

MICHAEL C. SHANNON, PE, CFM
COUNTY ENGINEER
FLOODPLAIN ADMINISTRATOR



NICOLE STELLY
FLOODPLAIN & PERMITTING MANAGER

THE COUNTY OF GALVESTON
Office of the County Engineer
722 Moody, Galveston, TX 77550
(409) 770-5552

NOTICE OF HEARING

July 28, 2026

Eric Philip Hulett & Melinda Ann Burnett
5869 Vinca Ave
Firestone, CO 80504

Re: 2470 Gilmore, Crystal Beach, TX 77650

Dear Eric Hulett & Melinda Burnett,

Our office has received your dune walkover/mitigation application for 2470 Gilmore, Crystal Beach, TX 77650.

The Galveston County Commissioners Court will meet on August 17, 2026 at 9:30 am to hear public comments regarding this application. The meeting will be held at the Galveston County Calder Annex, 174 Calder Road, Room 100, League City, Texas 77573.

Title 31 of the Texas Administrative Code, Chapter 15.4 (f) requires that you provide **landowners immediately adjacent** to the address above, notification of the public hearing at least 10 days before the hearing. Such notice may be made by sending a copy of this letter by certified mail and providing my office with a copy of the return receipt. The County will submit this notice on your behalf. Attached is a list of names and mailing addresses provided by the Galveston Central Appraisal District to which the letters will be mailed.

Adjacent landowners - The proposed mitigation plan does not show any impacts to adjacent properties. Action on your behalf is not required, but you are welcome to participate in the public hearing and/or you may contact our office if you have any questions or concerns regarding the mitigation plan.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexis Cook".

Alexis Cook
Floodplain Specialist

Attachment/s

List of Adjacent Landowners

Wayne & Lisa Haglund
P.O. Box 713
Lufkin, TX 75902

Galveston County
722 Moody Ave
Galveston, TX 77550



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

July 24, 2026

Via Electronic Mail

Nicole Stelly
Floodplain & Permitting Manager
722 Moody Avenue, 1st Floor
Galveston, Texas 77550-2317

Beachfront Construction Certificate and Dune Protection Permit in Galveston County

Site Address: 2470 Gilmore, Crystal Beach
Legal Description: ABST 65 Page 6 & 7 Lot 175 Pearl Beach Addn
Lot Applicant: Tammy Pilsner c/o Melinda Burnett
Application No: FP-26-443
GLO ID No.: BDGC-26-0115

Dear Ms. Stelly:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a 4-foot-wide by 60-foot-long dune walkover. The applicant also proposes in-place mitigation for potential adverse impacts up to 240 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of four to five feet per year.

Based on the materials forwarded to our office for review, we have the following comments:

- Dune walkovers must be restricted, to the greatest extent possible, to the most landward point of the public beach¹ and may not impede or restrict public access to the beach at normal high tide.²
- The walkover must be constructed with its deck or floor at a height above the dunes of not less than the width of the walkway portion of the walkover.³
- The County shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.⁴ After significant landward migration of the landward boundary of the public beach, the County must require permittees to shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the

¹ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(1).

² Galveston County Dune Protection and Beach Access Plan § III(G)(2) & 31 Tex. Admin. Code § 15.7(g)(2).

³ Galveston County Dune Protection and Beach Access Plan § III(G)(3).

⁴ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(4).

encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.⁵

- Dune walkovers must be constructed and maintained to allow rain and sand to pass through the decking.⁶
- The slats that form the deck of the walkover must be spaced at least ½ inch apart so that sunlight and rainfall can penetrate to vegetation below and so that sand will not accumulate on the deck.⁷
- The use of concrete to stabilize dune walkover pilings is prohibited.⁸

Mitigation

- Only indigenous dune vegetation that will help achieve the same protective capability or greater capability as the vegetation on surrounding natural dunes may be used to restore or repair dunes.⁹
- The County must require the applicant to conduct mitigation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation.¹⁰ These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation.¹¹
- The permittee must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.¹² The GLO requests that the permittee notifies the County and GLO of the initiation of construction.
- The permittee shall be deemed to have failed to achieve mitigation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.¹³
- The County shall determine a mitigation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.¹⁴
- The County shall provide written notification to the GLO after determining that mitigation is complete. The GLO may conduct a field inspection to verify compliance.¹⁵

⁵ 31 Tex. Admin. Code § 15.7(g)(4)(A).

⁶ Galveston County Dune Protection and Beach Access Plan § III(G)(4).

⁷ 31 Tex. Admin. Code § 15.6(i)(1)(C).

⁸ 31 Tex. Admin. Code § 15.6(f)(3).

⁹ 31 Tex. Admin. Code § 15.4(f)(3)(A)(iv).

¹⁰ 31 Tex. Admin. Code § 15.4(g)(2).

¹¹ 31 Tex. Admin. Code § 15.4(g)(2).

¹² 31 Tex. Admin. Code § 15.4(g)(5).

¹³ 31 Tex. Admin. Code § 15.4(g)(5).

¹⁴ 31 Tex. Admin. Code § 15.4(g)(3).

¹⁵ 31 Tex. Admin. Code § 15.4(g)(4).

- Where a mitigation plan is required, the applicant must provide landowners immediately adjacent to the tract with notice of the hearing at least 10 days prior to the hearing on the application.¹⁶

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.¹⁷ If you have any questions, please contact me at (512) 463-5234 or at lauren.medlin@glo.texas.gov.

Sincerely,



Lauren Medlin
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

cc: Alexis Cook, Floodplain Specialist

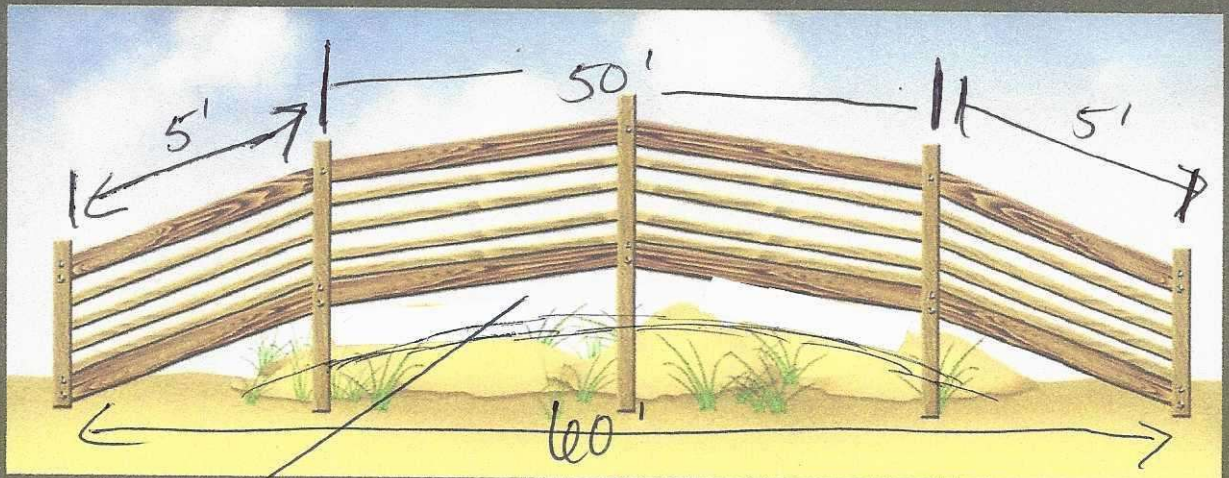
¹⁶ 31 Tex. Admin. Code § 15.4(b)(5)

¹⁷ 31 Tex. Admin. Code § 15.3(t)(5).

6-29-26

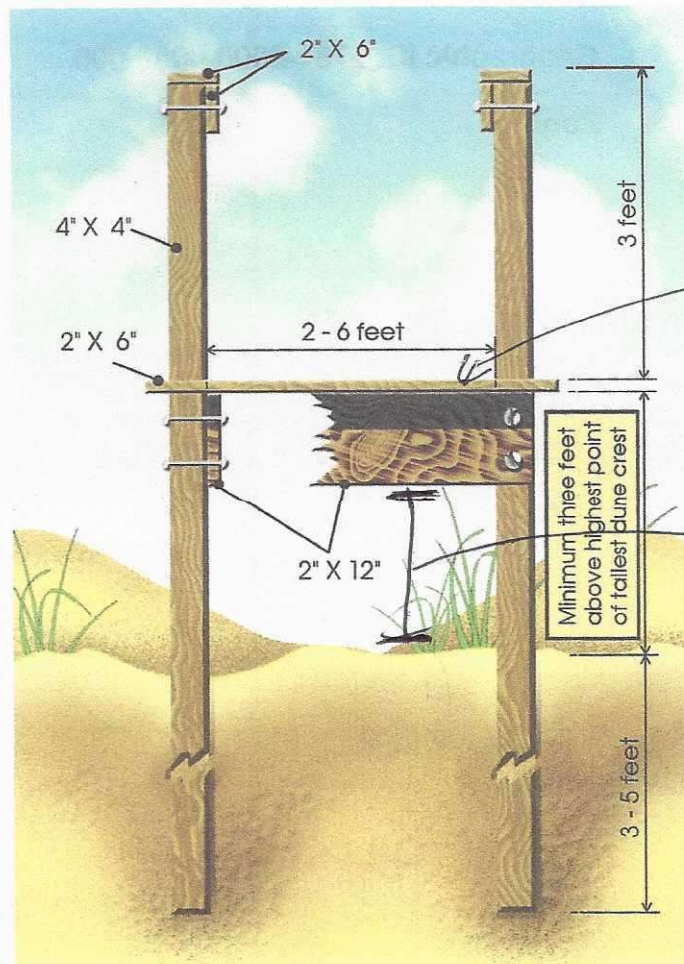
To whom it may concern:

We are proposing to build a 4' wide dune walkover and 60' long at 2470 Gilmore St, Crystal Beach, Texas. We will be using post hole diggers for the post. No machines will be used. We are going to remove approximately 120 sq ft of vegetation on the left side of project and place it on the left side of dunes at bottom. We will repeat the same on the right side of project. If we can not remove vegetation without hurting it, then we will replace it with sea oats. The job will not take longer than 1 week max. We will water vegetation if needed once its replace back to spot on each side of walkover..



4' over dunes

at least
6" between pilings
3' deep at least



slats on top
6" apart

-4' over dunes

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wayne & Lisa Haglund
P.O. Box 713
Lufkin, TX 75902



9590 9402 9283 4295 9962 17

2. Article Number (Transfer from service label)

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Sent To Wayne : Lisa Haglund Street, Apt. No., or PO Box No. P.O. Box 713 City, State, ZIP+4 Lufkin, TX 75902	

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