

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

June 4, 2026

Randolph Thummel
1323 Friarcreek Ln.
Houston, TX 77055

Re: 2372 Sand Drift Ln.
Crystal Beach, TX 77650

Dear Randolph Thummel,

Our office has received your dune mitigation application for 2372 Sand Drift Ln. Crystal Beach, TX 77650.

The Galveston County Commissioners Court will meet on June 22, 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 "ACR", written in a cursive style.

Alexis Cook
Floodplain Specialist

Attachment/s

List of Adjacent Landowners

Bob & Karen Wortham
2350 Sand Drift Ln.
Crystal Beach, TX 77650

Sheila M Turner and Harriet & Truett Latimer
And Teresa & Ana Villasana
C/O Ben Turner
3006 W Lake Crescent Dr
Kingwood, TX 77339



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

June 1, 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: 2372 Sand Drift Lane, Crystal Beach
Legal Description: Abst 65 B Franks Sur Lot 11 Driftwood Addn
Lot Applicant: Tammy Pilsner c/o Randolph Thummel and Kris Stockberger
Application No.: FP-26-285
GLO ID No.: BDGC-26-0082

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 replace an existing dune walkover with a 4-foot-wide by 82-foot-long dune walkover. The applicant also proposes to adversely impact and compensate for 328 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:

- The applicant is prohibited from adversely impacting dunes and dune vegetation that are not included in this permit application. Any unauthorized adverse impacts to dunes or dune vegetation are in violation of the Dune Protection Act and may be subject to enforcement action by the County and the GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day.¹

Dune Walkover

- Dune walkovers must be restricted, to the greatest extent possible, to the most landward extent of the public beach² and may not impede or restrict public access to the beach at normal high tide.³
- 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.⁴

¹ 31 Tex. Admin. Code § 15.9(a)(1)(A).

² Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(1).

³ Galveston County Dune Protection and Beach Access Plan § III(G)(2) & 31 Tex. Admin. Code § 15.7(g)(2).

⁴ Galveston County Dune Protection and Beach Access Plan § III(G)(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.⁵ 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 encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.⁶
- Dune walkovers must be constructed and maintained to allow rain and sand to pass through the decking.⁷
- 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.⁸
- The use of concrete to stabilize dune walkover pilings is prohibited.⁹

Compensation

- 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.¹⁰
- The permittee must complete the sand placement and vegetation relocation or planting portions of the mitigation plan within one year of the initiation of construction.¹¹
- The County must require the applicant to conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts shall include preservation and maintenance of restoration activities pending completion of compensation.¹²
- The County shall determine a compensation project complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.¹³ The County shall provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.¹⁴

⁵ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(4).

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

⁷ Galveston County Dune Protection and Beach Access Plan § III(G)(4).

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

⁹ 31 Tex. Admin. Code § 15.6(f)(3).

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

¹¹ 31 Tex. Admin. Code § 15.4(g)(5).

¹² 31 Tex. Admin. Code § 15.4(g)(2).

¹³ 31 Tex. Admin. Code § 15.4(g)(3).

¹⁴ 31 Tex. Admin. Code § 15.4(g)(4).

- The permittee shall be deemed to have failed to achieve compensation 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 § 15.9.¹⁵ The GLO requests that the County notify the GLO of the date of the initiation of construction.
- 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,



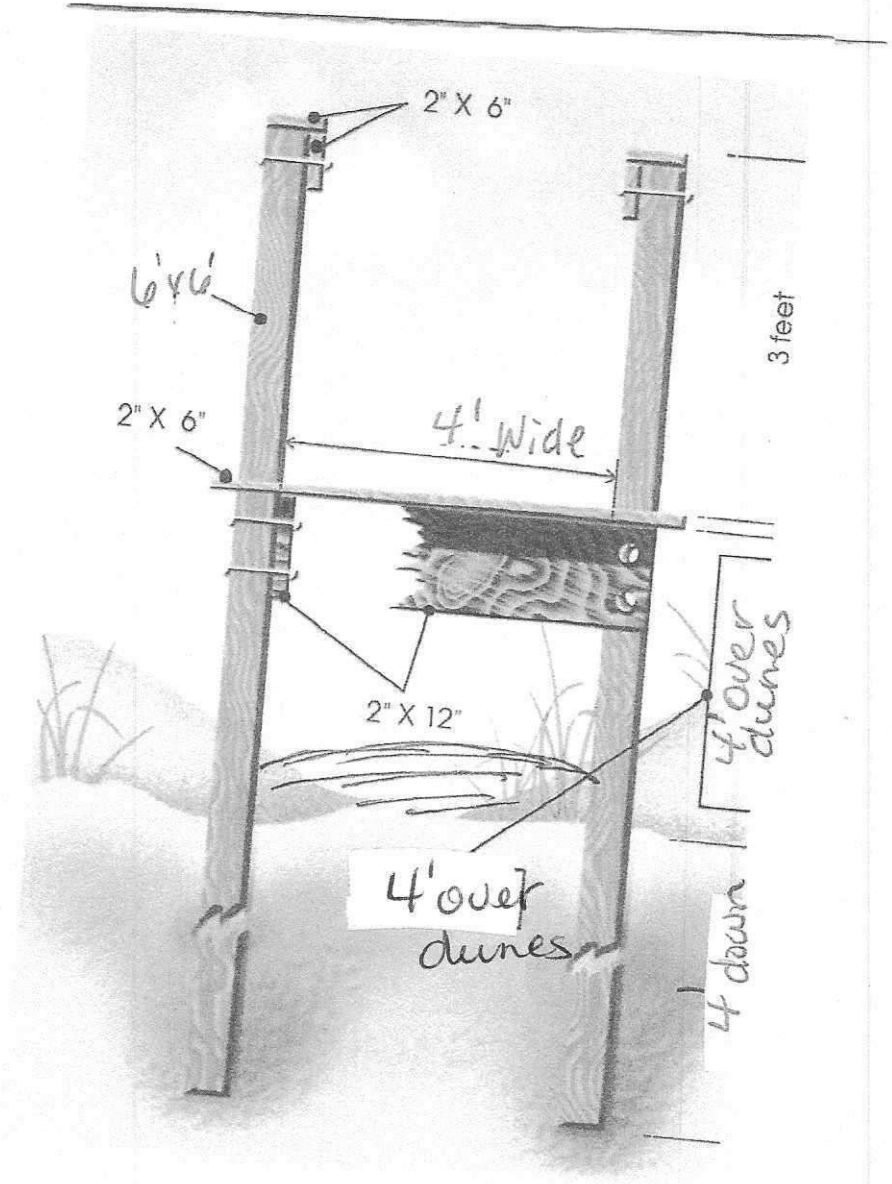
Lauren Medlin
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

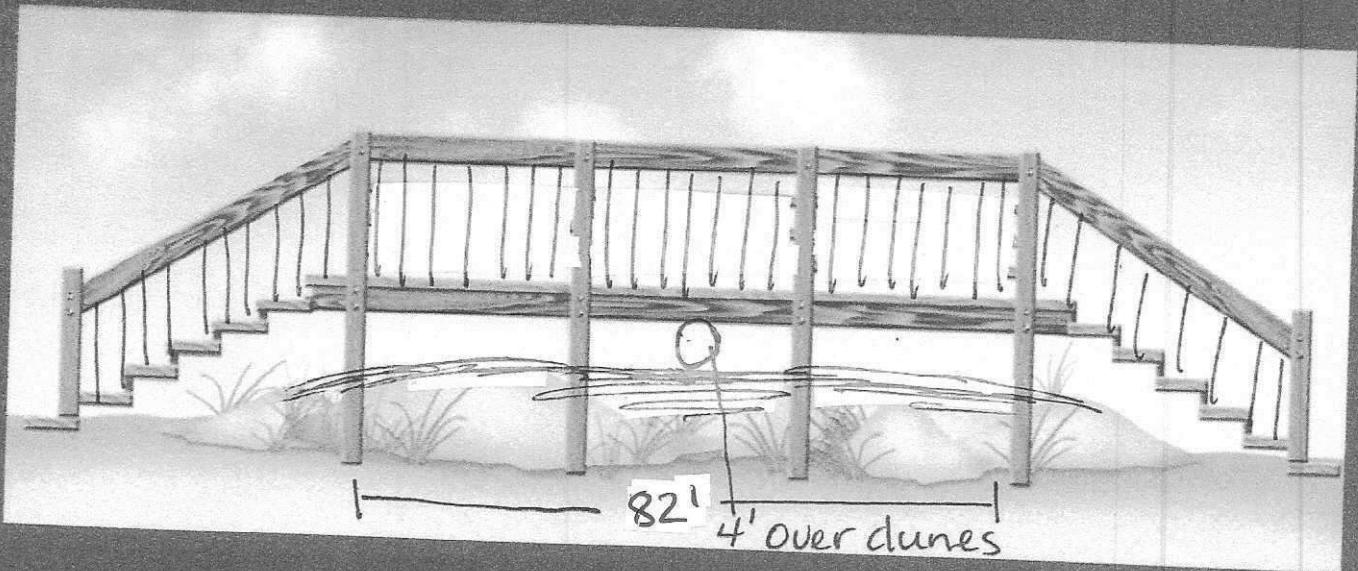
cc: Alexis Cook, Floodplain Specialist

¹⁵ 31 Tex. Admin. Code § 15.4(g)(5).

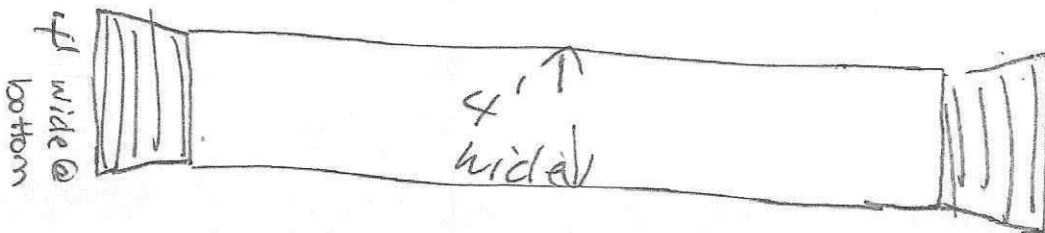
¹⁶ 31 Tex. Admin. Code § 15.4(b)(5).

¹⁷ 31 Tex. Admin. Code § 15.3(t)(5).





(A) Pier-supported with steps



Re 2372 Sand Drift

To whom it may concern:

We are replacing a existing dune walkover with a new one the same size as the old one. We will be using fewer pilings than the existing one. No machine will be used. We are using post hole diggers.

We are going to remove approximately 164'sq ft of vegetation on the left side and put on the side at bottom of dune. We will do the same thing on the right side of walkover remove approximately 164 sq ft of vegetation and place at the bottom of dune. If we can not remove the vegetation without hurting it, then we will replace with sea oats to replace vegetation. The job will not take longer the 1 week max. We will water vegetation once we put back on each side of the dune walkover.

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Sent To
 Bob & Karen Wortham
 Street, Apt. No.
 or PO Box No. 350 Sand Drift Ln.
 City, State, ZIP+4
 Crystal Beach, TX 77650

PS Form 3800, August 2006

See Reverse for Instructions

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1. Article Addressed to:

Bob & Karen Worthington
 2350 Sand Drift Ln.
 Crystal Beach, TX 77650



9590 9402 9284 4295 0124 11

2. Article Number (Transfer from service label)

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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 Street, Apt. No. or PO Box No. 1323 Friarcreek Ln.
 City, State, ZIP+4 Houston, TX 77055

PS Form 3800, August 2006

See Reverse for Instructions

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1. Article Addressed to:

Randolph Thummel
1323 Friarcreek Ln.
Houston, TX 77055



9590 9402 9284 4295 0171 64

2. Article Number (Transfer from service label)

7011 1570 0000 2999 6779

PS Form 3811, July 2020 PSN 7530-02-000-9053

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B. Received by (Printed Name) Date of Delivery

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