



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**BD8951,
MUSTANG
ISLAND LLC**

PLANNING COMMISSION, MARCH 18, 2026

MUSTANG ISLAND LLC DISTRICT 4



LARGE-SCALE BEACHFRONT CERT.
7213 SH361
FOR CONSTRUCTION, MITIGATION,
AND COMPENSATION

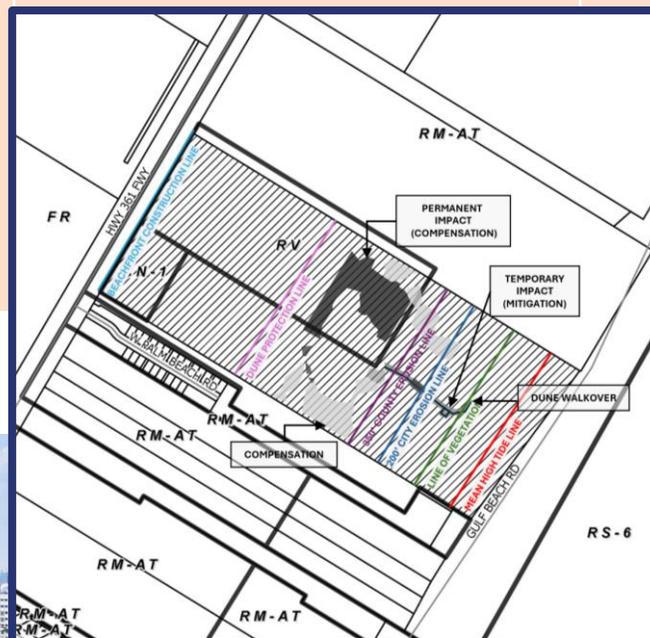


Definitions & Applicability

Beachfront construction certificate are forwarded to the Beach/Dune Committee when a proposed construction is seaward of the Erosion Area Line or Erosion Area Restriction Line.

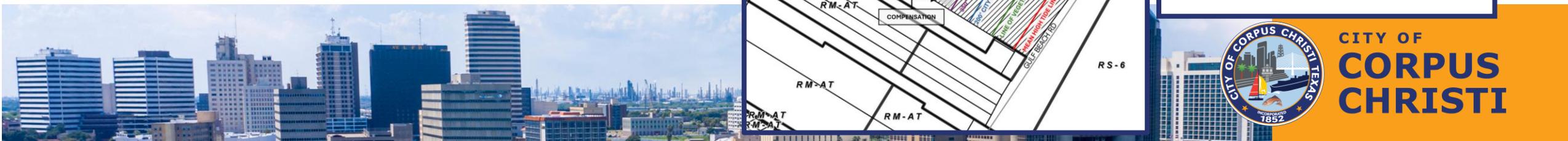
- Construction, Mitigation, and Compensation is seaward of the Erosion Area Line or the Erosion Area Restriction Line.

Beachfront Construction Certificate	Dune Protection Permit	Erosion Area Line
<p>A line within 1,000 feet landward of mean high tide or seaward of the first public road, whichever is greater.</p> <p>Small Scale: Less than 5,000 SF and no more than 2 stories of habitable space</p> <p>Large Scale: Greater than 5,000 SF and 3 or more stories of habitable space, or a dune walkover</p> <p>Required: when construction is proposed seaward of the Beachfront Construction Line</p>	<p>A Line within 1,000 feet landward of the mean high tide of the Gulf of Mexico.</p> <p>Required: Requires construction seaward of the “Dune Protection Line” to apply for a Dune Protection Permit.</p>	<p>An imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, whichever is greater.</p>

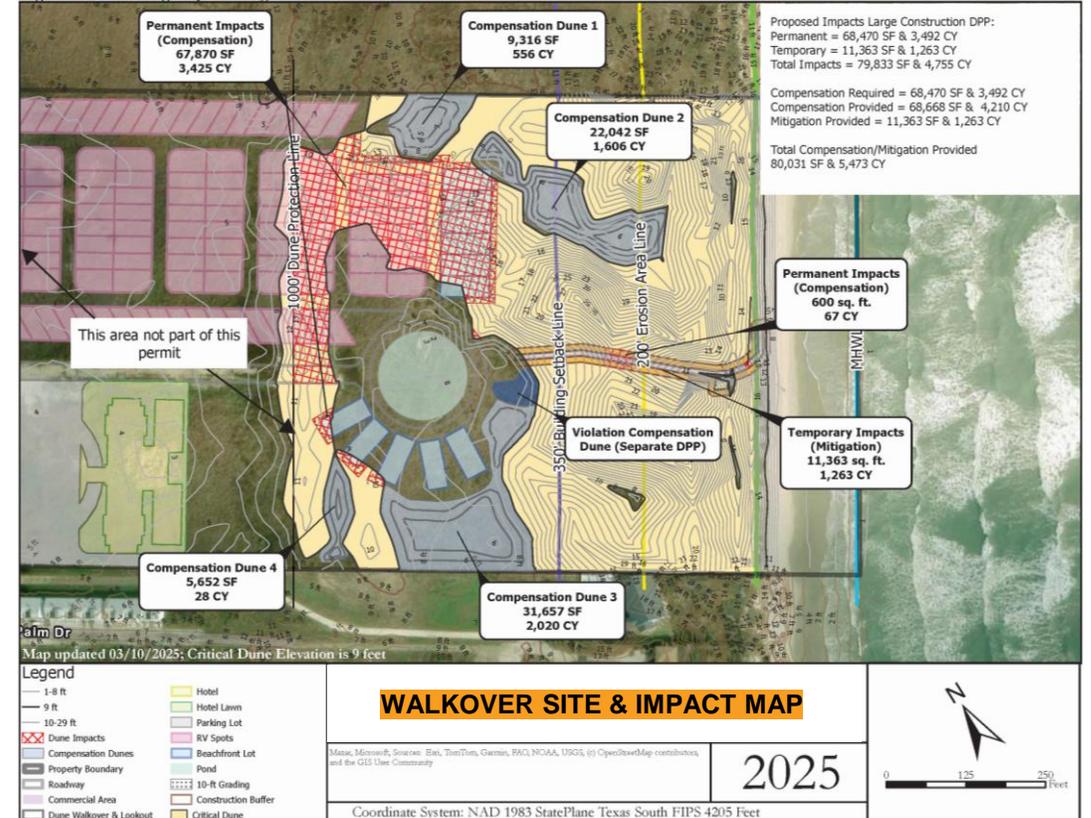
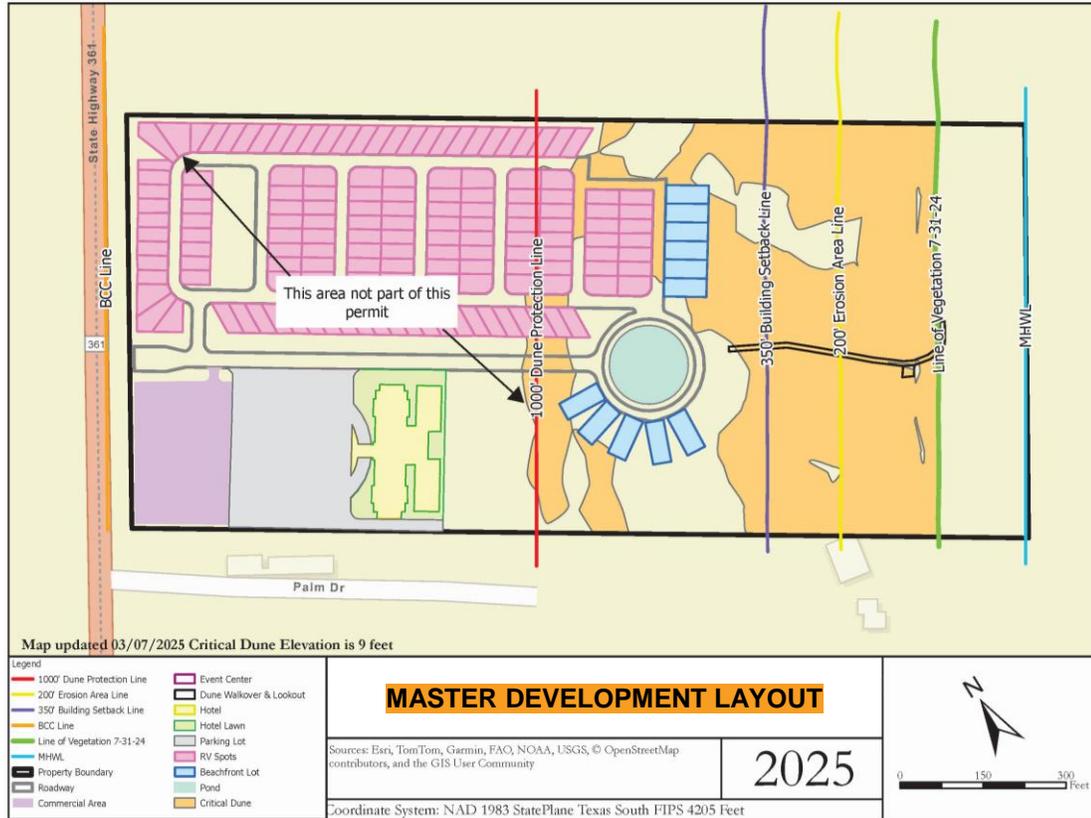


Purpose of Request:
To construct a 10-foot-wide by approximately 450-foot-long dune walkover, prepare the site for future development, including adverse impacts to:

1. 4,755 cubic yards of dunes and 79,833 square feet of dune vegetation;
2. on-site compensation for 4,210 cubic yards of dunes and 68,668 square feet of dune vegetation; and
3. in-place mitigation of 1,263 cubic yards of dunes and 11,363 square feet of dune vegetation.



Development & Impact Maps



Public Notification

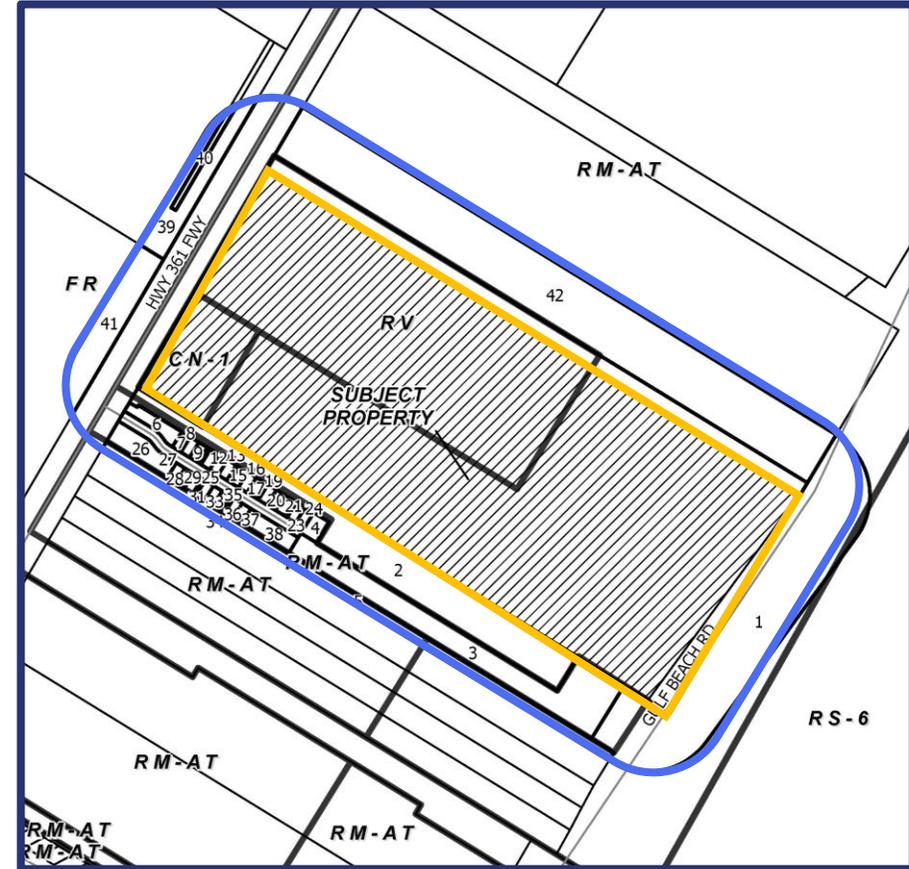
42 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 Notification Area

 **Opposed: 0 (0.00%)**
Separate Opposed Owners: (0)

 **In Favor: 0 (0.00%)**

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Analysis & Recommendation

- Staff reviewed the subject property's background information and the applicant's purpose for the request. After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive compensation and mitigation plan, staff recommends **approval**.
- Staff also observed that all the required findings for the Concurrent Beach/Dune Committee have been adequately met and the General Land Office's comments have been satisfied.

STAFF RECOMMENDS APPROVAL





Thank you!