



General Overview of “the Plan”

July 17, 2018

Beach Access and Dune Protection Plan Review Ad Hoc Committee

Recap



Composed of Galveston residents appointed by City Council.

(Vacant position expected to be filled at July 26 City Council meeting)

Purpose of committee: review the City of Galveston's Beach Access and Dune Protection Plan and provide recommendations to applicable Boards, Commissions or Committees, including the Planning Commission and City Council.

Drivers

State law requires local governments along the Texas Coast to adopt a plan that addresses the following:

- the management and use of the public beach,
- the care and protection of sand dunes, and
- to reduce public expenditures for erosion and storm damage losses

References:

- [Texas Natural Resources Code, Chapter 61: Use and Maintenance of Public Beaches](#)
- [Texas Natural Resources Code, Chapter 63: Dunes](#)
- [Texas Administrative Code, Title 31, Part 1, Chapter 15: Coastal Area Planning](#)
 - Includes [Rule 15 § 17](#) that requires local governments to adopt an Erosion Response Plan



Method of Updating Plan



- 1) Ad Hoc Committee Develops Recommendations
- 2) Recommendations Presented to Planning Commission for Consideration and Review
- 3) Planning Commission Votes on their Recommendation to City Council
- 4) City Council Presented with Ad Hoc Committee and Planning Commission Recommendations
- 5) City Council Votes to Approve Draft Plan
- 6) Draft Plan Submitted to General Land Office (GLO) for Review
- 7) Draft Plan is Submitted to the Texas Register for Public Comment
- 8) GLO Certifies Draft Plan to be Compliant with State Law
- 9) Once Draft Plan is Approved by GLO, Can Be Adopted and Implemented by the City

Considerations

Variances from state law requirements or prohibitions are allowed¹, however a “reasoned justification” must be provided.



Example:

Existing Rule in CoG Plan:

Landward of 200-feet from line of vegetation, reinforced concrete allowed under the habitable structure and for driveways.

Variance requested:

Allow concrete sidewalk/path to extend from a stair landing to the nearest right-of-way, driveway, or ground floor slab.

Reasoned justification:

Provided an equal amount of impervious cover shall be deducted from the allowable driveway area.

¹ 31 Tex. Admin. Code § 15.3(o)

Considerations

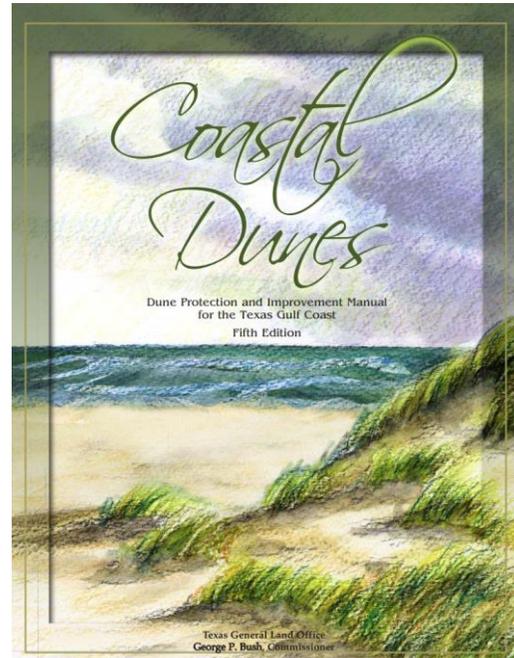
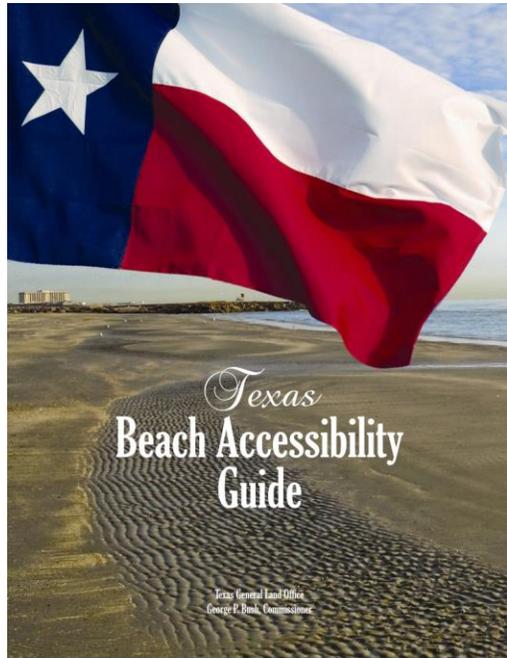
Modifications to beach access for the purpose of modifying or restricting vehicular traffic or parking on a public beach must meet the following standards:

- Be located as close to the public beach as practicable
- Satisfy the parking area requirement (one space per fifteen feet of linear beach)
- Promote accessibility to the beach for persons with disabilities
- Be unrestricted with no obstructions or barricades that would interfere with the free unrestricted right of the public to legally enter or leave any public beach or use the beach

Substantial physical improvements must be in place prior to any modification to public beach access. Such improvements must also be in place prior to the GLO certifying any proposed amendment to restrict vehicular traffic along the beach.



Resources



Beach Survey

This data can be used to understand the natural processes by which changes occur to the beaches of Galveston Island, and can assist with identifying engineering and planning solutions along the island beachfront. Additionally, this information can assist with characterizing the beach conditions for potential FEMA assistance after storm events.

Downloadable version of City's draft plan available here: <http://www.galvestontx.gov/560/Coastal-Resources>

Resources

What other resources would the Ad Hoc Committee like to have available?





1,000ft from MHT

Beachfront Construction
Certificate Permit Area



Enhanced Construction Zone

Enhanced Construction
Zone Area

+75ft landward of NTD

Dune Protection Line

North Toe of Dune

Critical Dune Area

Planning Commission
Review Area

Line of Vegetation

South Toe of Dune

Dune Conservation Area

+4ft Contour

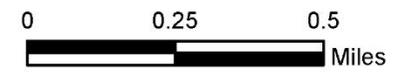
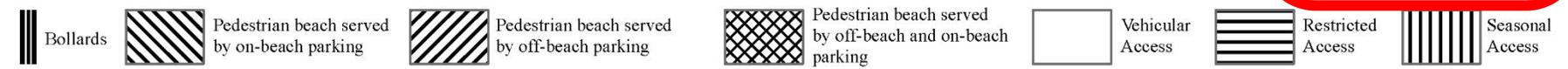
Mean High Water

Mean Low Water

Dune Protection Terminology, Illustrated



<p>15(A): Pirates Beach Subdivision</p> <p>On-beach: N/A</p> <p>Off-beach: On-street parking throughout subdivision. 14 dedicated pedestrian pathways for public use.</p> <p>Amenities: N/A</p>	<p>14: 11-Mile Road</p> <p>On-beach: Parking via 11-Mile Rd, minimum width of 300 linear ft</p> <p>Off-beach: N/A</p> <p>Amenities: N/A</p>	<p>13: Pocket Park #3</p> <p>On-beach: N/A</p> <p>Off-beach: Parking lot, minimum of 273 parking spaces. Wheelchair accessible dune walkover for public use.</p> <p>Amenities: Currently provided</p>	<p>12: Bermuda Beach Subdivision</p> <p>On-beach: Parking via Pabst Rd, minimum width of 150 linear ft</p> <p>Off-beach: On-street parking, minimum of 211 parking spaces throughout subdivision. 2 dedicated pedestrian pathways for public use.</p> <p>Amenities: N/A</p>	<p>11: Spanish Grant Subdivision</p> <p>On-beach: N/A</p> <p>Off-beach: On-street parking, minimum of 45 spaces, Spanish Grant Boulevard median. 3 dedicated pedestrian pathways for public use.</p> <p>Amenities: N/A</p>	<p>10: 10-Mile Road/Hershey Beach Subdivision</p> <p>On-beach: Parking via 10-Mile Road, minimum width of 1,065 linear ft.</p> <p>Off-beach: Parking lot, minimum 58 spaces.</p> <p>Amenities: N/A</p>
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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. The information presented on this map is for informational purposes only and should not be construed to be legally binding.

Photographic Record

Access Point Name and Number: AP-10 10-Mile Rd. Hershev Beach Subdivision



AP-10 Hershey Beach Westbound FM 3005 highway sign.

- Description Per Appendix A**
- **Off-beach:** Parking lot minimum of 58 parking spaces.
 - **On-beach:** Parking via 10-Mile Road, minimum width of 1,065 linear feet
 - **Amenities:** N/A



AP-10 Hershey Beach eastbound FM 3005 highway sign



AP-10 Hershey Beach Parcel layout



AP-10 Hershey Beach entrance sign at FM 3005



AP-10 Hershey Beach FM 3005 entrance



AP-10 Hershey Beach parking area

Access Point Name and Number: AP-10 10-Mile Road / Hershev Beach Subdivision

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AP-10 Hershey Beach east bollard line



AP-10 Hershey west bollard line



Aerial Images

Date Range

1. 1/22/2017
2. 2/15/2010
3. 9/13/2008
4. 3/31/2008

Access Point (AP) 10 10-Mile Road / Hershey Beach Subdivision
Located at intersection of 10 Mile Road and San Luis Pass Rd.



AP-10 10 Mile Road / Hershey Beach Subdivision 1/22/2017



AP-10 10-Mile Road / Hershey Beach Subdivision 2/15/2010

Aerial Images

Access Point (AP) 10 10-Mile Road / Hershey Beach Subdivision
Located at intersection of 10 Mile Road and San Luis Pass Rd.



AP-10 Mile Road / Hershey Beach Subdivision 9/13/2008



AP 10-Mile Road / Hershey Beach Subdivision 3/31/2008

