



TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

March 15, 2016

Via Electronic Mail

The Honorable Judge Samuel L. Neal, Jr.  
Nueces County Judge  
901 Leopard Street, Room 303  
Corpus Christi, Texas 78401-3697

**Application for a Dune Protection Permit for Construction in Nueces County**

**Site Location:** 102 West Palm Beach, Corpus Christi  
**Legal Description:** Lot 3B, Block 1, Sunrise Shores  
**Applicant:** Carl & Sherry Badalich  
**GLO ID No.:** BDNC-16-0072

Dear Judge Neal:

The General Land Office (GLO) has reviewed the application for a Dune Protection Permit for the above-referenced location. The applicant proposes to remove an existing walkover and construct a new dune walkover to the south. 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:

- During the removal of the existing walkover and the construction of the new walkover, the applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation.<sup>1</sup> For mitigation of adverse effects to vegetation, the transfer of existing vegetation and use of hays are preferable to the use of mulch material.
- The walkway height should be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation underneath.
- The deck of the walkway must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.<sup>2</sup>
- The County must ensure the proposed activity will minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>3</sup>
- 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, and

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<sup>1</sup> 31 TAC §15.4(f)(3).

<sup>2</sup> 31 TAC §15.7(g)(3).

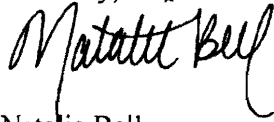
<sup>3</sup> 31 TAC §15.6(g).

can be found at <http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>.

- Before construction commences, the applicant must apply for a Beachfront Construction Certificate from the City of Corpus Christi.

If you have any questions, please contact me by phone at (512) 463-0413 or by email at [natalie.bell@glo.texas.gov](mailto:natalie.bell@glo.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Natalie Bell". The signature is written in a cursive, flowing style.

Natalie Bell  
Beach Access & Dune Protection Program  
Coastal Resources Division  
Texas General Land Office

cc: Annika Gunning  
Bob Payne