

May 28, 2020

To: City Council, Mayor, City Manager, senior city staff

Dear City leaders:

The Board of Directors of the North Beach Community Association has reviewed the request made by the both The Breakers and Las Brisas Condominiums on North Beach, asking that the city close the beach parking lot at the east end of Gulf Spray Avenue.

NBCA's Board concurs with the condo owners' recommendation that the often-flooded beach parking area at Gulf Spray Ave be closed and allowed to revegetate.

To improve both the public beach experience and quality of life for local residents, NBCA recommends that the city convert the GLO land at the east end of Gulf Spray to beach and pedestrian use. Additional public parking could be developed at nearby Dolphin Park and Surfside Park where the elevation of the land is higher.

Thank you for your service to our city.

Respectfully,

NBCA Board of Directors

Dr. Barbara Welder  
Ron Graban  
Michael Kennedy  
Carrie Meyer  
Bob Catalano  
Dolores Vela  
Debora Pope

*Ron Graban*  
*Carrie R. Meyer*  
*Dolores Vela*  
*Bob Catalano*  
*Michael Kennedy*  
*Barbara Welder*



**North Beach Community Association**

PO Box 2361 • Corpus Christi, TX • 78403

*Encouraging the development and preservation of North Beach and  
working to create a safe and environmentally sound neighborhood*

## **TO WHOM IT MAY CONCERN:**

*Thank you for your interest in the future of **North Beach**. As you continue to plan improvements for our area, we urge you to close the beach parking lot at the east end of Gulfstream Avenue. The Breakers Condominiums and Las Brisas Condominiums are in agreement about this issue for the following reasons:*

### **Traffic/Signage**

The entrances of both The Breakers and Las Brisas are located in the last block of Gulfstream Avenue. The Breakers has 54 units and Las Brisas has 82; therefore the residents, families, guests and service providers of 136 homes all must drive on this last block of Gulfstream in order to come and go to these residences. This is arguably the highest density of residential property traffic on all of North Beach, so the end of Gulfstream is not the best location to provide public beach parking. We recommend closing the parking lot and placing a sign at the intersection of Gulfstream and Gulfbreeze that says "No Outlet" or "Dead End." We further recommend revised signage on Surfside Blvd. at Gulfstream Avenue that directs beach goers to the public parking lots at Surfside Park and Dolphin Park.

### **Noise/Nuisance/Security**

Often, visitors to the beach bring blaring music, barking dogs, glaring headlights, shouting, car alarms, lovers' quarrels, and other disturbances that result in the arrival of law enforcement. Again, due to the high density of private homes at The Breakers and Las Brisas which are constantly subjected to these on-going disturbances, we urge you to close this parking lot. We also must cope with beach-goers who park illegally in our own private parking lots, and with strangers entering our buildings trying to use our restrooms. This causes security concerns to our condominium communities. More appropriate public parking is available at Surfside and Dolphin Parks.

### **Environmental Issues**

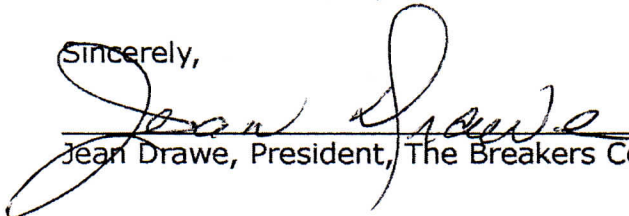
The city should not allow vehicles to continue to park in the Gulfstream parking area because it is a low-lying natural swale, inappropriate for parking due to frequent flooding from high tide salt water and/or rainwater. Vehicles drop oil and other fluids onto the parking area, and when those contaminants get washed into the bay, they reduce water quality in an area where hundreds of people are playing in the water throughout the year. We recommend closing the parking lot, installing bollards across the end of the street, and removing the existing paving materials from the parking area so that the natural vegetation can regrow in this low swale.


### **Property Values**

It is common knowledge that waterfront properties have a higher monetary value when the only thing between them and the water is a beautiful beach and pedestrian sidewalk. Having a public parking lot between private homes and the beach brings down property values (136 of them in this case) and reduces quality of life for residents and beach users alike. Higher property values equate to higher taxes going to the city, which will help pay for more improvements for the public.

*Thank you for considering our comments and recommendations as you move forward with shaping the future of North Beach.*

Sincerely,

  
Jean Drawe, President, The Breakers Condominiums

  
Conni Geary Wise, President, Las Brisas Condominiums





## Re: North Beach Request

Everett Roy <Everett.Roy@cctexas.com>  
To: Linda Kimrey <lindakimrey@gmail.com>

Mon, Apr 13, 2020 at 10:09 PM

Thank you. I recently discussed this issue with the City Manager when he accompanied me at a recent visit to North Beach. I expressed the same concern. I will request the matter to be addressed as a future agenda item. Thanks

Best Regards,  
Everett Roy, Council Member, District 1

**From:** Linda Kimrey <lindakimrey@gmail.com>  
**Sent:** Monday, April 13, 2020 2:43:37 PM  
**To:** Everett Roy <Everett.Roy@cctexas.com>  
**Subject:** North Beach Request

[ [ **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. ] ]

Dear Councilman Roy,

The Boards of Directors of both The Breakers and Las Brisas condominiums on North Beach have voted to urge you to permanently close the beach parking lot located between their buildings and the beach. The attached letter cites their reasons for this request. The letter represents the citizens of 136 households, so please take the time to read and consider it.

*Thank you!*



## RE: North Beach request

Lauren Rabe <LaurenR@cctexas.com>  
To: Linda Kimrey <lindakimrey@gmail.com>

Tue, Apr 14, 2020 at 10:29 AM

Good Morning Ms. Kimrey,

Thank you for your email. The proper staff has been notified and provided with your request. They should be contacting you.

If you have any additional questions or concerns in the meantime, please let me know.

Thank you,

### Lauren Irma Rabe, MPA

Executive Management Assistant

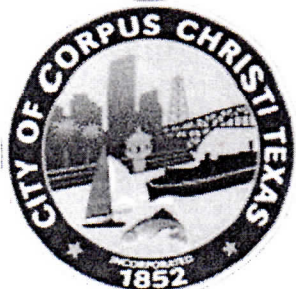
City Manager's Office, 5<sup>th</sup> Floor

1201 Leopard Street

Corpus Christi, TX 78401

(361) 826-3235

laurenr@cctexas.com





## RE: North Beach Request

Jermel Stevenson <jermels@cctexas.com>

Mon, Apr 13, 2020 at 2:46 PM

To: Linda Kimrey <lindakimrey@gmail.com>

Good afternoon Ms. Kimrey,

I have received your request. I will read through it and follow up with you. I just wanted to acknowledge receipt, first.

Thanks!

Jermel Stevenson

**From:** Linda Kimrey <lindakimrey@gmail.com>

**Sent:** Monday, April 13, 2020 2:34 PM

**To:** Jermel Stevenson <jermels@cctexas.com>

**Subject:** North Beach Request

[ [ **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. ] ]

Dear Mr. Stevenson,

The Boards of Directors of both The Breakers and Las Brisas condominiums on North Beach have voted to urge you to permanently close the beach parking lot located between their buildings and the beach. The attached letter cites their reasons for this request. The letter represents the citizens of 136 households, so please take the time to read and consider it.

*Thank you!*