G E N D

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ♣ – SET NAIL / BENCHMARK
- ⊗ – FOUND 60-D NAIL
- ▲ – FOUND CPS
- ⚡ – SERVICE POLE
- ☼ – LIGHT POLE
- ⊗ – POWER POLE
- ← – GUY WIRE
- ▣ – ELECTRICAL BOX
- ▤ – STORM TYPE C GRATED INLET
- ▦ – STORM TYPE CC GRATED INLET
- ◎ – STORM DRAIN MANHOLE
- ▣ – STORM DRAIN JUNCTION BOX
- ↺ – STORM DRAIN HEADWALL
- ⊙ – PVC PIPE
- ◆ – GUTTER SPOUT
- Ⓢ – SANITARY SEWER MANHOLE
- ◎ – SANITARY SEWER CLEANOUT
- ✳ – PALM TREE
- ▣ – HIGH VOLTAGE UNDERGROUND BOX
- Ⓦ – WATER MAIN BOX
- Ⓦ – WATER METER
- ⋈ – WATER VALVE
- ⋈ – FIRE HYDRANT
- ⊗ – FLUSH VALVE
- ◆ – SPRINKLER MAIN BOX
- △ – SPRINKLER HEAD
- ○ – IRRIGATION STAND PIPE
- ⊗ – IRRIGATION GATE VALVE
- ❀ – TREE
- ❀ – PLANT
- ☎ – TELEPHONE PEDESTAL
- ⛽ – GAS MARKER
- ⊣ – SIGN
- Ⓖ – GUARD POST
- MB – MAILBOX
- ⋈ – IRRIGATION VENT PIPE
- Ⓣ – STORM TYPE A INLET

SOUTH PADRE ISLAND
KIRANA TOWERS
PROJECT

PRELIMINARY
THIS DOCUMENT RELEASED FOR REVIEW UNDER THE AUTHORITY OF WESLEY RICHARD LEFEVRE TEXAS P.E. 102200 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING

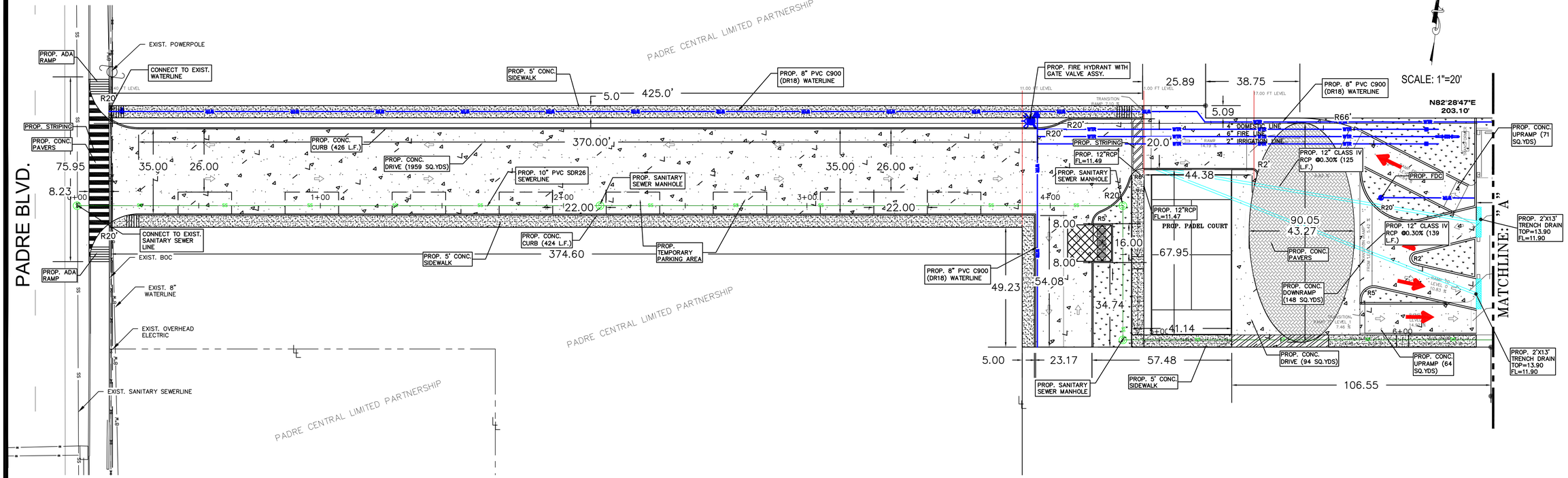
LEFEVRE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM NO. 23093

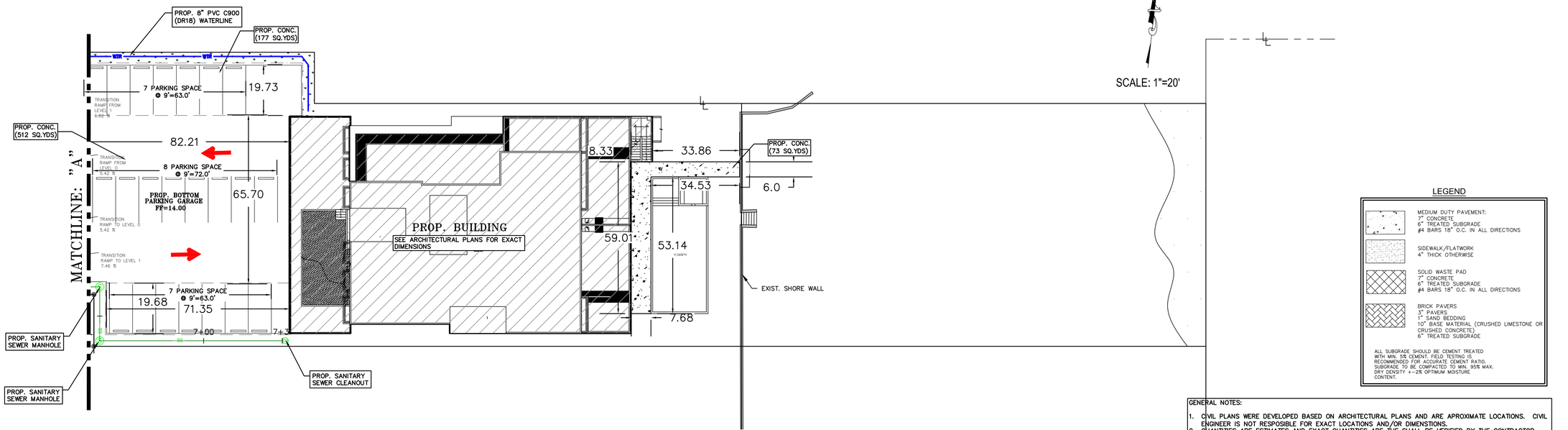
OWNER:
KIRANA PROPERTIES, LLC
1904 FREIGHT
LAREDO, TEXAS 78041

GENERAL NOTES & INDEX OF SHEETS

DRAWN BY:	CADD
CHECKED BY:	W.R.L.
APPROVED BY:	W.R.L.
DATE:	07/2026
REVISED DATE:	-
SCALE 11 X17 :	-
SCALE 24 X 36 :	NTS
PROJECT #:	005-2023
FILE NAME:	

SHEET
C-2.0





PADRE CENTRAL LIMITED PARTNERSHIP

LEGEND

- MEDIUM DUTY PAVEMENT: 7" CONCRETE, 6" TREATED SUBGRADE, #4 BARS 18" O.C. IN ALL DIRECTIONS
- SIDEWALK/FLATWORK: 4" THICK OTHERWISE
- SOLID WASTE PAD: 7" CONCRETE, 6" TREATED SUBGRADE, #4 BARS 18" O.C. IN ALL DIRECTIONS
- BRICK PAVERS: 3" PAVERS, 1" SAND BEDDING, 10" BASE MATERIAL (CRUSHED LIMESTONE OR CRUSHED CONCRETE), 6" TREATED SUBGRADE

ALL SUBGRADE SHOULD BE CEMENT TREATED WITH MIN. 5% CEMENT. FIELD TESTING IS RECOMMENDED FOR ACCURATE CEMENT RATIO. SUBGRADE TO BE COMPACTED TO MIN. 95% MAX. DRY DENSITY +-2% OPTIMUM MOISTURE CONTENT.

GENERAL NOTES:

1. CIVIL PLANS WERE DEVELOPED BASED ON ARCHITECTURAL PLANS AND ARE APROXIMATE LOCATIONS. CIVIL ENGINEER IS NOT RESPOSIBLE FOR EXACT LOCATIONS AND/OR DIMENSTIONS.
2. QUANTITIES ARE ESTIMATES AND EXACT QUANTITIES ARE THE SHALL BE VERIFIED BY THE CONTRACTOR AND ALL QUANTITIES SHALL BE CONSTRUCTED AT THE EXPENSE OF THE CONTRACTOR TO PROVIDE A COMPLETED PROJECT.
3. SETBACKS, LOCATIONS, AND DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED PRIOR TO CONSTRUCTON. ANY ERRORS OR DEVIATIONS FOUND SHALL BE PROVIDED BY CONTRACTOR IN WRITING TO ENGINEER AND/OR ARCHITECT. CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL WRITTEN PERMISSION FROM THE ARCHITECHT AND/OR ENGINEER.
4. ITEMS MAY OCCUR DURING PROJECT THAT ARE NOT ON THE PLANS, HOWEVER CONTRACTOR IS REQUIRED TO PROVIDE ALL ITEMS NEEDED FOR COMPLETE CONSTRUCTION AND APPROVAL BY ENGINEER AND/OR ARCHITECT.

SOUTH PADRE ISLAND KIRANA TOWERS PROJECT

PRELIMINARY

THIS DOCUMENT RELEASED FOR REVIEW UNDER THE AUTHORITY OF WESLEY RICHARD LEFEVRE TEXAS P.E. 102200 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING

LEFEVRE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM NO. 23093

OWNER:
KIRANA PROPERTIES, LLC
1904 FREIGHT
LAREDO, TEXAS 78041

PROPOSED OVERALL LAYOUT

DRAWN BY:	CADD
CHECKED BY:	W.R.L.
APPROVED BY:	W.R.L.
DATE:	07/2026
REVISED DATE:	-
SCALE 11 X17 :	-
SCALE 24 X 36 :	1"=20'
PROJECT #:	005-2023
FILE NAME:	

SHEET
C-3.0









































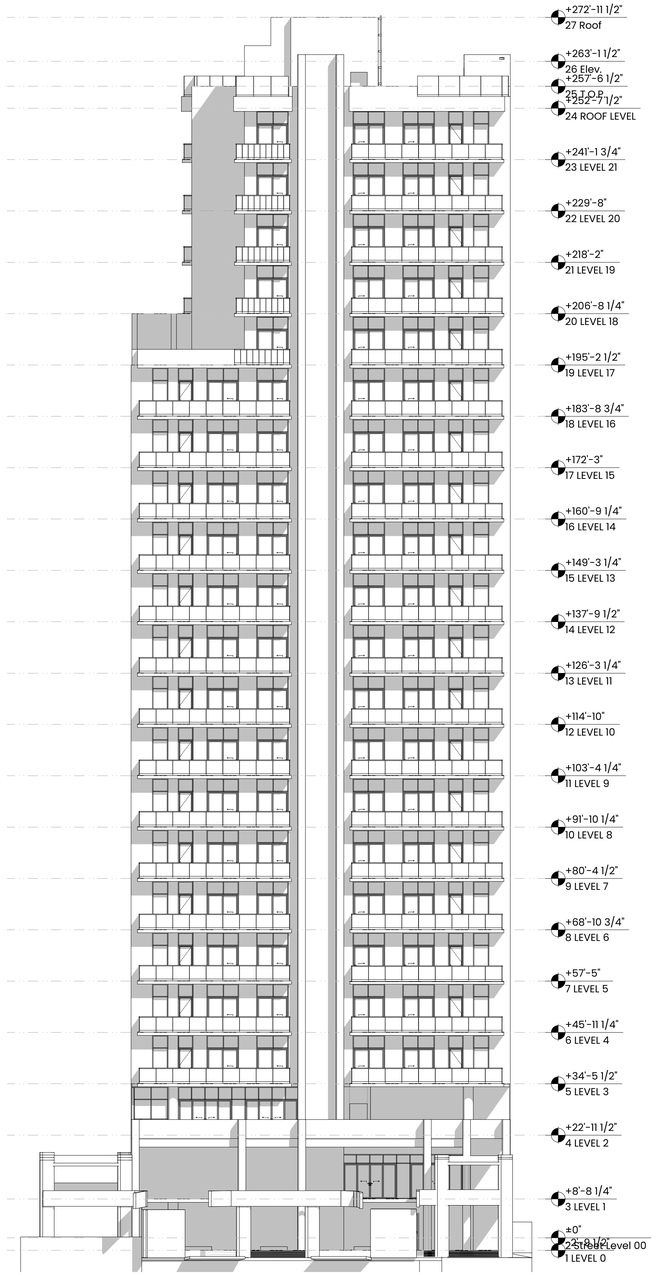




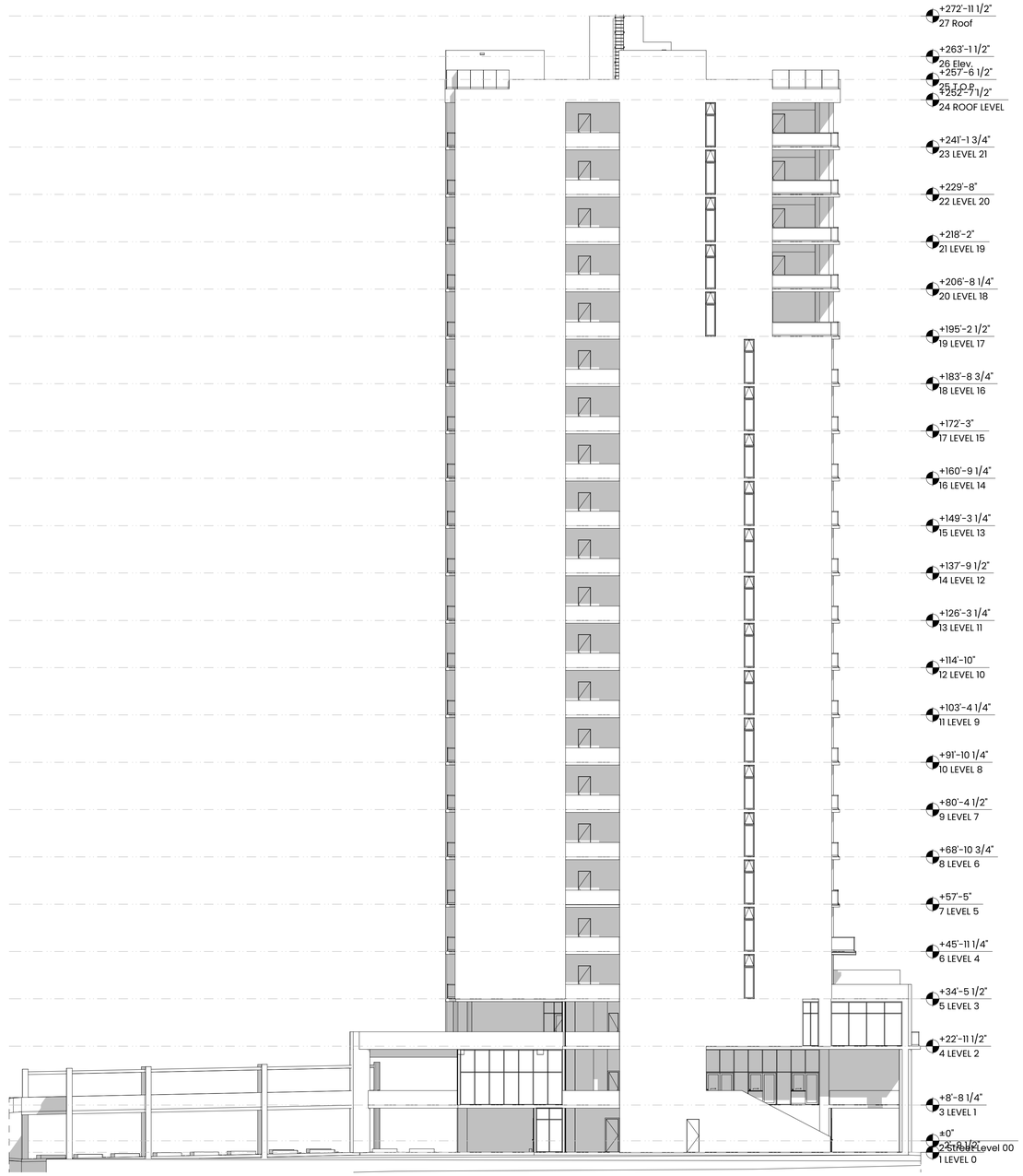








1 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

PRELIMINARY CD SET ISSUED FOR REVIEW & COORDINATION NOT FOR CONSTRUCTION

RD ARCHITECTS

2350, CENTRAL BLVD.
BROWNSVILLE, TEXAS

CONTACT:
956-443-0235
info@rd-architects.com

SCHWARZ DESARROLLO

DATE:
7/13/2026

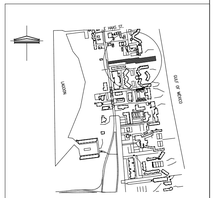
Rev	Date	Details	Int

REVISED BY CC:

SIGNATURE & STAMP

PROJECT ADDRESS & LOCATION:

1202 PADRE BLVD.
XXXXX SUBDIVISION,
LOT XX - BLOCK XX
SOUTH PADRE ISLAND, TEXAS.

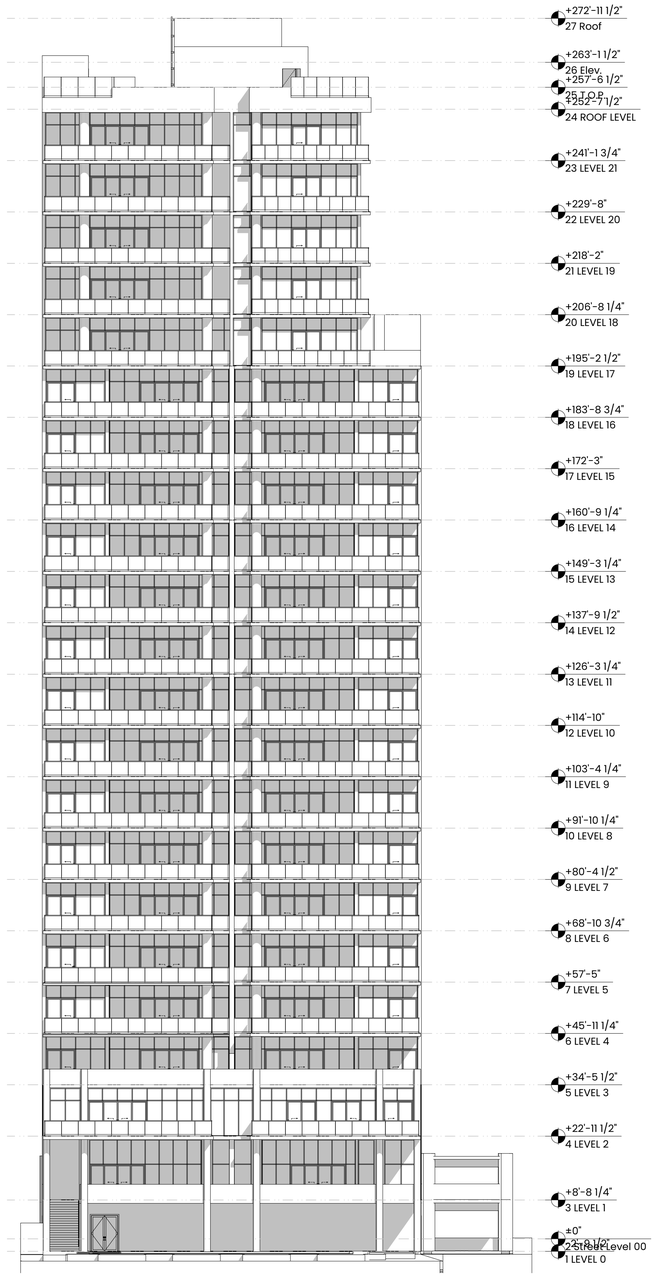


LAYOUT NAME:
WEST & SOUTH ELEVATION
P L A N

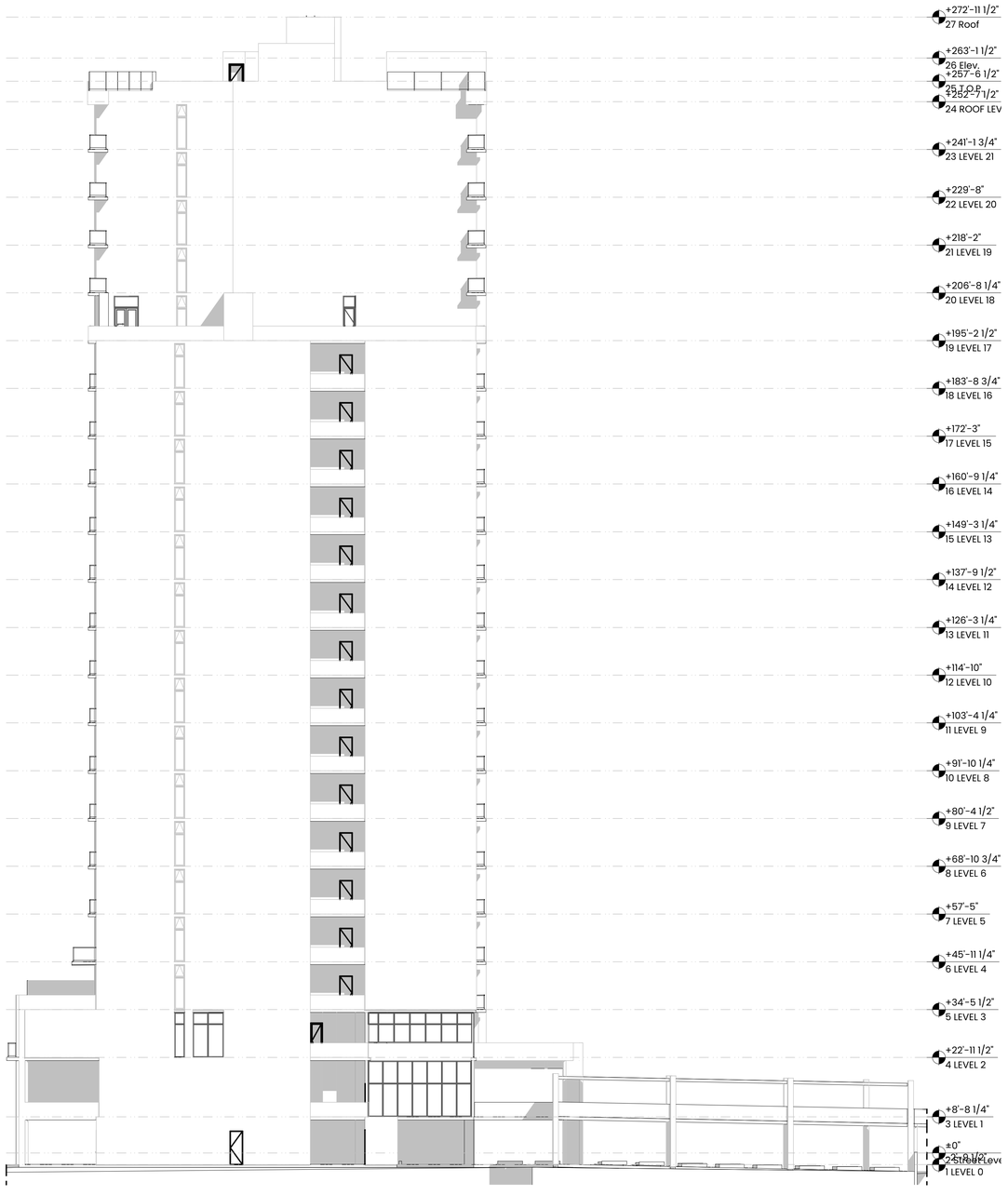
SHEET: 20 OF: 30

A0.19

PRELIMINARY CD SET ISSUED FOR REVIEW & COORDINATION NOT FOR CONSTRUCTION



3 EAST ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"

PRELIMINARY CD SET ISSUED FOR REVIEW & COORDINATION NOT FOR CONSTRUCTION

RD ARCHITECTS

2350, CENTRAL BLVD.
BROWNSVILLE, TEXAS

CONTACT:
956-443-0235
info@rd-architects.com

SCHWARZ DESARROLLO

DATE:
7/13/2026

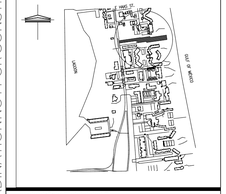
Rev	Date	Details	Int

REVISED BY CC:

SIGNATURE & STAMP

PROJECT ADDRESS & LOCATION:

1202 PADRE BLVD.
XXXXX SUBDIVISION,
LOT XX - BLOCK XX
SOUTH PADRE ISLAND, TEXAS.



LAYOUT NAME:
EAST & NORTH ELEVATION
P L A N

SHEET: 21 OF: 30

A0.20

PRELIMINARY CD SET ISSUED FOR REVIEW & COORDINATION NOT FOR CONSTRUCTION

MEMORANDUM: PRELIMINARY DETERMINATION

TO: Mei Ling Valdes, General Land Office
FROM: Emily Kornblum, Coastal Coordinator
DATE: 31 July 2026
RE: Preliminary determination on proposed construction at Lot 2C in the Miramar & Sand Piles Subdivision

The enclosed application materials present plans for construction of a 21 story residential condominium, parking structure, and pool area located at Lot 2C in the Miramar & Sand Piles Subdivision. This site was formerly the Sandy Retreat, but was destroyed on site, leaving the lot devoid of critical dunes, native vegetation, and beach-quality sand. All construction will take place landward of the Historic Building Line (HBL), where there are no dunes or dune vegetation present.

They are collaborating with their neighbor to the south, Lot 2D (BDSPI-26-0077 for your reference), on potentially sharing a walkover beach access point. These plans will be brought up in a later separate permit. This plan is consistent 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

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: August 25, 2026

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM
Updates on departmental grants and projects (Kornblum):
- Coastal Management Program (CMP) Cycles 29 and 31
- Coastal Erosion Planning and Response Act (CEPRA) Cycles 13 and 14
- National Fish and Wildlife Foundation (NFWF)
- RESTORE Act
- Wind and Water Sports Venue

ITEM BACKGROUND
Update on departmental grants and projects.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
Chapter 9: Shoreline

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS: