



Background, Visioning, Goals

June 19, 2018

**Planning Commission &
Beach Access and Dune Protection Plan Review Ad Hoc Committee**

Background

The City of Galveston's Beach Access and Dune Protection Plan includes rules and guidelines governing:

- How the City aids coastal landowners in using beachfront property in a manner compatible with preserving public and private property
- Protection of the public's right to benefit from the protective and recreational functions of a healthy beach/dune system
- How the City provides and protects the public's right to access and enjoy the beach



Background

The City of Galveston's Beach Access and Dune Protection Plan was last comprehensively reviewed and updated between July 2001 and February 2004:

- 47 hours of public meetings
- 114 hours of meetings with subdivisions/neighborhoods
- 1,064 hours of staff time preparing for meetings, research, plan development



Background

Since the plan's adoption, many incremental events and circumstances have taken place:

- Minor amendments to dune protection standards for dune walkovers, construction timelines, driveways, etc.
- Annexation of Pirates Beach
- Hurricane Ike, Hurricane Harvey
- Erosion Response Plan (Adopted April 2012)
- Land Development Regulations
- Various new and expanded subdivisions along the beachfront

To some degree, these activities have all had direct and indirect effects on the City's dune protection and beach access plan.



Visioning and Goals



- **Comprehensive Review of City’s Beach Access Plan**
 - Identify opportunities to improve/enhance access
 - Add detailed maps of access points
- **Clarification on location of the jurisdiction of the Planning Commission**
 - Areas seaward of Seawall?
 - Where to the east of Seawall where no dunes exist?
- **Review City’s Definition of Dune Protection Line – is this location appropriate for purpose of protecting dunes?**
 - 31 TAC § 15.3 states that “The establishment of the line should include the protection of the critical dune areas from erosion caused by natural forces and development on adjacent land.”
- **Consolidate Terminology from City’s original Beach Access & Dune Protection Plan and the 2012 Erosion Response Plan**
 - i.e. regarding “areas seaward of Dune Protection Line” and “within Dune Conservation Area”