

General Guidelines for Development In or Near Dune Complexes

The Nueces County Beach Management Advisory Committee recognizes that each tract of land varies widely with regard to dune complexes and should be evaluated for development on a case by case basis. The following are general guidelines and are not adopted by the Texas General Land Office or the Nueces County Beach Management Plan. These guidelines are only intended to let potential developers know early in the planning process what is recommended by the Nueces County Beach Management Advisory Committee.

1. Compliance with the Nueces County Beach Management Plan.
2. Permits should enhance general elevations in the dune complex to strengthen dune function.
3. The development should result in no net negative impacts to the dune complex on the permittee's project site or adjacent properties.
4. Generally main residential or commercial structures should be located at a minimum 350 feet landward from the vegetation line; whether in a secondary dune complex or not. This minimum setback establishes uniformity with regard to dune complex protection, impacts on adjacent properties, reduction of visual impacts to adjoining properties, and at the same time prolongs the protection of the property development from eventual beach erosion.
5. Development in secondary dune complexes seaward of 350 feet shall be restricted to recreational amenities such as pools, picnic areas, etc. Use of impervious surfaces should be minimized; however, it is recognized that some amount of impervious surfaces such as pool decks, walks, etc, may be allowed. The permittee must show the Nueces County Beach Management Advisory Committee that every attempt has been made to minimize impervious surfaces and maintain the natural hydrology of the dune complex to the greatest extent possible.

(Adopted May 2000)