

Beachfront Construction Permit

The City of Galveston Zoning Standards requires a Beachfront Construction/Dune Protection Permit application be submitted to the City, for all construction within 1000-feet from the mean high tide. The Texas General Land Office will be forwarded all applications for review and comment. Additionally, if the new construction of a commercial or residential structure is located within 75-feet from the north toe of the dune, the Galveston Planning Commission will review the request for proposed construction through the public hearing process. A building permit must also be submitted for separate review.

New Construction

When contemplating new construction within 1,000-feet of the mean high tide, you will need a Beachfront Construction/Dune Protection permit submitted to the Department of Planning and Community Development for review and comment from the Texas General Land Office, in addition to a building permit. If the proposed construction is located within 75-feet from the north toe of the dune, the Galveston Planning Commission will also need to review the request, which requires a public hearing.

You want to plan for submittal in advance to avoid any delay of your project. The timeline for processing may take from 4 weeks to 6 weeks.



Annual Beach Maintenance Permit

Any individual, homeowner or Home Owner's Association may apply for a beach maintenance permit for the purpose of cleaning the beach area, adjacent to the owner's property or the subdivision.

Planning Staff and the Texas General Land Office will review the request and the process will take approximately 4 to 6 weeks.

Prohibited Activities

In order to preserve and enhance the beach dune area, and enable it to protect Galveston Island from major storms, certain activities are not permitted within this area and include the following:

- Driving any vehicle or riding a horse upon, over, or across any sand dune;
- Overnight camping on the beach except in designated campsite areas.

By obeying these laws, the City will continue to enjoy the benefits of a well maintained and protected beach and dune environment.

A Special Thank You To:



**Texas General Land Office
Coastal Resource Division**



**Texas Coastal Management
Program**



**National Oceanic and
Atmospheric Administration**

Publications Available

The following are additional publications available to the public, covering more detail on the topics touched upon in this brochure:

- Section 29-90 of the City of Galveston Zoning Standards
- City Code of the City of Galveston
- Texas Coastal Dunes, Dune Construction, Improvement, and Repair-GLO

If you should need further assistance, please contact Planning Staff, by phone at 409/797-3660, by fax at 409/797-3661 or you may send a detailed email of your questions to planningcounter@cityofgalveston.org and we will be happy to assist you.

Galveston Island's Beach and Dune Area



A Property Owner's Guide to Beachfront Construction

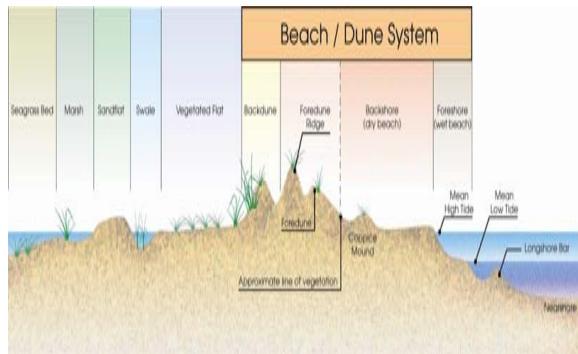
**Prepared by the City of Galveston
Department of Planning and
Community Development**

Introduction

The West End of Galveston Island consists of a system of dunes formed by natural forces, which are continually moving and changing. The dune system is a critical part of the overall ecosystem in this area and is particularly important for protection from coastal storms and beach erosion. The dune system absorbs the impact of storm surge and high waves. The dune system is the only line of defense against tidal flooding during hurricanes and other large storms.

This brochure is designed to familiarize you with rules and regulations concerning the beach and dune area on the West End of Galveston Island, and to help answer questions you may have about activities that are permitted and those that are not permitted.

Beach Profile

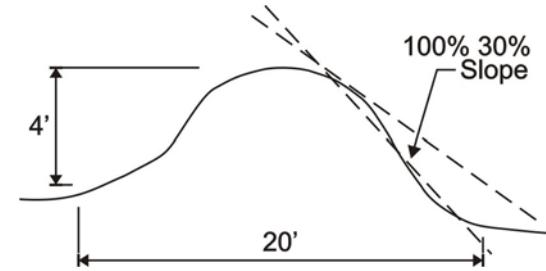


Sand Dunes

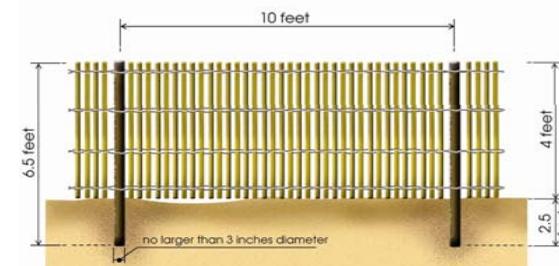
One of the easiest and least expensive ways to build or increase the size of a dune is through the use of sand fencing. Sand fencing may be placed up to 20-feet south of the continuous line of vegetation or dune area. In areas with the temporary vegetation line, the sand fencing must be constructed landward of the line. The fencing will trap wind blown sand particles and create or re-build a dune system.

Dune Profile

New dunes may also be constructed by importing sand, sandy clay, clay core or hay bales and shaping it into a dune. Any sand imported shall be of the same size, shape and mineralogy as the sand existing at the construction site. Should the project be constructed with materials other than beach quality sand, 24-inches of beach quality sand will be required to cover the entire dune. Consult with the Department of Planning and Community Development for best placement of the dune. **A permit is required for dune construction, sand fencing and planting vegetation.**

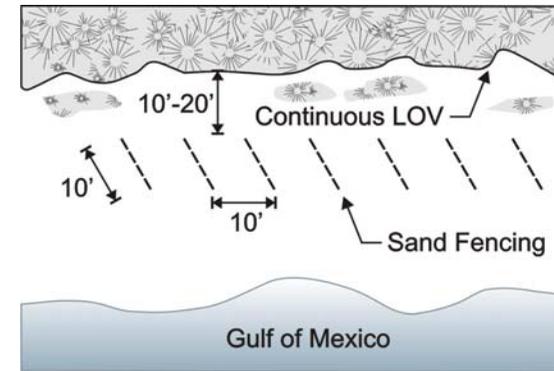


Sand Fencing Profile



Construction of a new dune will require sand fencing placed 10 to 20-feet seaward of the continuous line of vegetation. In areas with the temporary vegetation line, the sand fencing must be constructed landward of the line. The sand fence shall be placed at a 30-degree angle and no more than 10-foot length. Fencing should be supported with wooden posts (4 x 4) at 10' intervals. Fencing can be secured to the posts using wire or staples. Fencing should be

placed on the landward side of the posts to prevent loss of the posts when fencing is destroyed during a coastal storm. **Scraping or removing sand from the beach area is strictly prohibited.**



Vegetation

An excellent way to stabilize existing sand dunes is through the use of natural beach grasses. Once established in the dune area, the grasses will help stabilize the dunes by catching airborne sand particles and depositing them on the dune.

All newly constructed dunes require the dune be planted with natural beach grasses for stabilization of the newly constructed dune. Beach grasses native to Galveston Island are Bitter Panicum, Sea Oats or Marsh Cordgrass as follows: Bitter Panicum shall be planted on two foot (2') centers with one hundred percent (100%) coverage of the area and a mixture of Sea Oats, Bitter Panicum and Marshy Cordgrass planted on one foot (1') centers with one hundred percent (100%) coverage of the area. Sand fencing is required.



Dune Walkovers



Walkover Elevation

Dune walkovers are an elevated walkway that is constructed over the dune area to provide access to and from the beach area. Walkovers are important in several respects: to prevent damage to the dune system by reducing trails and protect against future breaches in the dune system in a storm event and to also provide protection from snakes, which inhabit the dune area.

Walkover Construction

