AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, May 19, 2020
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), the meeting will be held by videoconference and there will be no public access to the location described above.

Public Comment can be submitted on-line: https://forms.galvestontx.gov/Forms/PublicComment or by calling 409-797-3665.

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: May 5, 2020
   Documents:
   2020-05-05 PC MINUTES.PDF
5. COVID-19 Update (Staff)
6. Meeting Format (Staff)
7. Public Comment
   Members of the public may submit a public comment using the web link below. All comments submitted prior to the meeting will be provided to the Planning Commission.
   HTTPS://FORMS.GALVESTONTX.GOV/FORMS/PUBLICCOMMENT
   a. Agenda Items
   b. Non-Agenda Items
8. New Business And Associated Public Hearings
   A. 20P-015 (18227 E De Vaca) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling, Driveway, And Dune Walkover. The Property Is Legally Described As Lot 60 (61-1), Indian Beach, Section 4, A Subdivision In The City And County Of Galveston, Texas. Applicant: Blake Moak
   Property Owner: Blake And Jillian Moak
   Documents:
   20P-015 - STAFF REPORT - FINAL - AMENDED.PDF
   B. 20P-017 (24131 San Luis Road/FM 3005) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling,
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a. Agenda Items
b. Non-Agenda Items

New Business And Associated Public Hearings

20P-015 (18227 E De Vaca) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling, Driveway, And Dune Walkover. The Property Is Legally Described As Lot 60 (61-1), Indian Beach, Section 4, A Subdivision In The City And County Of Galveston, Texas. Applicant: Blake Moak Property Owner: Blake And Jillian Moak

20P-015 - STAFF REPORT - FINAL.PDF

20P-017 (24131 San Luis Road/FM 3005) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling, Driveway, And Dune Walkover. The Property Is Legally Described As Sur Tract 19, A Subdivision In The City And County Of Galveston, Texas. Applicant: Kai Adkins Property Owner: Kai Adkins

20P-017 - STAFF REPORT - FINAL.PDF

Discussion And Action Items

Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on May 14, 2020 at 2:00 P.M.

Prepared by: Karen White, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TX 77550 (409-797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING
CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present via Videoconference:   Jeff Antonelli, Cate Black, Lisa Blair, Bob Brown, Eugene Cook, Jeffrey Hill, Carol Hollaway, CM John Paul Listowski

Members Absent:   None

Staff Present:  Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/HPO

Staff Present via Telephone:  Dustin Henry, AICP, Coastal Resource Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 21, 2020 minutes were approved as presented.

COVID-19 UPDATE

Staff updated the Commission and the public on the City’s steps to reduce the spread of COVID-19.

MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

Eugene Cook arrived at 3:36 p.m.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

19BF-086 - (Stewart Beach, 201 Seawall Blvd.) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to conduct annual beach maintenance and to redistribute stockpiled sand. Property is legally described as follows: Abst 628 Page 141 & 142 M Menard Sur TR 59 7.909 Acrs; Abst 628 M B Menard Sur (241-0-0) Blk 241 Galveston; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt of 243 Galveston; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt of 243 Galveston; Abst 628 M B Menard Sur (183-0-0) Blk 183 Galveston; Abst 628 M B Menard Sur (183-0-0) Blk 183 Galveston; Abst 628 M B Menard Sur (182-0-0) Blk 182 Galveston; Abst 628 M B Menard Sur (181-0-0) Blk 181 Galveston; Abst 628 M B Menard Sur (121-0-0) Blk 121 Galveston; Abst 628 M B Menard Sur (122-0-0) Blk 122 Galveston; Abst 628 M B Menard Sur (123-0-0) Blk 123 Galveston, a subdivision in the City and County of Galveston, Texas.
Applicant: Galveston Park Board of Trustees c/o Rueben Trevino
Staff presented the staff report.

Representatives of the applicant Sheryl Rozier and John Lee presented to the Commission.

Chairperson Cate Black called for questions or comments from the Commission.

Chairperson Cate Black made a motion to approve case 19BF-086 with staff’s recommendations and the following changes:

- 2.g. The seaward extent of the proposed dune restoration project on the beach in front of the seawall must not extend further seaward than 20 feet from the line of vegetation. Sand fences, signage, or a bollard and rope fence are not proposed to be installed adjacent to the dune restoration project and are prohibited without an appropriate beachfront construction certificate and dune protection permit;

- The “Vegetation Relocation Implementation Timeline” in Attachment C shall be changed from 90 days to 180 days, and the start of the timeline shall be delayed until the beginning of October.

Lisa Blair seconded.

Vice-Chairperson Jeffrey Hill proposed a friendly amendment to required that a formal quarterly review is conducted by Park Board staff.

Chairperson Cate Black and Lisa Blair accepted the friendly amendment, and the following votes were cast:

In favor: Antonelli, Black, Blair, Brown, Cook, Hill, Hollaway
Opposed: None
Absent: None
Non-voting participant: CM Listowski (Ex-Officio)

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 5:07 PM
ADDRESS:
18227 E De Vaca

LEGAL DESCRIPTION:
Property is legally described as Lot 60 (61-1), Indian Beach, Section 4, a subdivision located in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Blake Moak

PROPERTY OWNER:
Blake and Jillian Moak

REQUEST:
Beachfront Construction Certificate/Dune Protection Permit for construction of a single-family dwelling, driveway, and dune walkover.

APPLICABLE LAND USE REGULATIONS:
Chapter 29, Article 2, Beach Access Dune Protection and Beachfront Construction Regulation.

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Aerial Map
B – Topographic Survey
C – Site Plan & Drawings
D – Site Photos
E – GLO Comment Letter

STAFF:
Virginia Greb
Coastal Resources Asst. Mgr.
VGBreb@GalvestonTX.gov

Note: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

Executive Summary:
The City of Galveston’s Dune Protection and Beach Access Plan designates the Planning Commission as the authority to review and consider for approval of applications for a Beachfront Construction Certificate/Dune Protection Permit when the proposed construction activities will occur in areas within or seaward of the Dune Conservation Area or up to 50-feet landward of the Dune Protection Line. The Dune Protection Line is defined as the area within 25-feet landward of the North Toe of the Critical Dune Area or, for those beach areas where no dunes exist west of the terminus of the Seawall, within 200-feet landward of the Line of Vegetation.

The applicant is requesting approval to construct a single-family dwelling, driveway, and dune walkover within the Enhanced Construction Zone in an area approximately 39-feet from the North Toe of the Critical Dune Area and 67-feet from the Line of Vegetation. This is landward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities appear to be landward of dunes and dune vegetation. Therefore, no mitigation activities are proposed.

Site and Surrounding Area:
The subject site is a 0.7350-acre lot located in the Indian Beach Subdivision. Single-family dwellings are located to the North, East and West, and beach area is located to the South of the subject property. According to the Bureau of Economic Geology, this area is eroding at a rate of three to four feet per year.
Analysis:
The table below summarizes the applicant survey and site plan (Attachments “B” and “C”) regarding the proposed new construction and the location of proposed construction in relation to on-site conditions:

<table>
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<tr>
<th>Proposed Structure's Distance from:</th>
<th>Distance (Feet)</th>
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</thead>
<tbody>
<tr>
<td>...North Toe of the Dune</td>
<td>~39</td>
</tr>
<tr>
<td>...the Line of Vegetation</td>
<td>~67</td>
</tr>
</tbody>
</table>

In accordance with Chapter 29: Planning – Beach Access Dune Protection & Beach Front Construction, before issuing a permit, the Planning Commission must find that the proposed construction conforms with the following Beachfront Construction Certificate and Dune Protection Permit standards:

(1) The proposed activity is not a prohibited activity as defined in these standards.

The request conforms to the City of Galveston’s Dune Protection and Beach Access Plan and Erosion Response Plan. The drawings, (Attachment “C”), are submitted with this request.

The applicant is proposing to build within 39-feet of the North Toe of the Critical Dune Area and within the Enhanced Construction Zone. The applicant is proposing fibercrete for the footprint of the proposed single-family dwelling and crushed rock for the proposed driveway material. Staff reviewed the application materials and found no prohibited activities proposed seaward of the Dune Protection Line.

The proposed construction is landward of the Dune Protection Line and the Dune Conservation Area. Therefore, a ground floor enclosure is permitted in the area 25-feet landward of the North Toe of the Critical Dune Area. Note: the City’s locally adopted flood ordinance requires ground floor enclosures to be no greater than 299 square feet as measured from the outside of the enclosure.

(2) The proposed activity will not materially weaken dunes or materially damage dune vegetation seaward of the Dune Protection Line based on substantive findings as defined in "Technical Standards" of these standards.

According to Section 29-2(k) Technical Standards, the Planning Commission shall not approve an application for construction if it is determined that it will result in a material weakening and material damage of dune vegetation. The following standards are to be used to make this determination:

a. The activity shall not result in the potential for increased flood damage to the proposed construction site or adjacent property;

b. The activity shall not result in runoff or drainage patterns that aggravate erosion on or off the site;

c. The activity shall not result in significant changes to dune hydrology;

d. The activity shall not result in adverse affects on dune complexes or dune vegetation;

e. The activity shall not significantly increase the potential for washovers or blowouts to occur; or

f. The Commission shall not issue a Beachfront Construction Certificate and Dune Protection Permit authorizing construction unless the construction and property design is designed so as to minimize impacts on natural hydrology. Such projects shall not cause erosion to adjacent properties, critical dune areas, or the public beach.
The Technical Standards also state that the Planning Commission should take into consideration all comments from the Texas General Land Office when deciding whether to grant a Beachfront Construction Certificate/Dune Protection Permit. Attachment “E” lists the comments from the Texas General Land Office for this request. Should the Planning Commission approve this request, the GLO comments are recommended as specific conditions for this request.

The proposed construction will be required to be consistent with FEMA minimum requirements, which should not increase the potential for increased flood damage to the construction site or adjacent property.

As a result of the construction, the applicant is prohibited from affecting runoff or drainage patterns that would aggravate erosion on or off site, result in significant changes to dune hydrology, or significantly increase the potential for washovers or blowouts to occur. Runoff should be directed away from the lot. The applicant is required to direct all non-natural drainage on the lot away from the beach and dunes, and toward the drainage infrastructure in the subdivision and in the street landward of the lot. Drainage plans are to be reviewed and approved by the City Engineering Department.

Given the proposed construction activities are taking place landward of the Dune Conservation Area, staff finds that the proposed construction will not materially weaken dunes or materially damage dune vegetation as defined by these Technical Standards.

(3) **There are no practicable alternatives to the proposed activity that is located seaward of the Dune Protection Line and adverse effects cannot be avoided as provided in the Mitigation sequence as outlined in these Standards.**

The City’s Dune Protection and Beach Access Plan states that the Planning Commission shall utilize the Mitigation Sequence in determining whether to issue a permit for an activity located seaward of the Dune Protection Line, after the determination that no material weakening of dunes or material damages to dunes will occur within critical dune areas or seaward of the Dune Protection Line. The mitigation sequence is as follows:

1) **Avoid** the impact altogether by not taking a certain action or parts of an action;

2) **Minimize** impacts by limiting the degree or magnitude of the action and its implementation;

3) **Rectify** the impact by repairing, rehabilitating, or restoring the affected environment; and,

4) **Compensate** for the impact by replacing resources lost or damaged.

Proposed construction is landward of the Dune Conservation Area. No construction activities seaward of the Dune Protection Line are proposed with this request and no adverse effects to dunes or dune vegetation are expected.

(4) **The applicant’s mitigation plan, for an activity seaward of the Dune Protection Line, if required, will adequately minimize, mitigate, and/or compensate for any unavoidable adverse effects.**

No construction activities seaward of the Dune Protection Line are proposed with this request and no adverse effects to dunes or dune vegetation are expected.

(5) **The proposed activity complies with any applicable requirements of: Requirements for Beachfront Construction Certificate and Dune Protection Permits and Management of the Public Beach of this Section; and**
The application conforms to the City of Galveston requirements for a Beachfront Construction Certificate and Dune Protection Permit and the City requirements for the management of the public beach.

(6) The structure is located as far landward as practicable.

The proposed structure is not located as far landward as practicable. In order to comply with city and state standards the applicant shall move the structure as far landward as practicable to meet the 20-foot building line.

The proposed construction is within the Enhanced Construction Zone, which is an area defined as being 125-feet landward of the Dune Conservation Area along Galveston’s Gulf coast with an aggregate shoreline change of -2 to -8 feet per year. The City’s Erosion Response Plan requires the following additional construction standards for any proposed construction activities within the Enhanced Construction Zone:

- Plans and certifications for proposed structures shall be sealed by a registered professional engineer licensed in the State of Texas, providing evidence of the adequacy of elevated building foundations and the proper placement, compaction, and protection of fill when used as construction for all newly constructed, substantially damaged, and substantially improved buildings elevated on pilings, posts, piers, or columns in accordance with the latest edition of specifications outlined in American Society of Civil Engineers, Structural Engineering Institute, Flood Resistant Design and Construction, ASCE 24-05.

Staff Recommendation:
Staff recommends approval of 20P-015 with the following conditions:

Specific Conditions to Case 20P-015:

1. The applicant shall move the structure as far landward as practicable to meet the 20-foot building line in order to comply with city and state standards. A beachfront permit shall not be issued until the applicant provides revised drawings that reflect this change and satisfies the requirements of all City departments;

2. Plans and certifications for proposed structures within the enhance construction zone shall be sealed by a registered professional engineer licensed in the State of Texas, providing evidence of the adequacy of elevated building foundations and the proper placement, compaction, and protection of fill when used as construction for all newly constructed, substantially damaged, and substantially improved buildings elevated on pilings, posts, piers, or columns in accordance with the latest edition of specifications outlined in American Society of Civil Engineers, Structural Engineering Institute, Flood Resistant Design and Construction, ASCE 24-05;

3. The applicant shall adhere to all comments from the GLO included in Attachment “E”:
   a. The City must minimize the proliferation of excessive private access by permitting only the minimum necessary number of private beach access points to the beach from any subdivision.
   b. The applicant may not damage any dune vegetation or clear or remove any vegetation on either side of the proposed dune walkover for the purpose of facilitating construction.
   c. Dune walkovers may not impede or restrict public access to the beach at normal high tide. The applicant should terminate the dune walkover no farther seaward than the line of vegetation as depicted on the survey dated April 9, 2020 included in the application materials.
d. The City shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.

e. The dune walkover shall be constructed at a height above the highest dune of not less than the width of the dune walkover and maintain this height over the entire dune area.

f. With the exception of the paired posts constructed on each side of the proposed dune walkover, the support posts must be placed at intervals no closer than six feet and in such a manner that new posts are not needed if the walkway requires relocation or elevation in the future.

g. The proposed dune walkover must be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.

h. Concrete may not be used to stabilize the base of the pilings of the dune walkover.

i. Paving or altering the area between the line of vegetation and 25 feet landward of the north toe of the dune is not proposed and is prohibited.

j. Since the proposed single-family residence is located within 200 feet of the line of vegetation, paving used under the habitable structure and for driveways connecting the habitable structure and the street is limited to the use of unreinforced fibercrete in four-foot by four-foot sections, four inches thick with sections separated by expansion joints, or pervious material. A habitable structure is defined as a structure used or usable for habitation. The area beneath uncovered decks or stairs may not be paved.

k. The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.

l. The City must ensure the proposed construction is located as far landward as practicable.

m. The City may only permit the applicant to construct an enclosure beneath the habitable structure if the walls are breakaway or louvered and the construction is consistent with the requirements of the National Flood Insurance Program.

n. The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.

o. The City must ensure the proposed habitable structure is designed for feasible relocation.

p. The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.

q. The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.

r. Construction of the proposed dune walkover should conform to the GLO’s guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, which is located at http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf
Please be advised that the line of vegetation is dynamic. Structures may not encroach on the public beach. If the structure becomes located seaward of the line of vegetation because of loss of elevation, the structure may be allowed to remain in place if it does not significantly interfere with public access to the beach or present a public health and safety risk. Structures located seaward of the line of vegetation and landward of the line of mean high tide will periodically be reassessed on a case-by-case basis, and owners may be allowed to make certain repairs under the Beach/Dune rules and local government plans.

t. If any part of a structure comes to be located seaward of the line of mean high tide, it becomes an unauthorized structure on state-owned land. Repairs are prohibited and the state may take action to remove the structure.

Additionally, the GLO provided the following recommendations included in Attachment “E”:

u. The City may consider requesting that the applicant construct the dune walkover in a location where shared access may be provided to a neighboring property owner in the future.

v. The use of permeable materials, such as brick pavers, limestone, or gravel, is recommended for drives or parking areas.

Standard Conditions:

4. Upon completion of the development, and prior to the issuance of a “Certificate of Occupancy,” for those structures requiring Planning Commission approval, the permittee shall provide the Development Services Department with a final survey indicating finished elevations, surfaces, drainage patterns, fences, dune walkovers and landscape detail, or certification by a registered professional engineer that all Permit conditions have been met. No “Certificate of Occupancy” shall be approved until the Development Services Department approves a “Certificate of Completion,” verifying that all Permit conditions have been satisfied;

5. Work approved under this permit shall be completed within one (1) year from the date this permit is issued. If work is not completed in this time period, it will be necessary for the applicant to reapply for a Beachfront Construction Certificate/Dune Protection Permit, unless an extension of the period, prior to the expiration, has been submitted to the Texas General Land Office for review and approved by the City;

6. The applicant shall adhere to all comments/conditions received from city departments. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval;

7. All non-natural drainage from the dwelling shall be directed away from the beach and dunes, toward the street landward of the lot and to the drainage infrastructure in the subdivision, and drainage plans shall be submitted to the City of Galveston Public Works Department, Division of Engineering for approval;

8. The area seaward of the dwelling shall be designated a dune protection area, prohibiting any alteration of natural conditions in this area, except for any future proposed dune walkovers, approved by the Development Services Department and the Texas General Land Office under separate review;

9. The applicant shall coordinate any/all dune enhancement plans with the Development Services Department; and,

10. The applicant must adhere to all aspects of Section 29: Planning-Beach Access Dune Protection & Beachfront Construction.
ERP PRACTICABLE DEFINITION
Practicable means available and capable of being done after taking into consideration existing building practices, siting alternatives, and the footprint of the structure in relation to the area of the building portion of the lot, and considering the overall development plan for the property.

TEXAS ADMINISTRATIVE CODE PRACTICABLE DEFINITION 15.2(57)
In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,

Virginia Greb
Coastal Resources Assistant Manager

____________________________________ __________________
Catherine Gorman, AICP  Date
Assistant Planning Director / HPO

05/14/2020  Date
The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases.
Survey of Lot Sixty (60), in Block One (1), of INDIAN BEACH, Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 13, in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brian S. House
Registered Professional
Land Surveyor No. 6520

GALVESTON OFFICE
Registration Number: 10193855
(409) 760-1517 www.highbidestateco.com
8017 HARBOURSIDE DRIVE / GALVESTON, TX 77554
Mailing | P.O. BOX 16142 / GALVESTON, TX 77592

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
3) Surveyed tract subject to vegetation line reflected on the recorded plat.
4) Surveyed tract subject to easement granted to Houston Lighting and Power Company recorded under Film Code No. 000-28-0019 and 000-17-0020, both in the Galveston County records.
5) Surveyed tract subject to dune easement recorded under Film Code No. 013-77-0246, in the Galveston County records.
6) Bearings based on Monumentation the South R.O.W. line of East de Vaca Lane.
7) Surveyed without benefit of title report.
**NOTE TO CONTRACTOR/OWNER**

IT IS YOUR RESPONSIBILITY TO CALL THE OFFICE AT 409-741-8741 FOR ALL INSPECTIONS.

**INSPECTION SHEET**

THIS CONSTRUCTION SET MUST BE ON SITE AT TIME OF ALL INSPECTIONS. ADDITIONAL CHARGES MAY OCCUR IF THE CONSTRUCTION SET IS NOT ON SITE AT THE TIME OF ALL INSPECTIONS.

SOUTHEAST TEXAS ENGINEERING AND INSPECTIONS
MUST BE CALLED FOR EACH INSPECTION AND PASS
EA. INSPECTION IN ORDER FOR A WPI-8
CERTIFICATE TO BE ISSUED. THIS CONSTRUCTION
SET MUST BE ON SITE IN ORDER TO CONDUCT ALL
INSPECTIONS. ADDITIONAL CHARGES MAY OCCUR IF
CONSTRUCTION SET IS NOT ONSITE DURING TIME
OF INSPECTION.

RECEIPTS FOR ALL MATERIALS (DOORS, WINDOWS, CLIPS, STRAPS, NAILED, REROOFING MATERIALS, ETC.) SHALL BE
PROVIDED TO SOUTHEAST TEXAS ENGINEERING AND INSPECTIONS PRIOR TO CERTIFICATION.

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<td>STAIR/HANDRAIL DETAILS</td>
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<td>SIZING DETAILS</td>
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<td>TRUSS REQUIREMENTS</td>
<td>S10CP20</td>
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</tbody>
</table>

**ATTENTION OWNER/CONTRACTOR**

ALL INSULATION, DOORS, WINDOWS FOR ENERGY PURPOSES SHALL BE INSPECTED BY OTHERS THAT ARE LICENSED AND APPROVED TO
CONDUCT THIS TYPE OF WORK IN THE STATE OF TEXAS. IT IS UP TO
THE HOMEOWNER/CONTRACTOR TO SUPPLY ANY TESTING TO LOCAL MUNICIPALITIES IF REQUIRED BY BUILDING OFFICIAL.

**ATTENTION OWNER/CONTRACTOR**

OWNER/CONTRACTOR RESPONSIBILITY TO INSTALL ALL EXTERIOR COMPONENTS AND
CLADDING FOR THE INSTALLATION INSTRUCTIONS FOR THE APPROPRIATE WIND
PRESSURES STATED IN THIS SET OF ENGINEERED DRAWINGS.

FIND ALL TDI INSTALLATION INSTRUCTIONS AT THE WEBSITE BELOW:

Roof Pressures according to ASCE 7-05: (10 sq. ft. areas)

Field Zone: +27 psf, -42 psf
Edge Zone: +27 psf, -73 psf (Edge zone is Within 5’ from the edge)
Corner Zone: +27 psf, -107 psf (Corner zone is within 5’ from all corners)

Wall Sheathing/Roof decking:

Wall Sheathing and roof decking shall be per plan unless thicker Plywood/OSB Substrate is required by manufacturer/TDI product evaluation for all exterior Siding and Roof components.

Brick Ties:

All brick ties and fasteners shall either be stainless steel and meet ASTM A167, hot dipped galvanized after fabrication and meet ASTM A123 or ASTM A153 or hot-dip galvanized or galvannealed prior to fabrication and meet ASTM A653.

Fasteners:

All fasteners shall either be stainless steel and meet ASTM A167, hot dipped galvanized after fabrication and meet ASTM A123 or ASTM A153 or hot-dip galvanized or galvannealed prior to fabrication and meet ASTM A653. (This also applies to lath for stucco applications.) (Zinc coatings can be used in Inland I and Inland II areas ONLY.)

Components and Cladding Items:

Windows: All windows shall meet the pressures specified in this document. All windows shall either have a valid test report from a 3rd party laboratory or have a valid product evaluation that has been approved by the Texas Department of Insurance (http://www.tdi.texas.gov/wind/prod/index.html). Please send all test reports or product evaluation to SETE for review PRIOR to ordering materials.

Doors: All doors shall meet the pressures specified in this document. All doors shall either have a valid test report from a 3rd party laboratory or have a valid product evaluation that has been approved by the Texas Department of Insurance (http://www.tdi.texas.gov/wind/prod/index.html). Please send all test reports or product evaluation to SETE for review PRIOR to ordering materials.

Roofing: All roofing materials shall meet the pressures specified in this document. All roofing components shall either have a valid test report from a 3rd party laboratory or have a valid product evaluation that has been approved by the Texas Department of Insurance (http://www.tdi.texas.gov/wind/prod/index.html). Please send all test reports or product evaluation to SETE for review PRIOR to ordering materials.

Siding: All siding shall meet the pressures specified in this document. All siding shall either have a valid test report from a 3rd party laboratory or have a valid product evaluation that has been approved by the Texas Department of Insurance (http://www.tdi.texas.gov/wind/prod/index.html). Please send all test reports or product evaluation to SETE for review PRIOR to ordering materials.
ELEVATOR PIT PER MANUFACTURER INSTALLATION INSTRUCTIONS

4x4 PRE-CAST CONCRETE Pavers (Granada Fibercrete)

CONCRETE FOUNDATION LAYOUT
ROOF LAYOUT

1'-0"= 6/12

ALL RAFTERS TO BE 1X6 @ 16" O.C. INDIC. STRIPED NO. 15. IN 32ND SUPPORTED SPAN. SEE PLUMB BRACE DETAIL ON SHEET TO
ALL HYPOTENUSES TO BE 32ND SUPPORTED, BRANCHED 4'-0" O.C. SEE PLUMB BRACE DETAIL ON SHEET TO
SHEET METAL HYPOTENUSE STAPLES @ 16" O.C. SEE DETAIL ON SHEET TO
3/4" COLLAR TIES @ 24" O.C. SEE DETAIL ON SHEET TO
ALL ALL CEDAR JOIST TO RUSTIC 45/48 IN COMMON GALV. NAILS, TYPP.
ALL NON CLY EVERY RAFTER TO TOP PLATE, SEE DETAIL ON SHEET TO
PLY ROOF DECK, 4X8 NAIL IN COMMON GALV NAILS UNDER 30# FELT
COMPOSITION SHingles INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

S8 OF A8. 14, 2019

5'-11'-0"

BB OF 20
**Breakaway Wall Details**

**Typical Wood-Frame Breakaway Wall**

**Note:** All lumber below sheathing must be water-resistant per FEMA requirements. (This includes all lumber including plywood.)

- **Upper top plate may be permanently anchored to stringer, sheathing shall not be attached to upper top plate:**
  - (3) 100 nails every 16" O.C. from top plate to stringer.
  - (2) 100 nails every 16" O.C. from bottom plate to top plate.

- **Breakaway wall lower top plate:**
  - Sheathing shall not exceed 2" x 4".

- **Breakaway wall double bottom sill plate:**
  - Bottom of double sill plate may be anchored permanently to foundation as long as top of double sill plate is the point of failure as shown. Attach top plate to bottom plate with (2) 100 nails @ 16" O.C. Attach bottom bottom plate to concrete using (1) 1/2" wedge anchor every 4" O.C.

- **Vertical foundation member:**
  - Not to exceed 2" x 4".

- **Grade beam or un-reinforced concrete slab:**

- **4" Wide utility blockout (created with extra studs, as shown, or with 6" blocks):**

- **Floor support beam:**

- **Breakaway stud (optional):**

- **Expected point of failure connections made with nails or comparable—capacity fasteners only. Do not use high—capacity fasteners (e.g., bolts, lag screws, hurricane straps):**
  - (2) 100 flat head nails @ 16" O.C.

- **If permanent bottom sill plate is used, sheathing shall not be attached to the bottom sill plate:**

- **NOTE:** All fasteners shall be hot dipped galvanized.
GUARDRAIL/HANDRAIL DESIGNED ON SITE TO FIT CRITERIA BELOW:

- Perimeter dimension of all - at least 4" and not greater than 6" with max cross-section of 24".
- Handrail shall return to guard
- Handrail pre-fabricated per manufacturer.
- 9/16" galv. plate of handrail, 6" bolt & 32" dia.
- Type 1 circular bar handrail.

**TYP SECTION HANDBRAIL TOP VIEW**

Handrail not shown for clarity.

**NOTES:**

- Stair riser heights shall be 4" min, 7 1/2" max.
- Stair tread depths shall be 10" min.
- Handrail heights from top of stair tread to top of handrail shall be 34" min, 39" max.
- Guardrail heights from top of rail to floor to be 3' - 6" min.
- 2x2 picket spacing 4" max.
- 2x4 runners equally spaced under stair.
- 10d nails equally spaced connecting picket to outside stringer.
- All landings shall be a minimum of 36"x36" landing from stairs to ground level to be 36"x36" concrete landings as applicable.

**ELEVATION VIEW TYP**

Guards for decks/landings to be spaced 4" o.c. as shown.

**SECTION A-A**

- 2x10 @ 16" O.C.
- 2x4 ledger board, pressure block, joist.
- 2x4 ledger board (for joist)
- 2x4 joist
- 2x14 ledger board (for ledger)
- 2x14 pressure block, 4" x 6" O.C.

- Each length of landing located inside of stringers.
- 6x6 treated post, top 4 P.S.
- 5 1/2" dia. carriage bolt, nut, washer, 2 3/4".
August 14, 2019

City of Galveston
Building Department
Fax #: 409-797-3661

Subject: 18227 East Davaca, Galveston
Scope of Work: New Residence
Owner/Builder: Blake Moak
Address: City: Phone:

I am a professional engineer licensed to practice in the State of Texas. The engineer of record for this project will be Southeast Texas Engineering & Inspections, LLC.

The structure located at the address above will be designed and constructed according to the 2012 International Residential Code (IRC) and designed for 150 mph Exposure C (3 second gust) (ultimate) according to ASCE 7-10.

A WPI-1 will be filed with the Texas Department of Insurance at the beginning of the project. The structure will be inspected by Southeast Texas Engineering & Inspections, LLC to ensure the structure is built according to the plans and code provisions. Once the project is completed, a WPI-2 will be submitted to the Texas Department of Insurance so that the Certificate of Compliance (WPI-8) may be issued.

Sincerely,

Wesley A. Buchhorn, P. E.
108508
TABLE OF CONTENTS

TITLE

INSPECTION SHEET
SITE PLAN SHOWING WALKOVER LOCATION ONLY
WALKOVER LAYOUT
GUARDRAIL DETAILS

JUNE WALKOVER REQUIREMENTS:

1. JUNE WALKOVERS SHALL NOT EXCEED SIX FEET IN WIDTH, THE DECK OR FLOOR OF WHICH SHALL BE CONSTRUCTED AT A HEIGHT ABOVE THE HIGHEST RISE OF 60 INCHES OR LESS THAN THE WIDTH OF THE WALKOVER, AND MAINTAIN THIS HEIGHT OVER THE ENTIRE WALKOVER AREA.

2. WALKOVERS IN EXCESS OF FOUR FEET IN WIDTH SHALL BE CONSIDERED FOR INDIVIDUAL USES, EXCEPT FOR INDIVIDUAL USES, AND ARE TO BE TREATED AS PUBLIC ACCESS SYSTEMS ON MULTI-FAMILY SYSTEMS.

3. POSTS SHALL BE SPACED NO CLOSER THAN 6'-0" IN, AND IN SUCH A MANNER THAT NEW POSTS ARE USED ACCURATELY ELEVATING.

4. ANY VEGETATION OR CONTURS DISTURBED DURING CONSTRUCTION SHALL BE REPLANTED AS PROVIDED HEREIN.

5. ONLY ONE BUS WALKOVER SHALL BE PERMITTED PER each RESIDENTIAL LOT.

6. JUNE WALKOVERS SHALL BE CONSTRUCTED TO MAINTAIN A 4" SPACING BETWEEN THE DECK BOARDS TO ALLOW RAIN AND SAND TO PASS THROUGH THE DECKING.

7. THE WALKOVER MUST BE SET AT THE NORTHWEST BOUNDARY OF THE CRITICAL DUNE AREA AND SHALL EXTEND THE BEACH BEYOND ANY CORPSEoric HEADING, NO FURTHER THAN 30 FT SEAWARD OF THE VEGETATION LINE.

8. ALL WALKOVERS BUILT IN PUBLIC AREAS SHALL BE CONSTRUCTED WITH "2буд HANDRAILS.

9. ALL WALKOVERS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT INC.

10. IF SHALL BE THE DUTY OF THE PROPERTY OWNER TO ENSURE AND MAINTAIN THE WALKOVER IS GOOD CONDITION OF REPAIR AND MAINTENANCE.

11. ALL JUNE WALKOVER CONSTRUCTION, IMPROVEMENT OR REPAIR MUST BE PERMITTED THROUGH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, CITY OF GALVESTON.

THE ABOVE NOTES ARE REQUIRED BY THE CITY OF GALVESTON ENGINEERING DIVISION, IN ORDER TO RECEIVE A PERMIT FROM GALVESTON FOR CONSTRUCTION OF JUNE WALKOVERS.

NOTE: CONTACT ENGINEER IMMEDIATELY FOR CLARIFICATIONS WHEN CONSTRUCTING STRUCTURAL REQUIREMENTS ARE DISCOVERED.
EAST DE VACA LANE

Lot 60

200' Offset Mean Low Water
August 30, 2019

South Toe of Dune
/Line of Vegetation
August 30, 2019

SITE PLAN SHOWING APPROX. LOCATION OF NEW DUNE WALKOVER

JAN. 22, 2020

S1:1 OF2
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT ELEVATIONS OF THE DUNE LOCATIONS FROM THE STARTING POINT TO THE ROUGH VEGETATION LINE TO ENSURE THE WALKOVER HAS THE PROPER CLEARANCE.

TYPICAL PLAN VIEW
(APPROXIMATELY)
(WALKOVER)

ANCHOR JOISTS TO STRINGER USING 2 x 4 TIE-DOWN BLOCKS (SEE DETAIL)
SUB JOISTS # 16 x 12 C.C. (TREATED)

ANCHOR JOISTS TO STRINGER USING 2 x 4 TIE-DOWN BLOCKS
SUB JOISTS # 16 x 12 C.C. (TREATED)

ONE TREATED BRACING

ONE TREATED POSTS TYPICAL

ONE 1/2 BOLTS, TYP ALL JLS

(2) 3/8 Galv. Bolts Equally Spaced Per Post, Do Not Countersink
Corner Posts to Have (2) 3/8 Galv. Bolts Equally Spaced Each Direction

(2) 10d Nails Each Side of Stringer, TYP

TYPICAL ANGLE BRACING DETAIL

1. Bracing to be done perpendicular to stringers where shown on drawings
2. Bracing to be done parallel to stringers at every post location per the angle shown on drawings
3. All bolts to be 1/2 or 3/4

APPROX. 90'-0"}

APPROX. 16'-0"

6.5" (FV)

7.5" (FV)

6.5" (FV)

7.5" (FV)

NORTH DUNE MINIFIELD VERIFY

SOUTH DUNE

LENSING WILL VARY.
SITE WILL NOT TAKE
RESPONSIBILITY FOR INACCURATE LENSING. SIZE OR RISE OF NEW DUNE WALKOVER ALL MUST BE FIELD VERIFIED.

MAX SLOPE 1% PERCENT = 1 VERTICAL FOR EVERY 10 HORIZONTAL

MAX SLOPE 1% PERCENT = 1 VERTICAL FOR EVERY 10 HORIZONTAL

MAX SLOPE 1% PERCENT = 1 VERTICAL FOR EVERY 10 HORIZONTAL

MAX SLOPE 1% PERCENT = 1 VERTICAL FOR EVERY 10 HORIZONTAL

2X12 STRINGERS PER PLAN

2X8 BLOCK WITH (8) 10D NAILS

JOISTS PER PLAN

4X4 TREATED POSTS TYPICAL

TREATED COLUMN, 9' MIN DEPTH

STRINGER TO JOIST CONNECTION DETAIL

NOTES

108508

WESLEY ALLAN BUCHNORN
18227 EAST IVANA GALVESTON, TEXAS

WALKOVER

1-23-20

ENGINEER STAMP AND SIGNATURE

SOUTHEAST TEXAS ENGINEERING AND
OFFICE: 409-743-4471
PHONE: 409-743-4471

FIRM REGISTRATION #0339882
TYPICAL RAMP NOTES:

1. The ramp fitness to be no greater than 1:12.
2. Max ramp rise to be no greater than 1:12-5.
3. The landings shall be at least as wide as the ramp run leading to it.

4. If a ramp run has a rise greater than 6 in. or a horizontal projection greater than 72 in., then it shall have landings on both sides. Landings are not required on curb ramps or adjacent to seating on assembly areas.
5. Handrails shall be provided along both sides of ramp segments. Inside handrails, on switchbacks or doube ramps shall always be continuous.
6. The clear space between the handrail and the wall shall be 1 in.
7. The top of the handrail shall be not more than 36 in. above the ramp surface.
8. End of handrail shall be cut square or returned smoothly to floor, wall, or post.
9. Handrails shall not rotate within these fittings.
10. All lumber shall be treated.
11. All fasteners shall be a mono of HDG or SS.
12. Loctite washers on all bolted connections.
13. All ramps/guarding supports to be CPB or 416-galreated posts.

Guard railing will be specified on all ramps/landings.

GUARD RAIL DETAILS:

- 4"x6" Ballusters spaced at 4' DC
- Rails can be used if approved by the city.

ATTACH GUARD CAP TO POST W/ (3) 10D NAILS OR (3) 3/8" WOOD SCREWS

ATTACH GUARD CAP TO GUARD POST WITH (3) 10D NAILS OR (3) 3/8" WOOD SCREWS

ATTACH DECK BOARDS TO JOISTS USING (2) 10D NAILS AT EACH JOIST INTERSECTION

GUARD RAMP DETAILS:

- 4'x6" Support columns, 5'-0" min. depth
- Footing detail for posts
January 23, 2020

City of Galveston
Building Department
Fax #: 409-797-3661

Subject: 18227 East Devaca, Galveston
Scope: Dune Walkover
Owner/Builder: Chad Morgan
Address: City: Phone:

I am a professional engineer licensed to practice in the State of Texas. The engineer of record for this project will be Southeast Texas Engineering & Inspections, LLC.

The structure located at the address above will be designed and constructed according to the 2012 International Business Code (IBC) and designed for 150 mph Exposure D (3 second gust) according to ASCE 7-10 per City of Galveston requirements.

Sincerely,

Wesley A. Buchhorn, P. E.
#108508
May 1, 2020

Via Electronic Mail

Virginia Greb
Coastal Resources Assistant Manager
Development Services Department
City of Galveston
823 Rosenberg, Room 401
Galveston, Texas 77550-2103

Beachfront Construction Certificate and Dune Protection Permit in the City of Galveston

Site Address: 18227 E De Vaca Lane, Galveston
Legal Description: ABST 121 Hall & Jones sur Lot 60 (60-1) Indian Beach Sec 4
Lot Applicant: Blake & Jillian Moak
Case Number: 20P-15
GLO ID No.: BDCOG-20-0107

Dear Ms. Greb:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a single-family residence with two crushed concrete driveways. The applicant also proposes to construct a 3-foot-wide private dune walkover. The proposed single-family residence is located within 200 feet of the line of vegetation, within the Enhanced Construction Zone, and adjacent to the Dune Conservation Area. According to the Bureau of Economic Geology, the area is eroding at a rate of three to four feet per year.

Based on the information provided to our office for review, we have the following comments:

- The City must minimize the proliferation of excessive private access by permitting only the minimum necessary number of private beach access points to the beach from any subdivision.¹
  The City may consider requesting that the applicant construct the dune walkover in a location where shared access may be provided to a neighboring property owner in the future.

- The applicant may not damage any dune vegetation or clear or remove any vegetation on either side of the proposed dune walkover for the purpose of facilitating construction.²

- Dune walkovers may not impede or restrict public access to the beach at normal high tide.³

³ Tex. Admin. Code § 15.7(g)(2).
The applicant should terminate the dune walkover no farther seaward than the line of vegetation as depicted on the survey dated April 9, 2020 included in the application materials.

- The City shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.\(^4\)

- The dune walkover shall be constructed at a height above the highest dune of not less than the width of the dune walkover and maintain this height over the entire dune area.\(^5\)

- With the exception of the paired posts constructed on each side of the proposed dune walkover, the support posts must be placed at intervals no closer than six feet and in such a manner that new posts are not needed if the walkway requires relocation or elevation in the future.\(^6\)

- The proposed dune walkover must be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.\(^7\)

- Concrete may not be used to stabilize the base of the pilings of the dune walkover.\(^8\)

- Paving or altering the area between the line of vegetation and 25 feet landward of the north toe of the dune is not proposed and is prohibited.\(^9\)

- Since the proposed single-family residence is located within 200 feet of the line of vegetation, paving used under the habitable structure and for driveways connecting the habitable structure and the street is limited to the use of unreinforced fibercrete in four-foot by four-foot sections, four inches thick with sections separated by expansion joints, or pervious material.\(^10\) A habitable structure is defined as a structure used or usable for habitation.\(^11\) The area beneath uncovered decks or stairs may not be paved.

- The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.\(^12\)

- The use of permeable materials, such as brick pavers, limestone, or gravel, is recommended for drives or parking areas.\(^13\)

- The City must ensure the proposed construction is located as far landward as practicable.\(^14\)

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\(^4\) Tex. Admin. Code § 15.7(g)(4).
\(^5\) City of Galveston Beach Access and Dune Protection Plan § 29-90(e)(1).
\(^6\) City of Galveston Beach Access and Dune Protection Plan § 29-90(e)(2).
\(^7\) City of Galveston Beach Access and Dune Protection Plan § 29-90(e)(5).
\(^8\) Tex. Admin. Code § 15.7(f)(3).
\(^9\) City of Galveston Beach Access and Dune Protection Plan § 29-90(m)(2).
\(^10\) City of Galveston Beach Access and Dune Protection Plan § 29-90(m)(2).
\(^11\) City of Galveston Beach Access and Dune Protection Plan § 29-54.
\(^12\) City of Galveston Erosion Response Plan § 5.
\(^13\) 31 Tex. Admin. Code § 15.5(b)(3).
\(^14\) City of Galveston Erosion Response Plan § 5 & 31 Tex. Admin. Code § 15.6(b).
• The City may only permit the applicant to construct an enclosure beneath the habitable structure if the walls are breakaway or louvered and the construction is consistent with the requirements of the National Flood Insurance Program.\(^{15}\)

• The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.\(^{16}\)

• The City must ensure the proposed habitable structure is designed for feasible relocation.\(^{17}\)

• The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.\(^{18}\)

• The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.\(^{19}\)


Please be advised that the line of vegetation is dynamic. Structures may not encroach on the public beach. If the structure becomes located seaward of the line of vegetation because of loss of elevation, the structure may be allowed to remain in place if it does not significantly interfere with public access to the beach or present a public health and safety risk. Structures located seaward of the line of vegetation and landward of the line of mean high tide will periodically be reassessed on a case-by-case basis, and owners may be allowed to make certain repairs under the Beach/Dune rules and local government plans.

If any part of a structure comes to be located seaward of the line of mean high tide, it becomes an unauthorized structure on state-owned land. Repairs are prohibited and the state may take action to remove the structure.

If you have any questions, please contact me at (512) 463-5232 or at michelle.culver@glo.texas.gov.

Sincerely,

Michelle Culver
Beach Access & Dune Protection Program
Coastal Resources Division

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\(^{15}\) 31 Tex. Admin. Code § 15.6(f)(4).
\(^{16}\) 31 Tex. Admin. Code § 15.6(e)(3).
\(^{17}\) 31 Tex. Admin. Code § 15.6(f)(2).
\(^{19}\) 31 Tex. Admin. Code § 15.6(g).
Texas General Land Office

cc: Dustin Henry, Coastal Resources Manager
Planning Commission  
Coastal Resources Division  
City of Galveston  
May 19, 2020

**20P-017**

**ADDRESS:**  
24131 San Luis Pass Road

**LEGAL DESCRIPTION:**  
The property is legally described as Sur Tract 19, a subdivision located in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**  
Kai Adkins

**PROPERTY OWNER:**  
Edgewood Ventures, LLC.  
C/O Kai Adkins

**REQUEST:**  
Beachfront Construction Certificate/Dune Protection Permit for construction of a single-family dwelling, driveway, and dune walkover.

**APPLICABLE LAND USE REGULATIONS:**  
Chapter 29, Article 2, Beach Access Dune Protection and Beachfront Construction Regulation.

**STAFF RECOMMENDATION:**  
Approval with Conditions

**EXHIBITS:**  
A – Aerial Map  
B – Topographic Survey  
C – Site Plan & Drawings  
D – Site Photos  
E – GLO Comment Letter

**STAFF:**  
Virginia Greb  
Coastal Resources Asst. Mgr.  
VGreb@GalvestonTX.gov

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**Note:** This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

**Executive Summary:**

The City of Galveston’s Dune Protection and Beach Access Plan designates the Planning Commission as the authority to review and consider for approval of applications for a Beachfront Construction Certificate/Dune Protection Permit when the proposed construction activities will occur in areas within or seaward of the Dune Conservation Area or up to 50-feet landward of the Dune Protection Line. The Dune Protection Line is defined as the area within 25-feet landward of the North Toe of the Critical Dune Area or, for those beach areas where no dunes exist west of the terminus of the Seawall, within 200-feet landward of the Line of Vegetation.

The applicant is requesting approval to construct a single-family dwelling, driveway, and dune walkover within the Enhanced Construction Zone in an area approximately 45-feet from the North Toe of the Critical Dune Area and 285-feet from the Line of Vegetation. This is landward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities appear to be landward of dunes and dune vegetation. Therefore, no mitigation activities are proposed.

**Site and Surrounding Area:**

The subject site is a 0.466-acre lot located in the Half Moon Beach Subdivision. FM-3005 is located to the North, single-family dwellings are located to the East and West, and beach area is located to the South of the subject property. According to the Bureau of Economic Geology, this area is eroding at a rate of three to four feet per year.
Analysis:
The table below summarizes the applicant survey and site plan (Attachments “B” and “C”) regarding the proposed new construction and the location of proposed construction in relation to on-site conditions:

<table>
<thead>
<tr>
<th>Proposed Structure’s Distance from:</th>
<th>Distance (Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Toe of the Dune</td>
<td>~45</td>
</tr>
<tr>
<td>the Line of Vegetation</td>
<td>~285</td>
</tr>
</tbody>
</table>

In accordance with Chapter 29: Planning – Beach Access Dune Protection & Beach Front Construction, before issuing a permit, the Planning Commission must find that the proposed construction conforms with the following Beachfront Construction Certificate and Dune Protection Permit standards:

**1) The proposed activity is not a prohibited activity as defined in these standards.**

The request conforms to the City of Galveston’s Dune Protection and Beach Access Plan and Erosion Response Plan. The drawings, (Attachment “C”), are submitted with this request.

The applicant is proposing to build within 45-feet of the North Toe of the Critical Dune Area and within the Enhanced Construction Zone. The applicant is proposing fibercrete for the footprint of the proposed single-family dwelling and driveway material. Staff reviewed the application materials and found no prohibited activities proposed seaward of the Dune Protection Line.

The applicant is proposing to construct a dune walkover that would extend across the property located seaward of the subject property. The applicant is not the legal property owner of the seaward lot. The applicant shall provide documentation to City staff stating the legal property owner of the seaward lot has authorized construction prior to the issuance of a beachfront permit for the proposed dune walkover.

The proposed construction is landward of the Dune Protection Line and the Dune Conservation Area. Therefore, a ground floor enclosure is permitted in the area 25-feet landward of the North Toe of the Critical Dune Area. Note: the City’s locally adopted flood ordinance requires ground floor enclosures to be no greater than 299 square feet as measured from the outside of the enclosure.

**2) The proposed activity will not materially weaken dunes or materially damage dune vegetation seaward of the Dune Protection Line based on substantive findings as defined in “Technical Standards” of these standards.**

According to Section 29-2(k) Technical Standards, the Planning Commission shall not approve an application for construction if it is determined that it will result in a material weakening and material damage of dune vegetation. The following standards are to be used to make this determination:

- a. The activity shall not result in the potential for increased flood damage to the proposed construction site or adjacent property;

- b. The activity shall not result in runoff or drainage patterns that aggravate erosion on or off the site;

- c. The activity shall not result in significant changes to dune hydrology;

- d. The activity shall not result in adverse effects on dune complexes or dune vegetation;

- e. The activity shall not significantly increase the potential for washovers or blowouts to occur; or
f. The Commission shall not issue a Beachfront Construction Certificate and Dune Protection Permit authorizing construction unless the construction and property design is designed so as to minimize impacts on natural hydrology. Such projects shall not cause erosion to adjacent properties, critical dune areas, or the public beach.

The Technical Standards also state that the Planning Commission should take into consideration all comments from the Texas General Land Office when deciding whether to grant a Beachfront Construction Certificate/Dune Protection Permit. Attachment "E" lists the comments from the Texas General Land Office for this request. Should the Planning Commission approve this request, the GLO comments are recommended as specific conditions for this request.

The proposed construction will be required to be consistent with FEMA minimum requirements, which should not increase the potential for increased flood damage to the construction site or adjacent property.

As a result of the construction, the applicant is prohibited from affecting runoff or drainage patterns that would aggravate erosion on or off site, result in significant changes to dune hydrology, or significantly increase the potential for washovers or blowouts to occur. Runoff should be directed away from the dune area. The applicant is required to direct all non-natural drainage on the lot away from the beach and dunes, and toward the drainage infrastructure in the subdivision and in the street landward of the lot. Drainage plans are to be reviewed and approved by the City Engineering Department.

The proposed construction activities are taking place landward of the Dune Conservation Area. Staff finds that the proposed construction will not materially weaken dunes or materially damage dune vegetation as defined by these Technical Standards.

(3) There are no practicable alternatives to the proposed activity that is located seaward of the Dune Protection Line and adverse effects cannot be avoided as provided in the Mitigation sequence as outlined in these Standards.

The City’s Dune Protection and Beach Access Plan states that the Planning Commission shall utilize the Mitigation Sequence in determining whether to issue a permit for an activity located seaward of the Dune Protection Line, after the determination that no material weakening of dunes or material damages to dunes will occur within critical dune areas or seaward of the Dune Protection Line. The mitigation sequence is as follows:

1) **Avoid** the impact altogether by not taking a certain action or parts of an action;

2) **Minimize** impacts by limiting the degree or magnitude of the action and its implementation;

3) **Rectify** the impact by repairing, rehabilitating, or restoring the affected environment; and,

4) **Compensate** for the impact by replacing resources lost or damaged.

Proposed construction is landward of the Dune Conservation Area. No construction activities seaward of the Dune Protection Line are proposed with this request and no adverse effects to dunes or dune vegetation are expected.

(4) The applicant’s mitigation plan, for an activity seaward of the Dune Protection Line, if required, will adequately minimize, mitigate, and/or compensate for any unavoidable adverse effects.

No construction activities seaward of the Dune Protection Line are proposed with this request and no adverse
effects to dunes or dune vegetation are expected.

(5) The proposed activity complies with any applicable requirements of: Requirements for Beachfront Construction Certificate and Dune Protection Permits and Management of the Public Beach of this Section; and

The application conforms to the City of Galveston requirements for a Beachfront Construction Certificate and Dune Protection Permit and the City requirements for the management of the public beach.

(6) The structure is located as far landward as practicable.

According to the site plan submitted by the applicant, the proposed structure abuts the 20-foot front setback line and is located as far landward as practicable.

The proposed construction is within the Enhanced Construction Zone, which is an area defined as being 125-feet landward of the Dune Conservation Area along Galveston’s Gulf coast with an aggregate shoreline change of -2 to -8 feet per year. The City’s Erosion Response Plan requires the following additional construction standards for any proposed construction activities within the Enhanced Construction Zone:

- Plans and certifications for proposed structures shall be sealed by a registered professional engineer licensed in the State of Texas, providing evidence of the adequacy of elevated building foundations and the proper placement, compaction, and protection of fill when used as construction for all newly constructed, substantially damaged, and substantially improved buildings elevated on pilings, posts, piers, or columns in accordance with the latest edition of specifications outlined in American Society of Civil Engineers, Structural Engineering Institute, Flood Resistant Design and Construction, ASCE 24-05.

Staff Recommendation:
Staff recommends approval of 20P-017 with the following conditions:

Specific Conditions to Case 20P-017:

1. The applicant is proposing to construct a dune walkover to extend across the property located seaward of the subject property. The applicant is not the legal property owner of the seaward lot. The applicant shall provide documentation to City staff stating the legal property owner of the seaward lot has authorized construction prior to the issuance of a beachfront permit for the proposed dune walkover;

2. A building permit for the driveway shall not be applied for until a TxDOT driveway permit has been issued and satisfies the requirement for all City departments;

3. Plans and certifications for proposed structures within the enhanced construction zone shall be sealed by a registered professional engineer licensed in the State of Texas, providing evidence of the adequacy of elevated building foundations and the proper placement, compaction, and protection of fill when used as construction for all newly constructed, substantially damaged, and substantially improved buildings elevated on pilings, posts, piers, or columns in accordance with the latest edition of specifications outlined in American Society of Civil Engineers, Structural Engineering Institute, Flood Resistant Design and Construction, ASCE 24-05;

4. The applicant shall adhere to all comments from the GLO included in Attachment “E”:
   a. The City must minimize the proliferation of excessive private access by permitting only the minimum necessary number of private beach access points to the beach from any subdivision.
b. The applicant may not damage any dune vegetation or clear or remove any vegetation on either side of the proposed dune walkover for the purpose of facilitating construction.

c. The City must ensure the legal owner of the property where the dune walkover is proposed has authorized the proposed construction prior to issuing the coastal construction permit.

d. Dune walkovers may not impede or restrict public access to the beach at normal high tide. The applicant should terminate the dune walkover no farther seaward than the line of vegetation.

e. The City shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.

f. The dune walkover shall be constructed at a height above the highest dune of not less than the width of the dune walkover and maintain this height over the entire dune area.

g. With the exception of the paired posts constructed on each side of the proposed dune walkover, the support posts must be placed at intervals no closer than six feet and in such a manner that new posts are not needed if the walkway requires relocation or elevation in the future.

h. The proposed dune walkover must be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.

i. Concrete may not be used to stabilize the base of the pilings of the dune walkover.

j. Paving or altering the area between the line of vegetation and 25 feet landward of the north toe of the dune is not proposed and is prohibited.

k. Since the proposed single-family residence is located in an eroding area, paving may only be used under the habitable structure and for driveways connecting the habitable structure and the street. A habitable structure is defined as a structure used or usable for habitation. The area beneath uncovered decks or stairs may not be paved.

l. The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.

m. The City must ensure the proposed construction is located as far landward as practicable.

n. The City may only permit the applicant to construct an enclosure beneath the habitable structure if the walls are breakaway or louvered and the construction is consistent with the requirements of the National Flood Insurance Program.

o. The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.

p. The City must ensure the proposed habitable structure is designed for feasible relocation.

q. The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.
The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.

Construction of the proposed dune walkover should conform to the GLO’s guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, which is located at http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf

A dune restoration project is not proposed in this application and may not be conducted until a new or amended beachfront construction certificate and dune protection permit has been obtained to do so.

Additionally, the GLO provided the following recommendations included in Attachment “E”:

u. The City may consider requesting that the applicant construct the dune walkover in a location where shared access may be provided to a neighboring property owner in the future;

v. The use of permeable materials, such as brick pavers, limestone, or gravel, is recommended for drives or parking areas.

**Standard Conditions:**

5. Upon completion of the development, and prior to the issuance of a “Certificate of Occupancy,” for those structures requiring Planning Commission approval, the permittee shall provide the Development Services Department with a final survey indicating finished elevations, surfaces, drainage patterns, fences, dune walkovers and landscape detail, or certification by a registered professional engineer that all Permit conditions have been met. No “Certificate of Occupancy” shall be approved until the Development Services Department approves a “Certificate of Completion,” verifying that all Permit conditions have been satisfied;

6. Work approved under this permit shall be completed within one (1) year from the date this permit is issued. If work is not completed in this time period, it will be necessary for the applicant to reapply for a Beachfront Construction Certificate/Dune Protection Permit, unless an extension of the period, prior to the expiration, has been submitted to the Texas General Land Office for review and approved by the City;

7. The applicant shall adhere to all comments/conditions received from city departments. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval;

8. All non-natural drainage from the dwelling shall be directed away from the beach and dunes, toward the street landward of the lot and to the drainage infrastructure in the subdivision, and drainage plans shall be submitted to the City of Galveston Public Works Department, Division of Engineering for approval;

9. The area seaward of the dwelling shall be designated a dune protection area, prohibiting any alteration of natural conditions in this area, except for any future proposed dune walkovers, approved by the Development Services Department and the Texas General Land Office under separate review;

10. The applicant shall coordinate any/all dune enhancement plans with the Development Services Department; and,

11. The applicant must adhere to all aspects of Section 29: Planning-Beach Access Dune Protection & Beachfront
ERP PRACTICABLE DEFINITION
Practicable means available and capable of being done after taking into consideration existing building practices, siting alternatives, and the footprint of the structure in relation to the area of the building portion of the lot, and considering the overall development plan for the property.

TEXAS ADMINISTRATIVE CODE PRACTICABLE DEFINITION 15.2(57)
In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,

Virginia Greb
Coastal Resources Assistant Manager

Catherine Gorman, AICP
Assistant Planning Director / HPO

05/14/2020
The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases.

Data Sources:
2018 Aerial Imagery and Parcel Data from Galveston CAD, Shoreline Change Data from U.T. Bureau of Economic Geology, Flood Insurance Rate Map from FEMA.

Map prepared by the City of Galveston Development Services Department (VGreb) - 4/24/2020

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases.
TOPOGRAPHIC SURVEY
24131 SAN LUIS PASS ROAD
GALVESTON, TX

BEING A TRACT OF LAND OUT OF THAT CERTAIN 1.58
ACRES OUT OF SUBDIVISION, SECTION 16, T.R., AND OTHERS
SURVEYED OF GALVESTON ISLAND, S.A., 1.58 ACRES BEING
REORDED IN DEEDS AND PLATS OF THE COUNTY OF
GALVESTON COUNTY, TEXAS.

Christopher Truesdell, Registered Professional Land Surveyor in the State of
Texas, has surveyed this parcel and has certified the survey to be in strict
accordance with the above description as of April 8, 2002. At the time of this survey
there were no ascertainable controls or points which were on this parcel or seen
from the parcel. EXCEPT AS SHOWN, THIS SURVEY IS FOR
TRANSACTION ONLY.

Notes:
1. Property line to San Luis Pass Road, as described in
   deed to be the actual right of way of San Luis Pass Road.
2. Property line to San Luis Pass Road, as described in
   deed to be the actual right of way of San Luis Pass Road.
3. Property line to San Luis Pass Road, as described in
   deed to be the actual right of way of San Luis Pass Road.
4. Property line to San Luis Pass Road, as described in
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   deed to be the actual right of way of San Luis Pass Road.
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   deed to be the actual right of way of San Luis Pass Road.
8. Property line to San Luis Pass Road, as described in
   deed to be the actual right of way of San Luis Pass Road.
9. Property line to San Luis Pass Road, as described in
   deed to be the actual right of way of San Luis Pass Road.
10. Property line to San Luis Pass Road, as described in
    deed to be the actual right of way of San Luis Pass Road.
No paving outside habitable area
No paving outside of habitable structure
The structure's height should be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation adequately. In any case, the deck of the walkover must be of sufficient elevation to accommodate the expected increase in dune height.

Keep the slats forming the deck of the walkover 1/2 inch apart so that sunlight and rainwater can penetrate to plants below and so that sand will not accumulate on the deck.

For the supporting piers, for spacers as possible along the length of the structure. A distance of at least six feet between pairs of piers is recommended. Install the piers at least three feet in the ground to ensure stability. A depth of five feet or more is advisable to allow for erosion around the piers during storms. Install the piers with a hard anchor to prevent slippage rather than with a stake. Walkover piers should not be set with cement. Repair damage to the dune area as soon as possible.

Providing handrails on both sides of the walkover is recommended as a safety measure and to discourage people from jumping off onto the dunes. Railings are particularly advisable on public walkovers and those on high above the ground. Railings should be at least three feet high.

To reduce wheelchair use on a walkover, inclined ramps with a 10 percent slope (a one-foot rise for every five feet in length) may be built at each end of the structure. Ramps are recommended for any large public walkover. Walkovers should be inspected on a regular basis and promptly repaired as needed. To avoid damage, workers should enter the dune area on foot rather than by vehicle. Common walkover structures are preferred for subdivisions to minimize damage to dunes by the proliferation of walkovers.

PROPOSED DUNE WALKOVER TO END @ EXISTING LINE OF VEGETATION

PROPOSED DUNE WALKOVER TO END @ EXISTING LINE OF VEGETATION

2F NORTH TO DUNE

ELEVATION = 3.2'
Looking West, East Side of Property

Looking East, West Side of Property, Dune Line
04/17/2020
Looking North, From Beach Vegetation Line

Looking South, North Toe of Dune
04/17/2020
May 6, 2020

Virginia Greb
Coastal Resources Assistant Manager
Development Services Department
City of Galveston
823 Rosenberg, Room 401
Galveston, Texas 77550-2103

Beachfront Construction Certificate and Dune Protection Permit in the City of Galveston
Site Address: 24131 San Luis Pass Rd, Galveston
Legal Description: ABST 121 Hall & Jones Sur TR 0.466 Acres; ABST 121 Hall & Jones Sur TR 20 0.394 Acres
Lot Applicant: Kai Adkins c/o Edgewood Ventures, LLC
Case Number: 20P-017
GLO ID No.: BDCOG-20-0127

Dear Ms. Greb:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a single-family residence with a fibercrete driveway. The applicant also proposes to construct a 3-foot-wide private dune walkover. The proposed single-family residence is located more than 200 feet landward of the line of vegetation, within the Enhanced Construction Zone, and adjacent to the Dune Conservation Area. According to the Bureau of Economic Geology, the area is eroding at a rate of three to four feet per year.

Based on the information provided to our office for review, we have the following comments:

- The City must minimize the proliferation of excessive private access by permitting only the minimum necessary number of private beach access points to the beach from any subdivision. The City may consider requesting that the applicant construct the dune walkover in a location where shared access may be provided to a neighboring property owner in the future.  

- The applicant may not damage any dune vegetation or clear or remove any vegetation on either side of the proposed dune walkover for the purpose of facilitating construction.

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- The City must ensure the legal owner of the property where the dune walkover is proposed has authorized the proposed construction prior to issuing the coastal construction permit.

- Dune walkovers may not impede or restrict public access to the beach at normal high tide. The applicant should terminate the dune walkover no farther seaward than the line of vegetation.

- The City shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.

- The dune walkover shall be constructed at a height above the highest dune of not less than the width of the dune walkover and maintain this height over the entire dune area.

- With the exception of the paired posts constructed on each side of the proposed dune walkover, the support posts must be placed at intervals no closer than six feet and in such a manner that new posts are not needed if the walkway requires relocation or elevation in the future.

- The proposed dune walkover must be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.

- Concrete may not be used to stabilize the base of the pilings of the dune walkover.

- Paving or altering the area between the line of vegetation and 25 feet landward of the north toe of the dune is not proposed and is prohibited.

- Since the proposed single-family residence is located in an eroding area, paving may only be used under the habitable structure and for driveways connecting the habitable structure and the street. A habitable structure is defined as a structure used or usable for habitation. The area beneath uncovered decks or stairs may not be paved.

- The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.

- The use of permeable materials, such as brick pavers, limestone, or gravel, is recommended for drives or parking areas.

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3 Tex. Admin. Code § 15.7(g)(2).
4 Tex. Admin. Code § 15.7(g)(4).
5 City of Galveston Beach Access and Dune Protection Plan § 29-90(e)(1).
6 City of Galveston Beach Access and Dune Protection Plan § 29-90(e)(2).
7 City of Galveston Beach Access and Dune Protection Plan § 29-90(e)(5).
9 City of Galveston Beach Access and Dune Protection Plan § 29-90(m)(2).
10 City of Galveston Beach Access and Dune Protection Plan § 29-90(m)(2).
11 City of Galveston Beach Access and Dune Protection Plan § 29-54.
12 City of Galveston Erosion Response Plan § 5.
• The City must ensure the proposed construction is located as far landward as practicable.14

• The City may only permit the applicant to construct an enclosure beneath the habitable structure if the walls are breakaway or louvered and the construction is consistent with the requirements of the National Flood Insurance Program.15

• The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.16

• The City must ensure the proposed habitable structure is designed for feasible relocation.17

• The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.18

• The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.19

• Construction of the proposed dune walkover should conform to the GLO’s guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, which is located at http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf.

• A dune restoration project is not proposed in this application and may not be conducted until a new or amended beachfront construction certificate and dune protection permit has been obtained to do so.

If you have any questions, please contact me at (512) 463-5232 or at michelle.culver@glo.texas.gov.

Sincerely,

Michelle Culver
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office
cc: Dustin Henry, Coastal Resources Manager

14 City of Galveston Erosion Response Plan § 5 & 31 Tex. Admin. Code § 15.6(b).
16 31 Tex. Admin. Code § 15.6(e)(3).
19 31 Tex. Admin. Code § 15.6(g).