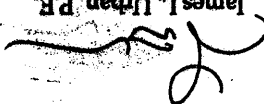


xc: Joe McComb
Committee Members

JLU/rw

James L. Urban, P.E.

URBAN ENGINEERING
Sincerely,

If you have any questions, please contact me.

4) With regard to areas west of the seawall that show evidence of vegetated mounds, it is not self evident that the mounds are protected under the act. The areas in questions are obvious manmade structures for which full permitting and mitigation for natural resource loss has been accomplished. The inclusion of this area represents a significant precedent. The precedent being that even when full compensation has been accomplished under the Dune Protection Act a property owner can be required to recompensate. It is most important to establish the proper position on this matter and inclusion of the land behind the seawall involves the policy.

3) The proposed dune protection line unnecessarily included lands which obviously have no dunes. This is most evident on the land just east and west of Windward Drive. The inclusion of this property within the line requires the landowners of the properties to be involved in a costly, lengthy and uncertain process unnecessarily. It is obvious that a significant portion of the properties in this area are void of any dunes and should not be included within the protected zone.

2) The dune protection line described in the plan represents a revision to the County's dune protection line established in the 1970's. Section 15.3(i) describes the Public Notice requirements for establishing or modifying the dune protection line. It does not appear that the 3 public notices of the public hearing for modification of the current line was properly published.

1) The current version of the plan has not been available for public review and comment.

The following represents reasons for delay for adoption of/ or amendment of the Nueces County Coastal Management Plan:

With regard to your question concerning the plans effect on the property to the west of the seawall, I have compiled the following list of reasons for further consideration in lieu of adoption at this time.

I have not received the most recent copy of the subject plan and therefore, cannot comment on the complete plan.

Dear John:

Mr. John Trice, Chairman
Nueces County Economic Development Focus Group
14602 SPID
Corpus Christi, Texas 78418
Subject: Nueces County Coastal Management Plan

November 22, 1994

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