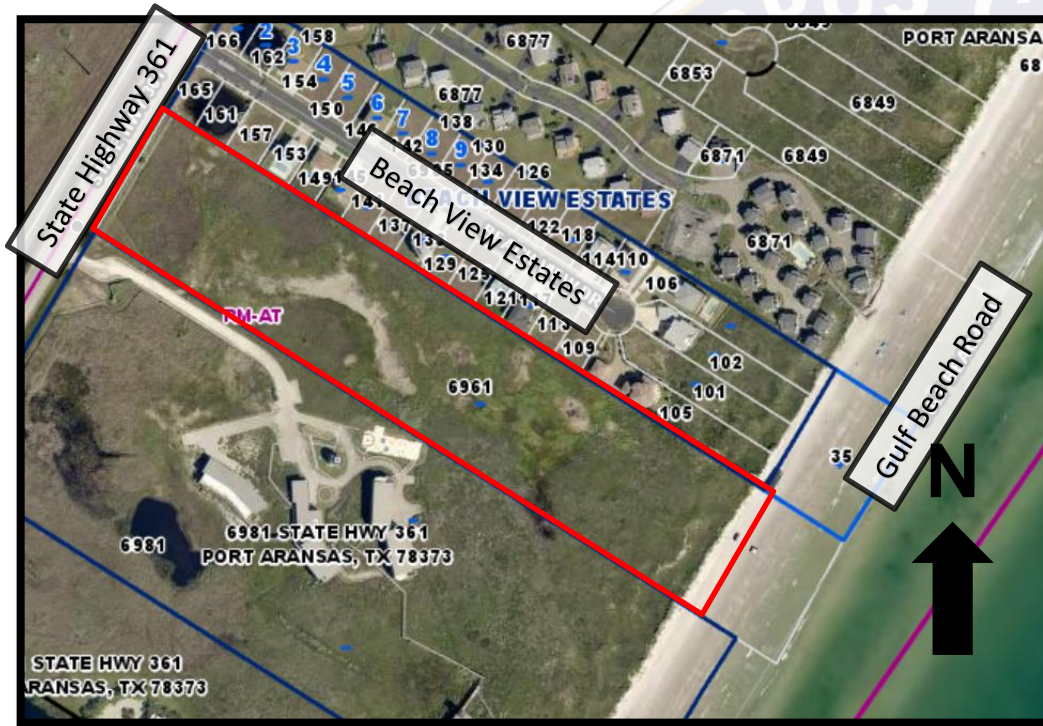


# Beachfront Construction Certificate (Large-Scale)

## Application No. BD8646



### Infra Tech Ventures, LLC

Dune Compensation  
approximately located at  
6967 State Highway 361

11.82 acres out of Mustang Island Sec 2,  
Lot 52, Block 1

Concurrent Beach/Dune Committee  
April 30, 2025

# Project Background

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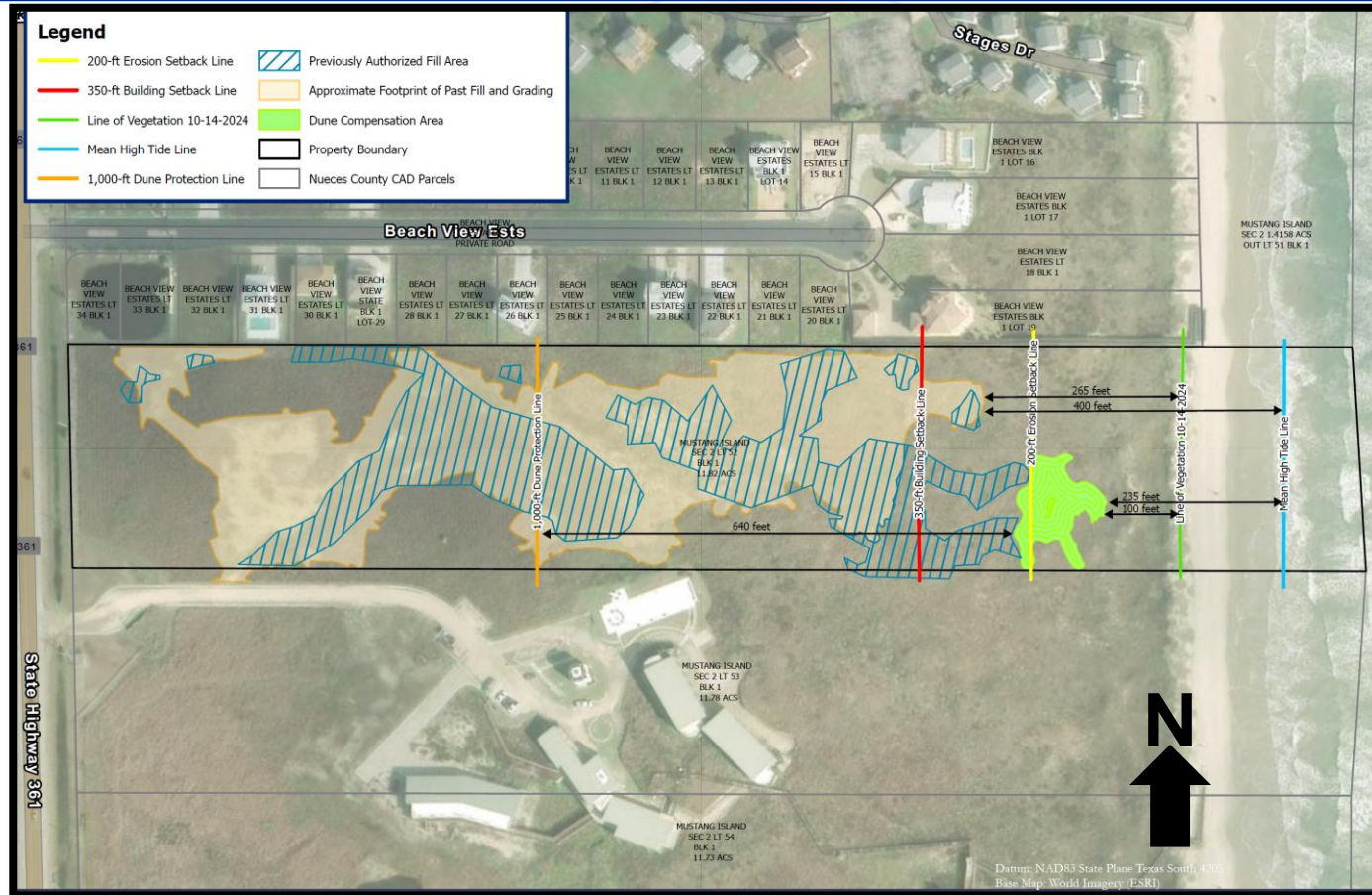
- November 6, 2023 – Approved BCC for wetland fill activities
- During approved BCC activities, indications of adverse impacts to dunes/dune vegetation were reported.
- March 21, 2024 – Cease and Desist, Nueces County
- March 25, 2024 – Notice of Noncompliance, Texas GLO
- April 19, 2024 – Determination that 10,177 SF of dune vegetation impacts had occurred. Applicant agreed to work to develop an acceptable mitigation/compensation plan to resolve the issue
- February 26, 2025 – Dune Impact Compensation approved, Nueces County

# Concurrent Beach/Dune Committee

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- ☒ Proposed construction activities are seaward of the Erosion Area Line
- ☐ Proposed construction is located on an existing beach access or future beach access
- ☐ Proposed construction encroaches on the public beach
- ☐ Proposed construction includes an imperious surface within 200 feet landward of the vegetation line
- ☐ Proposed construction includes a dune walkover (not to be constructed under GLO standards)

# Project Location & Gulf Coast Shoreline



# Staff Analysis & Recommendation

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In determining whether to issue or deny the proposed BCC, staff reviewed and considered the following:

- ✓ Compliance with all aspects of the City's beach access and erosion response regulations
- ✓ Impacts on access to public beaches, off-beach parking, or the size of the public beach due to erosion
- ✓ Impacts on the natural drainage patterns of the site and adjacent property
- ✓ Whether all practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been considered
- ✓ Any material change between the County No Dune Permit Required Determination and this application

**STAFF RECOMMENDS CONDITIONAL APPROVAL PENDING THE FOLLOWING:**

- ☐ Comments from the Texas General Land Office