



APPLICATION FORM

Beachfront Construction Certificate Dune Protection Permit

This application is for all construction within 1000' of the mean high tide line (or seaward of the first public road, whichever is greater), as well as all modifications to the beach/dune environment, exclusive of properties landward of the seawall. Please read application form thoroughly.

Notes to Applicant/Property Owners/Contractors:

The review process may take approximately four to six (4-6) weeks from the date a complete application is received by the Coastal Resources Division, with ten business days allotted for Texas General Land Office (GLO) review. Once the application and plans have been reviewed by the GLO and approved by the City, an action letter (permit) stating the conditions of approval will be sent to the applicant. A Building Permit is also required for all work with the exception of specific beachfront projects such as dune restorations, installation of sand fencing, dune vegetation planting projects, or beach access projects not involving construction. The City of Galveston will not issue a Certificate or Permit prior to receiving GLO comment. If the proposed construction requires the approval of the Galveston Planning Commission in addition to the GLO's review, the issuance of the Beachfront Construction Certificate/Dune Protection Permit may take an additional 2-6 weeks.

How to apply for a "Beachfront Permit" using this application

- I. Start by selecting the type of request.
 - a. **Section V** includes enhancing dunes through dune plantings, standard sand fences, or the introduction of vegetative materials to increase nutrients, water retention, or sand accumulation.
 - b. **Section VI** includes any activities which involve placing sand on or adjacent to the beach (dunes).
 - c. **Section VII** includes elevated dune walkovers, ADA mats, or other means of crossing dunes.
 - d. **Section VIII** includes poured concrete, fibercrete, in-ground pools, hot tubs, spas, or other ground-level impervious surfaces, as well as beachfront[†] (see page 5) perimeter fences, pet fences, vinyl fences, etc.
 - e. **Section IX** includes all other construction, elevated pools, and commercial and multifamily structures – most commonly single-family homes, including additions and relocations.
- II. Fill out all property and project information requested.
- III. Fill out all applicant information. If applicant is property owner, do not duplicate information.
 - a. Site information: Don't fill out unless project is **Section VIII** or **IX**. Distance to "Structure" is to most seaward edge of project from lines specified herein.
 - i. NOTE: For **Section IX** the Planning Commission review is required if the structure will be within 50 feet of the Dune Protection Line. In this situation, the total fee is \$750, or \$950 if fibercrete is being proposed within the Enhanced Construction Zone. Please submit fibercrete fee separately as this is only required for approved applications (a deposit for later removal).
 - b. Please indicate for "Material" if unreinforced fibercrete, reinforced concrete, or other.
- IV. Checks should be made out and submitted as detailed. Please include "Beachfront" and the address of the project in the memo. Checks must be submitted prior to materials being sent to the GLO.
- V. The following sections detail which materials are required for their corresponding requests and can be treated as checklists. Please ensure complete applications are submitted for expediency in processing, preferably via email. Acceptance of materials in-person does not guarantee completion of the application. Lists may not be comprehensive, due to the unique circumstances and challenges inherent in considering the development of and impacts to the coastal zone. The City and the General Land Office retain the right to require additional information not explicitly listed below including but not limited to, an accurate coastal survey by a licensed surveyor.

The last pages of this form provide definitions of terminology used and Planning Commission schedules.

Please note that no application will be reviewed until all required materials are deemed to have been provided to the Department of Development Services. Beachfront cases will not appear before the Planning Commission prior to the Department of Development Services receiving a comment letter from the Texas General Land Office. Please contact the Coastal Resources Division with any questions regarding the application process and we will be glad to assist you.

ANY OTHER PERTINENT INFORMATION TO SUPPORT SAID REQUEST SHOULD ALSO BE SUBMITTED.

APPLICATION FORM

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Beachfront Construction Certificate
Dune Protection Permit

CITY OF GALVESTON
COASTAL RESOURCES DIVISION

CoastalResources@GalvestonTX.Gov
Phone: (409) 797-3660

For internal use only: **Case No.:** _____

Date Submitted: _____

I. TYPE OF REQUEST (Select one)

Sand Fence/Dune Vegetation
(Section V)

Beach Access (Pedestrian or
Vehicular) (Section VII)

Construction (Single/multifamily or
Commercial, Additions or Relocations,
Decks and expansions, Piling Work)
(Section IX)

Beach-quality fill/Dune
Restoration (Section VI)

Driveway/Slab, Perimeter
Fence†, In-Ground Pool (Section VIII)

II. PROPERTY INFORMATION Please Fill Digitally (or print if handwritten)

Street Address/Location (if address is not established, it must be obtained prior to applying - typically through CenterPoint Energy)

Legal Description (Lot Number, Block Number, Subdivision) (May be found at <http://www.galvestoncad.org/> → Property Search)

Short Description of Request: _____

Approximate Duration of Construction: _____

III. APPLICANT INFORMATION

Property Owner Name

Property Owner Telephone

Property Owner Mailing Address

Property Owner E-mail Address

Applicant/Representative Name

Applicant Telephone

Applicant Mailing Address

Applicant E-mail Address

ATTEST: I certify that I am the legal owner on record, I have full authority to make this application, the information provided is correct and accurate, and that I understand all documents submitted with this application are subject to open records requests in accordance with the Open Records Act / Texas Public Information Act.

Signature of Property Owner *If different from applicant both must sign*

Date

Signature of Applicant

Date

Site Information for sections VIII & IX:

*Lot Area: _____ ft² *Proposed Finished Elevation: _____ ft Driveway Material: _____

*Footprint Area _____ ft² *Footprint Material: _____ Driveway Area: _____ ft²

Structure's Distance to Line of Vegetation: _____ ft Structure's Distance to North Toe of Critical Dune Area: _____ ft

**Only needed for section IX **Reinforced concrete will not be permitted in the Enhanced Construction Zone within 200-feet of the LOV, or 150-feet from the NTD. Unreinforced Fibercrete may be considered.*

Only this page of the application form needs to be filled out and scanned/submitted. All other pages are for applicant's informational purposes. Submit complete applications with all required materials to Coastalresources@GalvestonTX.Gov. Incomplete applications may face significant delays.

IV. APPLICABLE FEES – all fees are non-refundable

Make checks payable to "City of Galveston", Attn: Coastal Resources, [project address]

Fees may be submitted as checks by mail to: **P.O. Box 779 Galveston, TX 77553** or in person to: **3015 Market St. Galveston, TX 77550**

- \$500 – Base Application Fee** for all proposed construction projects
- \$200 – Fibercrete Maintenance Fee** (in addition to application fee, for all projects proposing fibercrete paving within the Enhanced Construction Zone)
- \$250 – Planning Commission Review** (in addition to application fee, for Type VIII and IX projects within 50 feet of the Dune Protection Line ONLY).

V. Sand Fence/Dune Vegetation Application Requirements

- An **accurate** map, site plan, or plat (such as a satellite imagery screenshot, photos with stakes placed in proposed footprint, or other pre-approved method) no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff (whichever is more recent) to identify:
 - a) The site by its legal description, including, where applicable, the subdivision, block, lot, and the size in acres or square feet;
 - b) The landward limits of the Dune Conservation Area and Enhanced Construction Zone, the location of the proposed construction and the **distance between the proposed construction and mean low/high tide, the line of vegetation, the dune protection line**, proposed and existing structures, the project area of the proposed construction on the tract and the landward limit of the beachfront construction area;
 - c) The location of the property lines and a notation of the legal description of adjoining tracts;
 - d) The location of the structures, the footprint or perimeter of the proposed construction on the tract, and whether the structures are amenities or habitable structures;
 - e) Proposed or existing roadways and driveways, parking, dune walkovers and proposed landscaping activities on the tract; and
 - f) The location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract;
 - g) If known, the location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- An exhibit detailing the proposed planting spacing or sand fence alignment on the site.
- Dated** color photos **facing** the lot from North, South, East, and West **and** a photograph taken south of the line of vegetation, looking north - showing location of the LOV and any dunes between the Gulf and the lot.
- Dune vegetation or sand fence details (source, species/brand).
- \$500 application fee, submitted via check as described at the top of page 3
- Page 2 of this application, filled out and signed

VI. Beach-Quality Fill/Dune Restoration Application Requirements

- An **accurate** map, site plan or plat (such as a satellite imagery screenshot, photos with stakes placed in proposed footprint, or other pre-approved method) no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, (whichever is more recent) to identify:
 - a) The site by its legal description, including, where applicable, the subdivision, block, lot, and the size in acres or square feet;
 - b) The landward limits of the Dune Conservation Area and Enhanced Construction Zone, the location of the proposed construction and the **distance between the proposed construction and mean low/high tide, the line of vegetation, the dune protection line**, proposed and existing structures, the project area of the proposed construction on the tract and the landward limit of the beachfront construction area;
 - c) The location of the property lines and a notation of the legal description of adjoining tracts;
 - d) The location of the structures, the footprint or perimeter of the proposed construction on the tract, and whether the structures are amenities or habitable structures;
 - e) Proposed or existing roadways and driveways, parking, dune walkovers and proposed landscaping activities on the tract; and

- f) The location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract;
- g) If known, the location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- Proposed placement material details including the source, grain size, and mineralogy.
- Dated** color photos **facing** the lot from North, South, East, and West **and** a photograph taken south of the line of vegetation, looking north - showing location of the LOV and any dunes between the Gulf and the lot.
- Construction details including elevation of existing dune and proposed dune restoration project, as well as side profile of proposed placement showing shape, height, and width in relation to LOV and MHTL
- \$500 application fee, submitted via check as described at the top of page 3
- Page 2 of this application, filled out and signed

VII. Beach Access (Pedestrian or Vehicular) Application Requirements

- A survey by a licensed surveyor no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, (whichever is more recent) identifying:
 - a) The site by its legal description, including, where applicable, the subdivision, block, lot, and the size in acres or square feet;
 - b) The landward limits of the Dune Conservation Area and Enhanced Construction Zone, the location of the proposed construction and the **distance between the proposed construction and mean low/high tide, the line of vegetation, the dune protection line**, proposed and existing structures, the project area of the proposed construction on the tract and the landward limit of the beachfront construction area;
 - c) The location of the property lines and a notation of the legal description of adjoining tracts;
 - d) The location of the structures, the footprint or perimeter of the proposed construction on the tract, and whether the structures are amenities or habitable structures;
 - e) Proposed or existing roadways and driveways, parking, dune walkovers and proposed landscaping activities on the tract; and
 - f) The location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract;
 - g) If known, the location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- Construction **details** and **elevation** of dune walkover and/or pedestrian path improvement project, specifically information regarding the **width** and, when applicable, the **height over the dunes**.
- One grading and layout plan identifying the **currently existing as well as proposed** final grade contours. Topographic data shall be no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, whichever is newer.
- Dated** color photos **facing** the lot from North, South, East, and West **and** a photograph taken south of the line of vegetation, looking north - showing location of the LOV and any dunes between the Gulf and the lot.
- \$500 application fee, submitted via check as described at the top of page 3
- Page 2 of this application, filled out and signed

If the access project will involve adverse impacts to dunes or dune vegetation, include:

- A comprehensive mitigation plan including a detailed description of the methods which will be used to **avoid, minimize, mitigate and/or compensate** for any adverse effects on dunes or dune vegetation
- The contact information for all landowners immediately adjacent to the tract and affirmation by the applicant that the adjacent landowners will be provided with notice of the hearing at least 10 days prior to the hearing on the application.
- Proof of financial capability to mitigate or compensate for adverse effects on dunes and dune vegetation.

VIII. Driveway/Slab or Perimeter Fence† Application Requirements

- A survey by a licensed surveyor no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, (whichever is more recent) identifying:
 - a) The site by its legal description, including, where applicable, the subdivision, block, lot, and the size in acres or square feet;
 - b) The landward limits of the **Dune Conservation Area** and **Enhanced Construction Zone**, the **location of the proposed construction** and the **distance between the proposed construction and mean low/high tide, the line of vegetation, the dune protection line**, proposed and existing structures, the project area of the proposed construction on the tract and the landward limit of the beachfront construction area;
 - c) The location of the property lines and a notation of the legal description of adjoining tracts;
 - d) The location of the structures, the footprint or perimeter of the proposed construction on the tract, and whether the structures are amenities or habitable structures;
 - e) Proposed or existing roadways and driveways, parking, dune walkovers and proposed landscaping activities on the tract; and
 - f) The location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract;
 - g) If known, the location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- Construction details of the improvement project, including proposed material, application, and elevations.
- Dated** color photos **facing** the lot from North, South, East, and West **and** a photograph taken south of the line of vegetation, looking north - showing location of the LOV and any dunes between the Gulf and the lot.
- If the proposed project is within 75 feet of the North Toe of the Dune:* One copy of current **topographic** survey no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, whichever is more recent
- \$500 application fee (or \$700 if fibercrete is proposed), submitted via check as described at the top of page 3
- Page 2 of this application, filled out and signed

- † Beachfront Construction Certificate/Dune Protection Permit (BCC/DPP) only required for fences adjacent to dune conservation area and/or critical dune area, or where otherwise determined by Coastal Resources staff to be located in a sensitive area. A BCC/DPP will typically not be required in the following situations:
- Landward of FM 3005
 - Landward of Seaside Drive in Beachtown
 - Landward of Beachside Drive in Beachside Village
 - If the property is directly landward of two or more houses

No concrete may be permitted in the construction of any fences within 1000' of the mean high tide line, even if a BCC/DPP is not required. If construction details for fences do not clearly show this, please include a statement to the effect that concrete will not be used.

IX. Construction (Single/Multifamily or Commercial, Additions or Relocations) Application Requirements

- A **survey by a licensed surveyor no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, (whichever is more recent)** identifying:
 - a) The site by its legal description including, where applicable, the subdivision, block, lot, and the size in acres or square feet;
 - b) The landward limits of the Dune Conservation Area and Enhanced Construction Zone, the location of the proposed construction and the **distance between the proposed construction and mean low/high tide, the line of vegetation, the dune protection line**, proposed and existing structures, the project

- area of the proposed construction on the tract and the landward limit of the beachfront construction area;
- c) The location of the property lines and a notation of the legal description of adjoining tracts;
 - d) The location of the structures, the footprint or perimeter of the proposed construction on the tract, and whether the structures are amenities or habitable structures;
 - e) Proposed or existing roadways and driveways, parking, dune walkovers and proposed landscaping activities on the tract; and
 - f) The location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract;
 - g) If known, the location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- Construction details of the improvement project, including floor/piling/site plan, and elevation view drawings showing proposed project profiles from four sides/cardinal directions.
 - Dated** color photos **facing** the lot from North, South, East, and West **and** a photograph taken south of the line of vegetation, looking north - showing location of the LOV and any dunes between the Gulf and the lot.
 - If the proposed project is within 75 feet of the North Toe of the Dune:* One copy of current **topographic** survey no more than 6 months old or following the most recent tropical storm, hurricane, or comparable meteorological event as defined by Coastal Resource Division staff, whichever is more recent
 - Application fee submitted via check as described at the top of page 3
 - Page 2 of this application, filled out and signed

Seaward of the Dune Protection Line

- A comprehensive mitigation plan including a detailed description of the methods which will be used to **avoid, minimize, mitigate and/or compensate** for any adverse effects on dunes or dune vegetation.
- The contact information for all landowners immediately adjacent to the tract and affirmation by the applicant that the adjacent landowners will be provided with notice of the hearing at least 10 days prior to the hearing on the application.
- Proof of financial capability to mitigate/compensate for adverse effects on dunes and dune vegetation.
- A grading and layout plan identifying all elevations (in reference to the National Oceanic and Atmospheric Administration datum), existing contours of the project area (including the location of dunes and swales), wetlands, and proposed contours for the final grade.
- A description of the effects of the proposed activity on the beach/dune system that cannot be avoided should the proposed activities be permitted, including, but not limited to, damage to dune vegetation, alteration of dune size and shape, and changes to dune hydrology.
- Request for exemption from the Planning Commission to conduct these activities accompanied with the explanation of why construction seaward of the dune protection line cannot be avoided or minimized and must be rectified and compensated for.

Large-Scale Construction – *Note: GLO review is allotted 30 business days for review of large-scale construction*

- Number of units proposed.
- Alternatives to the proposed location or proposed construction methods which may cause fewer or no adverse effects on the dunes and dune vegetation or less impairment of beach access.
- A certified copy of the recorded plat of the subdivision, or, if not a recorded subdivision, a plat of the subdivision certified by a licensed surveyor, and a statement of the total area of the subdivision in acres or square feet.
- The proposed activity's impact on the natural drainage pattern of the site and the adjacent lots, including the percent of the lot to be covered with impervious surfaces. The determination of the percentage of impervious surfaces must include all paving, areas beneath elevated impervious surfaces, and areas beneath habitable structures, whether or not any portion of the area beneath the structure is left in a natural state.

X. Terminology Defined

Beachfront Construction Area: The extent of where Beachfront Construction Certificates and Dune Protection Permits are required is described as land adjacent to and landward of public beaches. Lying in the area either up to the first public road generally parallel to the public beach or to any closer public road not parallel to the beach, or the area up to 1,000 feet of mean high tide, whichever distance is greater.

Critical Dune Area (CDA): An area vegetated or not extending from the south toe of the dune (beachside coppice mounds or foredune ridge) to the north toe of the dune. Those portions of the beach/dune system as designated by the General Land Office that are located within 1,000 feet of mean high tide of the Gulf of Mexico that contain dunes and dune complexes that are essential to the protection of public beaches, submerged land, and state-owned land, such as public roads and coastal public lands, from nuisance, erosion, storm surge, and high wind and waves. Critical dune areas include, but are not limited to, the dunes that store sand in the beach/dune system to replenish eroding public beaches.

Dune Conservation Area (DCA): Areas along Galveston's Gulf Coast where beachfront dunes naturally occur and where restored (man-made) dunes may be located. Building within the DCA, with the exception of beach access projects is prohibited without exemption from planning commission.

Dune Protection Line (DPL): A line located 25 feet landward of the North Toe of the Dune, it is the most landward point of the Dune Conservation Area, seaward of which construction is prohibited without exemption from planning commission. Where no dunes exist, the DPL is measured as 200 feet from the Line of Vegetation.

Enhanced Construction Zone (ECZ): Areas immediately landward of the Dune Conservation Area with the potential to be affected by the long-term effects of erosion. The Enhanced Constructed Zone shall be established for areas with Aggregate Shoreline Change Rates between -2 and -8 feet per year. Construction activities in the Enhanced Construction Zone will be required to meet higher standards than activities in areas further landward. The landward limits shall be 125 feet from Dune Protection Line.

General Land Office (GLO): The Texas General Land Office provides oversight of proposals and comment letters outlining their assessment of the proposal's compliance with State Statutes, the Texas Administrative Code and the City's Beach Access and Dune Protection Plan.

Line of Vegetation (LOV): The extreme seaward boundary of natural vegetation which spreads continuously inland typically used to determine the landward extent of the public beach. The Texas Natural Resource Code 61.016 and 61.17 include details on how this line is located.

Sec. 61.016. BOUNDARIES FOR AREAS WITH NO MARKED VEGETATION LINE. (a) To determine the "line of vegetation" in any area of public beach in which there is no clearly marked line of vegetation (for instance, a line immediately behind well-defined dunes or mounds of sand and at a point where vegetation begins) recourse shall be to the nearest clearly marked line of vegetation on each side of the unmarked area.

(b) The "line of vegetation" for the unmarked area shall be the line of constant elevation connecting the two clearly marked lines of vegetation on each side.

(c) If the elevation of the two points on each side of the area are not the same, the extension defining the "line of vegetation" shall be the average elevation as between the two points, but if there is no clearly marked line of vegetation, the "line of vegetation" shall not extend inland further than 200 feet from the seaward line of mean low tide.

(d) The "line of vegetation" is dynamic and may move landward or seaward due to the forces of erosion or natural accretion. For the purposes of determining the public beach easement, if the "line of vegetation" is obliterated due to a meteorological event, the landward boundary of the area subject to the public easement shall be the line established by order under Section 61.0171(a) or as determined by the commissioner under Section 61.0171(f).

Acts 1977, 65th Leg., p. 2478, ch. 871, art. I, Sec. 1, eff. Sept. 1, 1977. Amended by Acts 1991, 72nd Leg., ch. 295, Sec. 9, eff. June 7, 1991. Amended by: Acts 2013, 83rd Leg., R.S., Ch. 1086 (H.B. 3459), Sec. 3, eff. September 1, 2013.

Mean High Tide/Water (MHW or MHTL): The average height of all high tides in a given location, derived from a long series of observations of all levels of high tide in that location.

Mean Low Tide/Water (MLW or MLTL): The average height of all low tides in a given location, derived from a long series of observations of all levels of low tide in that location.

North Toe of the Critical Dune Area (NTD): North Toe of the Critical Dune Area means the point at which the beachfront transitions from the dune complex referred to as the Critical Dune Area and into upland, made evident through both distinct topographical features and vegetative communities. In practicality this most often presents as the most landward inflection point of the most landward dune slope prior to transitioning to and being directly juxtaposed with a back-dune swale or other typical barrier flat features. Also referred to as the "North Toe of Dune"

Development Services Department 2026 Commission Schedule

Month	Landmark Commission 1st and 3rd Monday 4:00		Planning Commission 1st and 3rd Tuesday 3:30		Zoning Board of Adjustment 1st Wednesday 3:30		City Council 4th Thursday 5:00		Building Board of Adjustment 1st and 3rd Tuesday 9:00	
	Deadline	Meeting	Deadline	Meeting	Deadline	Meeting	Deadline	Meeting	Deadline	Meeting
	January	12/1	1/5	12/2**	1/6	12/3	1/7			12/2
	No Meeting						1/09	1/22	No Meeting	
February	1/5	2/2	1/6	2/3	1/7	2/4			1/6	2/3
	1/20*	2/16	1/20	2/17 (9:00 am)			2/13	2/26	1/20	2/17
March	2/2	3/2	2/3	3/3	2/4	3/4			2/3	3/3
	2/16	3/16	2/17	3/17			3/13	3/26	2/17	3/17
April	3/2	4/6	3/3**	4/7	3/4	4/8*			3/3	4/7
	3/16	4/20	3/17**	4/21			4/10	4/23	3/17	4/21
May	4/6	5/4	4/7	5/5	4/8	5/6			4/7	5/5
	4/20	5/18	4/21	5/19			5/15	5/28	4/21	5/19
June	5/4	6/1	5/5	6/2	5/6	6/3			5/5	6/2
	5/18	6/15	5/19	6/16			6/12	6/25	5/19	6/16
July	6/1	7/6	6/2**	7/7	6/3	7/8*			6/2	7/7
	6/15	7/20	6/16**	7/21			7/10	7/23	6/16	7/21
August	7/6	8/3	7/7	8/4	7/8	8/5			7/7	8/4
	7/20	8/17	7/21	8/18			8/14	8/27	7/21	8/18
September	No Meeting				8/5	9/2			No Meeting	
	8/17	9/21	8/18**	9/22			9/4	9/17	8/18	9/22
October	9/8*	10/5	9/8	10/6	9/9	10/7			9/8	10/6
	9/21	10/19	9/22	10/20			10/9	10/22	9/22	10/20
November	10/5	11/2	10/6	11/3	10/7	11/4			10/6	11/3
	10/19	11/16	10/20	11/17			10/30	11/12*	10/20	11/17
December	11/2	12/7	11/3**	12/8*	11/4	12/9*			11/3	12/1
	No Meeting						11/25	12/10*	No Meeting	

All meetings are held in City Council Chambers * Denotes Schedule Change **Deadline for Plats is One Week Later