

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

February 20, 2026

Harms Real Estate LLC
1224 S 16th St.
Nederland, TX 77627

Re: 1326 EMERALD DR, CRYSTAL BEACH, TX 77650

Dear Harms Real Estate LLC,

Our office has received your dune mitigation application for 1326 Emerald Dr, Crystal Beach, Texas 77650.

The Galveston County Commissioners Court will meet on March 16, 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 "N. Stelly".

Nicole Stelly
Floodplain & Permitting Manager

Attachment/s

List of Adjacent Landowners

Patrick D. Demary
3205 Avenue O
Galveston, TX 77550



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

February 13, 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: 1326 Emerald Dr, Crystal Beach
Legal Description: ABST 179 J Shaw Sur Lot 380 Emerald Beach
Lot Applicant: Tammy Pilsner c/o Harms Reals Estate LLC
Application No: FP-26-43
GLO ID No.: BDGC-26-0021

Dear Ms. Stelly:

The General Land Office 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 three-foot-wide dune walkover. The applicant also proposes in-place mitigation for potential adverse impacts to up to 48 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of three to four feet per year.

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

Unauthorized activities

- Based on the photographs included in the application materials, an impervious surface was constructed beneath the habitable structure without a beachfront construction certificate and dune protection permit from the County. In the permit for the habitable structure (under GLO ID No. BDGC-23-0167c), the property owner did not propose any paving or other materials under the habitable structure. The property owner must either remove the illegal paving beneath the habitable structure or obtain a beachfront construction certificate and dune protection permit for the material.
 - Failure to rectify the violation on site may result in enforcement action by the County or GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day.¹ The property owner's enforcement history will be considered when determining penalty amounts.

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

- If the paving is located within 25 feet of the north toe of the dune, removal will be required to achieve compliance with the County's Plan, regardless of whether the owner applies for a permit.²

Dune Walkover

- Dune walkovers must be restricted, to the greatest extent possible, to the most landward point of the public beach³ and may not impede or restrict public access to the beach at normal high tide.⁴
- 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.⁵
- 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.⁶ 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.⁷
- Dune walkovers must be constructed and maintained to allow rain and sand to pass through the decking.⁸
- 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.⁹
- The use of concrete to stabilize dune walkover pilings is prohibited.¹⁰

Mitigation

- 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.¹¹ These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation.¹²

² Galveston County Dune Protection and Beach Access Plan § II(L)(2)(b).

³ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(1).

⁴ Galveston County Dune Protection and Beach Access Plan § III(G)(2) & 31 Tex. Admin. Code § 15.7(g)(2).

⁵ Galveston County Dune Protection and Beach Access Plan § III(G)(3)

⁶ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(4).

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

⁸ Galveston County Dune Protection and Beach Access Plan § III(G)(4).

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

¹⁰ 31 Tex. Admin. Code § 15.6(f)(3).

¹¹ 31 Tex. Admin. Code § 15.4(g)(2).

¹² 31 Tex. Admin. Code § 15.4(g)(2).

- 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.¹³ 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 § 15.9.¹⁴
- 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.¹⁵
- 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.¹⁶
- 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.¹⁷

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.¹⁸ If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,



Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

cc: Alexis Cook, Floodplain Specialist

¹³ 31 Tex. Admin. Code § 15.4(g)(5).

¹⁴ 31 Tex. Admin. Code § 15.4(g)(5).

¹⁵ 31 Tex. Admin. Code § 15.4(g)(3).

¹⁶ 31 Tex. Admin. Code § 15.4(g)(4).

¹⁷ 31 Tex. Admin. Code § 15.4(b)(5).

¹⁸ 31 Tex. Admin. Code § 15.3(t)(5).

PROPOSED MITIGATION PLAN FOR POTENTIAL IMPACTS

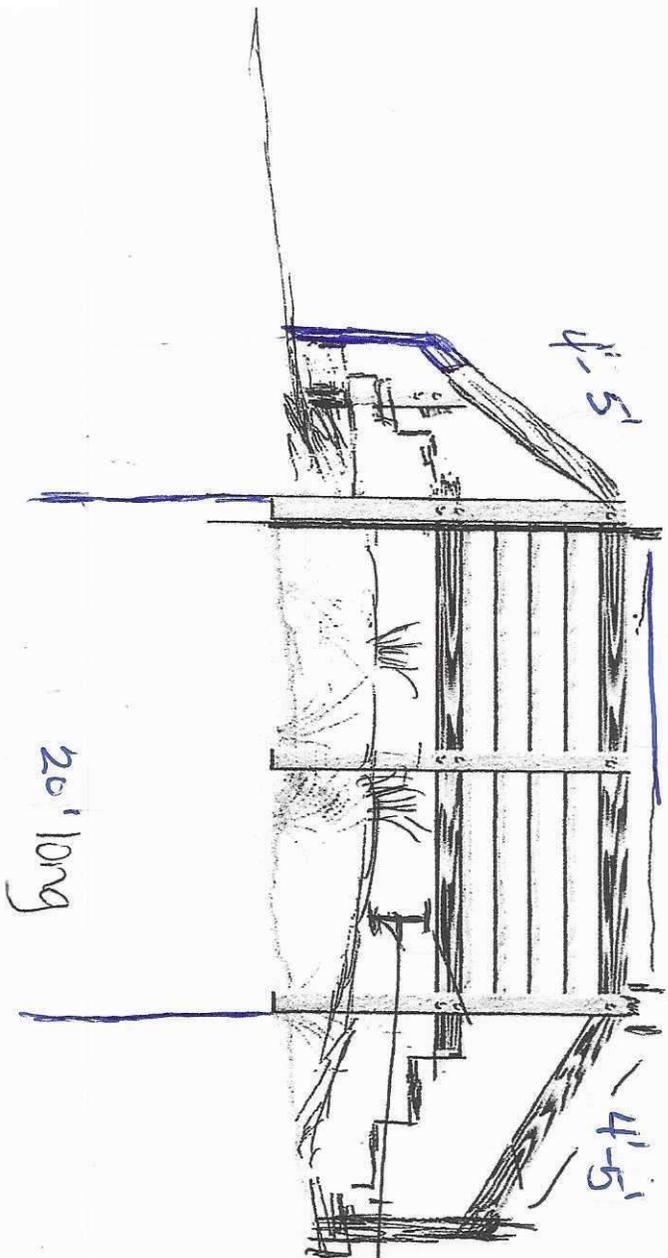
Tammy Pilsner

To whom it may concern,

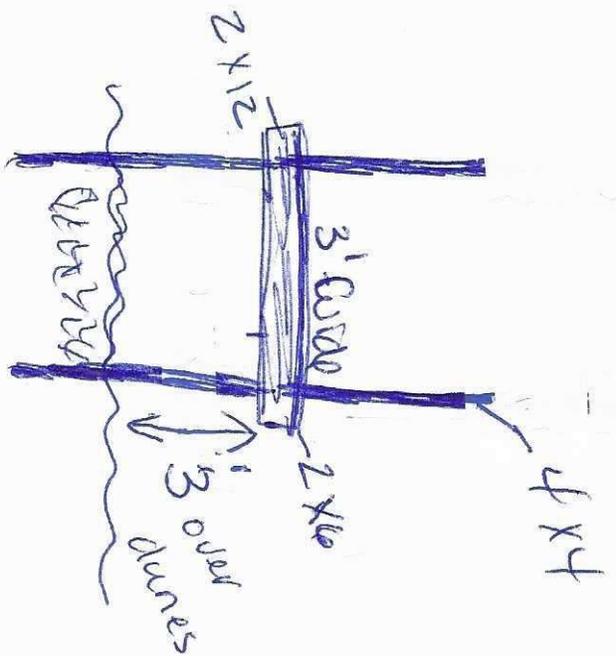
We (the owner) will use a skid steer to place 2 pilings on the northside and southside of dunes. That will be the only machine that will be used for this project. No machines will be put on dunes. If anymore pilings are needed in/on top of the dune, they will be put in with post hole diggers for those 2.

If we see any vegetation will be harmed, we will remove it to the side, with shovels, scoop it up with shovels and place to the side and will put the vegetation back in place after we are finished with the project.

We estimate the affected area could be 48 square feet. We will plant some Sea Oats in its place when we finish the job.



3' above dune



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COUNTY OF GALVESTON
COUNTY ENGINEER
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GALVESTON, TEXAS 77550



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Street, Apt. No., or PO Box No. 3205 Avenue O
City, State, ZIP+4 Galveston, TX 77550

Patrick D. Demary
3205 Avenue O
Galveston, TX

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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.

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Patrick D. Demary
3205 Avenue O
Galveston, TX 77550



9590 9402 9359 5002 9564 34

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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 Addressee

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D. Is delivery address different from item 1? Yes
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- If a postmark on the envelope is not clear, the return receipt is not needed.

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PS Form 3800, August 2019