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Galveston reviews new dune conservation area project at 12716 Bermuda Beach Drive

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The Galveston Planning Commission meeting on August 5, 2025, focused on a proposed construction project at 12716 Bermuda Beach Drive, located in the Bermuda Beach section of the city. The property is legally described as Abstract 121 Holland Jones Survey, Lot 15, Bermuda Beach, Section 5. The discussion highlighted concerns regarding the environmental impact of



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the project, particularly due to the area's significant erosion rate of six feet per year, as reported by the Bureau of Economic Geology.

Staff presented detailed visuals of the property, including maps and photographs, to illustrate its proximity to the beach and the lack of a dune complex. The proposed construction involves an elevated deck rather than a traditional slab, which is necessary due to its location within the Dune Conservation Area. The driveway will consist of sand, with only a small section of crushed gravel required to cross the right of way.

Commission members raised questions about compliance with regulations set by the General Land Office (GLO), particularly regarding the use of impervious materials. Staff clarified that the deck would be designed to allow water to percolate through, thus meeting GLO requirements. However, concerns were also voiced about construction materials being placed on-site before obtaining the necessary permits, which could result in fines.

The meeting also addressed the condition of Bermuda Beach Drive, which has been impacted by storms and erosion, making access difficult for emergency vehicles. Plans for beach nourishment in the area were discussed, set to begin in September, with the goal of improving beach conditions and addressing erosion issues.

Overall, the commission emphasized the importance of balancing development with environmental protection, particularly in vulnerable coastal areas. The next steps involve further review of the project plans and ensuring compliance with all regulatory requirements before construction can proceed.

View full meeting

This article is based on a recent meeting—watch the full video and explore the complete transcript for deeper insights into the discussion.

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