

CITY OF CORPUS CHRISTI

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

MEETING MINUTES

BEACH DUNE COMMITTEE (PLANNING COMMISSION)

Wednesday, March 17, 2021

Via WebEx Vide Conference

I. CALL TO ORDER - ROLL CALL

The meeting was called to order and a quorum was established with no absences.

II. PUBLIC COMMENT

Craig Garrison, Development Services, informed the Commission that Staff has received many written public comment forms for the Beachfront Construction Certificate on this agenda. Comments will be read into the record when the public hearing is opened for that specific item.

III. CONSENT PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION

A. BEACHFRONT CONSTRUCTION CERTIFICATE

1. **Case No. BCC 20BD1002 - Emmons Investments, LLC:** A request for a Beachfront Construction Certificate to construct a single family home on the property described as Lot 16, Block 1, Beachview Estates Road, located along the east side of State Highway 361, and west of the Gulf of Mexico.

Craig Garrison, Development Services, presented item "1" listed above for the record. The proposed single-family dwelling is located seaward of the 350' erosion setback line, and 310' feet landward from the line of vegetation. He informed the Commission this case was tabled from the November 11, 2020 Beach Dune Committee meeting; the application has since been amended to formerly remove a request for a beach dune walkover and only for a single-family dwelling with amenities, including a pool. Mr. Garrison clarified that the applicant amended the request, removing the dune walkover.

Mr. Garrison gave a brief timeline to explain how the application started and where it is today. The initial draft of plans began in February of 2020 and were submitted to the Nueces County Dune Protection for permit in July 2020 and then submitted to the City in September 2020. Mr. Garrison presented a map of the 350' Erosion Response Line (ERL) post Hurricane Hannah in July 2020.

Discussion took place regarding the Erosion Response Line and how it moves with the line of vegetation; moves with the storm seasons as dunes can get wiped out up to 40 feet. The line will also move over the years as dunes build back up with vegetation.

Due to the home encroaching 40' within the erosion setback line post Hurricane Hannah, further development requirements were recommended by the General Land Office

(GLO) and the Joint Erosion Response Plan (JERP). An updated site plan was requested showing the new vegetation and Erosion Response lines.

Commissioner Schroeder raised concern regarding precedent and how this can affect future permit requests due to the everchanging response line. The Director of Development Services has granted the exemption per UDC Section 3.14.A.2, after finding that the application met all criteria, but case must still be presented to the Beach Dune Committee for approval as well.

Mr. Garrison noted that the majority of written public comment forms submitted were from the adjacent Lost Colony area which are existing non-conforming structures that are far within the Erosion Response Line. Majority of the comments mentioned the dune walkover. Other concerns cited line of sight (beauty corridor), environmental impacts and precedent. After Staff's presentation, Chairman Baugh opened the public hearing. Mr. Garrison read into record the written public comment forms submitted for this case (attached).

Gary Gonzalez at 681 SH 681 #3 (Lost Colony) addressed the Commission and stated his opposition (attached); Attorney for Joe & Cindy Abel (401 E. Third Street, Lampasas, TX), Adam Friedman, addressed the Commission and stated their opposition (attached). They are neighbors to Gary Gonzalez in Lost Colony.

Frank Valadez at 681 SH 681 #1 (Lost Colony) addressed the Commission and stated his opposition. He mentioned his concern for the setback encroachment and safety concerns for the swimming pool/deck (retaining walls & deck grade). He is concerned with security since they experienced looters during the hurricane that were accessing their property through the boardwalk. He highly encourages that the current boardwalk be adapted.

Representing the applicant, Craig Thompson, addressed the Commission in support of the request. He stated the request was submitted to Nueces County Dune Protection Committee and was approved prior to the hurricane; the property was platted prior to the ERL establishment. He mentioned that two homes within Beach View Estates (HOA)/ACC, requested a similar location and orientation of the existing homes (deep front setbacks and alignment with the seaward setback) in this subdivision to maintain community character. He reiterated Staff's earlier statement regarding Lost Colony which are existing non-conforming structures that are within the Erosion Response Line and felt their opposition as hypocritical. He said the ERL pertains to habitable structures and therefore does not pertain to the swimming pool. He stressed that the dune walkover has been removed from the original request. He also mentioned the movement of the vegetation line is ongoing.

With no further comment, the public hearing was closed. Commissioner Schroeder asked if any dunes would be impacted by construction and how they would be protected from erosion. Mr. Thompson responded that there will be dunes impacted and an Erosion Response Plan (mitigation plan) has been provided (included in Staff's report). He gave further details on the mitigation plan. GLO and Staff has reviewed the plan. Mr. Garrison also gave clarification on the public notification process with respect to the City and Nueces County.

Commissioner Schroeder made a point of the damage hurricanes have produced in past years which cause property loss/the restriction to rebuild. Dune lines change as well

as the shape of the beach. Staff explained that JERP will resurvey the vegetation/dune line after a major storm within six months. The County is currently in the process of resurveying. Commissioner Schroeder gave an example how the adjacent property could be damaged beyond habitability from a severe storm, dune lines would be moved/encroachment would occur, preventing rebuild. Staff stated that the existing, non-conforming structures would go through this same exact process. They would need to obtain a Dune Protection Permit/exemption from Nueces County; apply for the Beachfront Construction Certificate/exemption from the City which includes the public notification process. Commissioner Schroeder felt that the Commission's decision sets a precedent for them as well. A motion was made by Commissioner York to approve Staff's recommendation for BCC 20BD1002 - Emmons Investments, LLC. The motion was seconded by Commissioner Schroeder. The motion passed with no abstentions.

VII. ADJOURNMENT OF AIRPORT ZONING COMMISSION MEETING

There being no further business to discuss, Chairman Baugh adjourned the meeting at 8:00 p.m.



1201 Spyglass Drive, Suite 200, Austin, TX 78746 | www.msmtx.com

MAILING ADDRESS: P.O. Box 12127, Austin, TX 78711 | T. 512.327.8111 F. 512.327.6566

March 12, 2020

VIA ELECTRONIC MAIL:

Beach/Dune Committee
City of Corpus Christi, Texas
CatherineG@cctexas.com

**Re: Emmons Investments, LLC's Beachfront Construction Certificate Application
No. 20BD1002 and JERP Exemption Request; 106 Beach View Estates**

Dear Beach/Dune Committee:

My name is Adam Friedman, and I represent Joe and Cindy Abel regarding Emmons Investments, LLC's Beachfront Construction Certificate Application No. 20BD1002 (the "Construction Application") and requested exemption to the Joint Erosion Response Plan ("JERP"). The Abels live in Unit 4 in the Lost Colony subdivision, approximately *six (6) feet* from Emmons' proposed construction. The Abels respectfully request that the Committee deny both the Construction Application and the requested JERP exemption for the following reasons:

- Emmons failed to mail notice of the public hearing held July 29, 2020, on the Dune Protection Permit Application. UDC § 3.14.3.B.1; 31 TEX. ADMIN. CODE §15.4(f).
- Emmons failed to mail notice of the March 17, 2021 public hearing on the Construction Application to record owners of property within 200 feet of the proposed construction. UDC § 3.1.7.A.; Section 3.1.7.C.3
- The Construction Application seeks construction of an unnecessary and excessive dune walkover. 31 TEX. ADMIN. CODE 15.4(f)(2)(B)(iii). The Beach View Estates has an existing walkover *less than 150 feet* from the proposed construction.
- Until Emmons files a new application or major amendment accurately reflecting the post-storm vegetation line, the Applicant's Dune Protection Permit is likely invalid.
- The proposed walkover's seaward terminus impermissibly exceeds the most landward point of the public beach. 31 TEX. ADMIN. CODE § 15.7(g)(1).
- Emmons' Site Plan shows at least 100 feet of buildable land north of the building setback which is a reasonably practical development alternative to a JERP exemption. JERP, § III.A.

The Abels appreciate your attention to and careful consideration of these comments on this important matter. Please do not hesitate to contact me if you have any further questions.

Thank you,

/s/ Adam Friedman

MCELROY, SULLIVAN, MILLER & WEBER
afriedman@msmtx.com
(512) 327-8111
ATTORNEY FOR JOE AND CINDY ABEL

SUBJECT: Application No. 20BD1002 for 106 Beachview Estates Road

To Whom It May Concern,

Please let this service as written notice of my **OPPOSITION** to **Application No. 20BD1002**; specifically, for the **Building Setback Exemption** and **Golfcart Boardwalk**.

SUMMARY

Encroaching on building setbacks and/or placing a redundant boardwalk structure on/above the sand dunes will impact the plant and animal ecosystem in addition to adjacent property and their ownership. There is no evidence of a hardship scenario justifying an exemption for the building setback. Regarding the boardwalk, there is a viable, indeed responsible, option for the boardwalk that is aligned with the spirit of environmental conservancy and the safeguard that is incumbent upon us to practice as stewards of our natural resources.

Following is the rationale for the opposition:

SETBACK & GOLFCART BOARDWALK

Extreme Hardship

Literature shows building setback exemptions are granted only in cases of extreme hardship. The information in this application does reflect hardship scenario.

Setbacks prevent landowners from crowding the property of others, allow for the safe placement of infrastructure (eg, buried power lines), and help to preserve ecosystems. At 0.9 acres, the property has ample space for a home/pool and does not reflect a hardship restriction that would justify setback encroachment.

Property buyers are aware of setbacks before they purchase real estate and it is incumbent upon us to adhere to established setbacks for various reasons including, and perhaps most importantly, the preservation of the local dunal ecosystem consisting of several species of plants and animals.

Geomorphology

There is extensive literature documenting the high correlation between impact of human interference (ie, disturbance of vegetation, animal species, and construction) and subsequent substantial effect of decreased dunal stability and undermining of the foundations under adjacent structures. Once this action commences, immediate engineering works are required to stabilize the situation to prevent possible impact on structural integrity of buildings.

GOLFCART BOARDWALK

Impact

Building a second boardwalk for the small community would disrupt the dunal ecosystem and directly impact Lost Colony Homeowners (especially the six properties immediately adjacent to the property line) by: i) providing an additional path for beachgoers to venture onto property, ii) increasing noise and light pollution thereby iii) decreasing rental revenue for the homes. Social media is key to marketing and light/noise pollution will surely be cited as a negative aspect of the units.

 Gary Gonzales

Lost Colony, 681 State Highway #3, Port Aransas, TX, 78373,
gary_m_gonzales@yahoo.com, 210.287.2897

Viable Alternative

There is an existing a boardwalk in the subdivision in question; see pictures below. It is currently used for pedestrian-only traffic, however, could be increased in width to accommodate golfcart traffic

If the boardwalk was widened by 2 feet to accommodate a golfcart (which is 4 feet wide), then 960 square feet of new platform would need to be added and rails could be repurposed. This is a responsible, environmentally friendly approach that minimizes the footprint on the precious ecological dunal system. In contrast, building another boardwalk for golfcarts is redundant and would require approximately 2400 sq ft of structure; ie, nearly three times the amount of lumber. Further, it will impact the dunal system as described above.



Pedestrian Walkway

Increase from 3 to 5 wide for 480 feet in length

2 feet x 480 feet = 960 feet of new construction required

Separate Golfcart Boardwalk

5 feet x 480 feet = 2,400 feet of new construction required (not including new pier/beams)

Gary Gonzales

Lost Colony, 681 State Highway #3, Port Aransas, TX, 78373,
gary_m_gonzales@yahoo.com, 210.287.2897

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**BEACH/DUNE COMMITTEE
PUBLIC HEARING NOTICE
Beachfront Construction Certificate
Application No. 20BD1002**

FEB 24 2021

Emmons Investments, LLC has petitioned the City of Corpus Christi to consider construction of a single family home. The property to be considered is described as:

March 17, 2021 106 Beachview Estates Road and described as Lot 16, Block 1, Bass Subdivision, located along the eastside of State Highway 361, and west of the Gulf of Mexico.

The Beach/Dune Committee may recommend to City Staff approval or denial, both may include conditions. The Beach/Dune Committee will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, November 11, 2020, after the Planning Commission's regular meetings, which begins at 5:30 p.m., in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/ or Commission.

Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or CraigG@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

Printed Name: Cindy & Joe Abel (M.D. Abel Co) - President & owner
Address: P.O. Box 1949, 401 E. 3RD ST. City/State: LAMPASAS, TX 76550
() IN FAVOR (X) IN OPPOSITION Phone: 512 556-4556

REASON:

*Failure to evaluate dune impacts and to adjacent homes.
Separate comments emailed
March 12, 2021*

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

From: [LISA TINSLEY](#)
To: [Catherine Garza](#); [Craig Garrison](#)
Cc: [Philip Tinsley](#)
Subject: Application No. 20BD1002
Date: Thursday, November 5, 2020 2:37:46 PM
Attachments: [Outlook-1501799249.png](#)

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

To Whom this may concern:

I am a homeowner and live in the Lost Colony community #13, I am very concerned about the proposed golf cart boardwalk on the south side of our property.

There is already a boardwalk giving access to the beach from the property on our South border, if a golf cart accessible boardwalk is needed I would like to suggest that the existing one be remodeled to accept vehicles. Having 2 boardwalks on such a small frontage is in my opinion too much.

One reason we bought our home in Lost Colony was to be close to nature and enjoy the native eco system. How would this boardwalk effect the eco system and has a study been conducted on the native species impacted?

After the recent storms the impact of flooding on the dunes has been substantial. I am concerned that this structure will have a negative impact and cause more flooding directly effecting our homes. Has any study been conducted to address this problem.

Sincerely,

Lisa Tinsley
817-637-3453 cell
www.vwcoolbox.com



From: [Kristy Reed](#)
To: [Catherine Garza](#)
Cc: [Craig Garrison](#)
Subject: Application #20BD1002
Date: Friday, November 6, 2020 8:15:22 AM

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

I am a homeowner in Lost Colony. This property adjoins the property requesting the crossover boardwalk through the dunes. I oppose this request. The requesting development already has an existing boardwalk on the other side of the development. It would be much less disruptive to the environment to expand the existing boardwalk than to add an additional, unnecessary and ecologically destructive boardwalk to the property. The proposed boardwalk will be situated close to the homes on the South boarder of our development, Lost Colony. In some cases it appears that the top of the railing will be higher than an existing home. The original request states the boardwalk will run by a parking lot. It actually runs next to 5 homes.

Hurricane Hanna dramatically changed the dunes and beach on Mustang Island. A major ecological impact to our local environment. It is totally irresponsible to proceed with the golf cart boardwalk project without further reassessment of the further ecological impact, flood impact and an alternative route.

I strongly believe that the application number 20BD1002 should be denied.

Thank you,
Kristy L. Reed

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**BEACH/DUNE COMMITTEE
PUBLIC HEARING NOTICE
Beachfront Construction Certificate
Application No. 20BD1002**

Emmons Investments, LLC has petitioned the City of Corpus Christi to consider a dune walkover. The property to be considered is described as:

106 Beachview Estates Road and described as Lot 16, Block 1, Bass Subdivision, located along the eastside of State Highway 361, and west of the Gulf of Mexico.

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Printed Name: Robert + Glona Barrera

Address: 37023 Stallion Run

City/State: Hagunolia Tx

() IN FAVOR (X) IN OPPOSITION

Phone: 713 805 7499

REASON:

Unnecessary ecological impact, the existing boardwalk should be widened if golf cart access is required. Potential flooding impact.
Glona Barrera

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: CraigG@cctexas.com

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Printed Name: William Douglas Boyd owner unit 12 Lost Colony
Address: PO Box 8226 City/State: Housshoe Bay, TX 78657
() IN FAVOR ☒ IN OPPOSITION Phone: 817 269 3950
REASON:

William Douglas Boyd
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

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Printed Name: Don Small

Address: 6871 State Hwy 361 Port Aransas Tex 78373 City/State: Port Aransas TX 78373

() IN FAVOR ☒ IN OPPOSITION

Phone: 817 946 9860

REASON:

Dune Preservation
Noise

Don E Small

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

Sarah Brunkenhoefer

From: CitySecretary
Sent: Thursday, February 25, 2021 9:59 AM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: [EXTERNAL]Public Input: 03-17-2021 - John Waycuilis

FYI.

From: JotForm <noreply@jotform.com>
Sent: Thursday, February 25, 2021 9:55 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-17-2021 - John Waycuilis

[**[WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-17-2021
Name	John Waycuilis
Address	Street Address: 14902 QUAIL FARMS RD City: CYPRESS State / Province: TX Postal / Zip Code: 77429 Country: United States
Topic	Beachfront Construction Certificate Appl. No. 20BD1002
Describe Feedback:	Portion of proposed house extends past the 350' county setback requirement that was imposed in 2011. New construction should conform to existing codes at the time of construction.
Provide an email to receive a copy of your submission.	jjwaycuilis@gmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 26, 2021 8:05 AM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - leo garza


FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Thursday, February 25, 2021 8:46 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-03-2021 - leo garza

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Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.

 Public Comment & Input Form	
Date of Meeting	03-03-2021
Name	leo garza
Address	Street Address: 7521 East Lake Dr City: Corpus Christi State / Province: TX Postal / Zip Code: 78414
Topic	Rezoning Case No. 0221-03
Agenda Number	0221-03
Describe Feedback:	IN OPPOSITION. Reason: -Lowering of property values. -Higher crime rate -more traffic for already crowded and narrow streets.

- planning commission 3-17-21

Uploads:

[Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Develop.pdf](#)

Provide an email to receive a copy of your submission.

leogarza8981@hotmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 26, 2021 4:06 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Gary Wallace

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Friday, February 26, 2021 4:01 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-03-2021 - Gary Wallace

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Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Gary Wallace
Address	Street Address: 3930 BOOMERANG DR City: CORPUS CHRISTI State / Province: TX Postal / Zip Code: 78414 Country: United States
Topic	Rezoning Requested by Cardinal Investments Holdings LLC
Agenda Number	0221-03
Describe Feedback:	To Who it May Concern: We are adamantly OPPOSED to the rezone from Farm to Townhouse as stated in this agenda item. The amount of egress (in and out options) are a big

factor for a multi family unit to be construction on this property. The roads cannot support apartment or townhome traffic.

This is a residential area that should only be zoned single family residence.

Thanks,
Gary Wallace

Provide an email to
receive a copy of your
submission.

gary.k.wallace@gmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 1, 2021 8:03 AM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: Public Input: 03-02-2021 - Tirso Sison

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Friday, February 26, 2021 6:31 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-02-2021 - Tirso Sison

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Public Comment & Input Form

Date of Meeting	03-02-2021
Name	Tirso Sison
Address	Street Address: 3809 Pennine Way City: Corpus Christi State / Province: TX Postal / Zip Code: 78414-4444
Topic	Land Rezoning to build town homes
Agenda Number	0221-03
Describe Feedback:	No to rezoning and no to townhomes.
Provide an email to receive a copy of your submission.	tsison001@gmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 1, 2021 8:04 AM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: Public Input: 03-03-2021 - Tirso Sison

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Saturday, February 27, 2021 9:21 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-03-2021 - Tirso Sison

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Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Tirso Sison
Address	Street Address: 3809 Pennine Way City: Corpus Christi State / Province: TX Postal / Zip Code: 78414-4444
Topic	ZONING
Describe Feedback:	I object to this zoning. It brings traffic and congestion to the area. There's also a potential that this will lower my property value.
Provide an email to receive a copy of your submission.	sisontr@gmail.com

To Whom it May Concern,

November 7, 2020

We, the Lost Colony Council of Co-Owners would like to address application 20BD1002 concerning 106 Beachview Estates Road described at Lot 16, Block 1, Bass Subdivision located eastside of State Highway 361 and west of the Gulf of Mexico.

Please confirm the receipt of this letter and ensure it will be entered as written testimony at the Beach/Dune Committee public hearing on November 11, 2020 concerning the above mentioned application.

We OPPOSE the construction of this boardwalk for several reasons.

* There is an existing boardwalk to accommodate the 30 plus lots in Beachview Estates. If a golf cart path extension is desired, modifications can be made to the existing boardwalk. The current design that we are seeing protrudes at least 50' out into the roadway from the new dune/vegetation line created by hurricane Hanna . Any walkway that is built would have to make a significant turn at the dune line to run parallel to the dune line in order not to block car traffic during high tide.

*The proposed additional boardwalk is located very close to the property line alongside several existing homes in the Lost Colony community. This will obstruct views, cause disruptive noise and distract from the peaceful ambiance we enjoy. The property values as well as rental capabilities will likely be adversely affected.

* As stated in the Dune Protection and Improvement Manual for the Texas Gulf Coast Fifth Edition Section 63.001. Findings of Fact, paragraph 6 " that it is necessary to protect these dunes as provided in this chapter because stabilized, vegetated dunes offer the best natural defense against storms and are areas of significant biological diversity."

We are of the opinion that adding an additional boardwalk to our delicate dunes, is not environmentally responsible. After losing several yards of dunes post hurricane Hanna this year, the Lost Colony community is very sensitive to the invaluable importance of protecting the dunes. We appreciate the opportunity to participate in the decision making of this project. We hope the committee understands our concerns and the impact this boardwalk will have on our community and the ecosystem of our precious dunes.

Sincerely,

The Lost Colony Council of Co-Owners

Rex Reed, President

Suzanne Wiersig, Vice President

Barrie Kaiser, Treasurer

Scott Helton, Secretary and Bob McCullough, Director at Large

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**BEACH/DUNE COMMITTEE
PUBLIC HEARING NOTICE
Beachfront Construction Certificate
Application No. 20BD1002**

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Printed Name: Elisa McClure PHG Hospitality LTD (Lost Colony #5)
Address: 635 FM 474 City/State: Boerne Tx 78006
() IN FAVOR ☒ IN OPPOSITION Phone: 210-378-9153
REASON:



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

From: [Philip Tinsley](#)
To: [Craig Garrison](#); [Catherine Garza](#)
Cc: [LISA TINSLEY](#)
Subject: 106 Beachview Estates (CASE 20BD1002)
Date: Wednesday, March 10, 2021 11:44:22 AM

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Hi Craig, Catherine.

I walk the beach every day.

I do not agree with this property not complying with the 350' setback, it was agreed for good reason, we need to protect this valuable ecosystem.

They already have one boardwalk I do not understand why they need two.
Can you please explain?

Regards,

Philip Tinsley
President
Tinsley Global, LLC
[+1 \(817\) 937 - 3356](tel:+18179373356) Direct
Philip@TinsleyGlobal.com



www.thecoow.com



PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

This form is not for City Council. This form is for City Boards, Committees and Commissions ONLY.

Enter the name of the City Board, Committee or Commission: _____

DATE OF MEETING (mm/dd/yy): _____

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TOPIC: _____

AGENDA ITEM NUMBER (if applicable): _____

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

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PUBLIC HEARING NOTICE
Beachfront Construction Certificate
Application No. 20BD1002**

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Printed Name: Rex Reed

Address: 6871 SH 361 #20

City/State: Port Aransas, TX 78373

() IN FAVOR (X) IN OPPOSITION

Phone: 314 662-6937

REASON:

In 2011 the new code to further protect the dunes was enacted, FOREVER changing the building line. Therefore there is no reason to consider allowing the construction of any single family home that would violate the dune protection line.

Signature

Rex E Reed
Kristy A Reed

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

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Printed Name: Day & Paxton Smith

Address: 6877 SH 361 #43

City/State: Port Aransas, Tx 78373

() IN FAVOR (X) IN OPPOSITION

Phone: 210.287.3135 (Day)

REASON:

Day Smith
Signature

Mr. Garrison,

I am writing in opposition to the application for a thirty(30) foot variance into the dunes at Beachview. The dunes have suffered so much damage and erosion from Harvey and Hannah. The vegetation has been stripped away and we are losing the beach rapidly. I also believe that the setback was made for a reason and that is to protect the dunes. We cannot afford to encroach upon them and ruin them. The golf cart flyover was ridiculous and invades privacy for the houses located closer to the property in question. There was a fence installed without checking to see where the property lines were and it is on both properties and part of the fence butts up to many of the cable boxes which limits access. Also, he did not ask anyone in Lost Colony if they were opposed to it.

This man is pushing many buttons and the owners at Lost Colony are not happy with that. Several have obtained lawyers and we have a construction lawyer on our board!!!!

I hope that the committee sees how ridiculous and harmful this extension would be to our dunes and the vegetation.

Thank you.

Day and Paxton Smith. Lost Colony #43

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Printed Name: William W Sommers Owner of Unit 33 6877 State Hwy 361, Corpus Christi

Address: 1016 Arter Dr

City/State: Schertz, Texas 78154

() IN FAVOR (X) IN OPPOSITION

Phone: _____

REASON: To adapt the reasons and rationale set forth by Rex Reed and Gary Bonales and the reasons and concerned voice by The Texas General Land Office in its letter to Craig Garrison dated November 16, 2020.

Signature

William W Sommers

SEE MAP ON REVERSE SIDE

INFOR Case No.: 20BD1002

Property Owner ID: 4589 0000 0330

Case No. 20BD1002

Project Manager: Craig Garrison

Email: Craig Garrison

* There is an alternate boardwalk on the other side of the subdivision

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Printed Name: Suzanne Wiering

Address: 13 Remington Way

City/State: San Antonio, TX 78258

() IN FAVOR (X) IN OPPOSITION

Phone: 210-355-4747

REASON:

see attached letter

Signature

Suzanne Wiering

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

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**BEACH/DUNE COMMITTEE
PUBLIC HEARING NOTICE
Beachfront Construction Certificate
Application No. 20BD1002**

Emmons Investments, LLC has petitioned the City of Corpus Christi to consider construction of a single family home. The property to be considered is described as:

106 Beachview Estates Road and described as Lot 16, Block 1, Bass Subdivision, located along the eastside of State Highway 361, and west of the Gulf of Mexico.

The Beach/Dune Committee may recommend to City Staff approval or denial, both may include conditions. The Beach/Dune Committee will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, November 11, 2020**, after the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/or Commission.

Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com and/or CraigG@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

Printed Name: Suzanne Wiersig

Address: 13 Remington Way

City/State: San Antonio, TX 78258

Phone: 210-355-4747

() IN FAVOR (X) IN OPPOSITION
REASON:

see attached letter

Signature

Suzanne Wiersig

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20BD1002
Property Owner ID:

Case No. 20BD1002
Project Manager: Craig Garrison
Email: Craig Garrison

Regarding Case No. 20BD1002

Mr. Garrison

We are in opposition to 106 Beachview Estates Rd. proposed home being built in the area not currently zoned for a single family home. We own unit 6 and unit 19 in Lost Colony. Owners in Lost Colony have made decisions on purchases, decks, renovations and valuations of property based on the current zoning of Beachview. Allowing the owner of 106 Beachview to have a variance will adversely affect the views of multiple properties. The fact that the prospective home of 106 Beachview aligning with another home (102 Beachview) is immaterial because that home was built in accordance to the zoning laws at the time. I was informed 102 Beachview was constructed in 2008 and the setbacks were rezoned in 2011. The city/county obviously had a reason to rezone to further protect the dunes. Granting a variance based on precedent is not a valid application of the dune laws since setbacks have changed. By allowing the owner of 106 to build beyond the current setback is not being a good steward of the environment.

As you can see after hurricane Hanna, mother nature is changing the dunes and vegetation lines on her own. Obviously these setbacks are important enough that they were changed in 2011, so why would we allow someone to encroach on them?

Please consider having the owner of the property build the home he desires within the foot print that is legal.

Thank you

Suzanne Wiersig

6 and 19 Lost Colony

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

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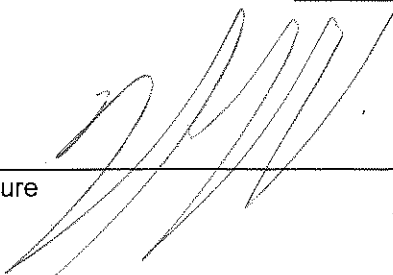
Printed Name: Kenier LLC Kanton Tobo

Address: 10500 W IN354C

City/State: Arth TX

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: 512 61-2088

Signature 

SEE MAP ON REVERSE SIDE
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Project Manager: Craig Garrison
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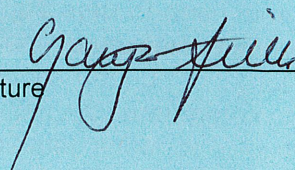
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Printed Name: GARY AIELLO
Address: 10612 DOMINIC CT City/State: WACO TX 76712
(☒) IN FAVOR () IN OPPOSITION Phone: 254. 640. 7536
REASON:

Signature



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