



FAQs – Beach Front Construction After Hurricane Hanna

City of Corpus Christi
Development Services Department
2406 Leopard Street, 78408
361-826-3240
Points of Contact:
Jorge Leos and Craig Garrison

Beachfront Construction Certificate Form #6001
<https://dsforms.cctexas.com/>

Consultant to Nueces County, Dune Protection Permits:
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Nueces County Public Works:
Juan A. Pimentel
361-888-0490

OUR CITY MUNICIPAL CODE LIMITS CONSTRUCTION OR REPAIRS WITHIN A BEACHFRONT CONSTRUCTION LINE:

Sec. 10-14. - Alteration of dunes prohibited without permit.

(a) No person may damage, destroy, or remove a sand dune or a portion of a sand dune seaward of the dune protection line, or kill, destroy, or remove in any manner any vegetation growing on a sand dune seaward of the dune protection line, unless the concurrent beach/dune committee properly issues a dune protection permit authorizing the conduct, provided however, landward of the dune protection line, development within five hundred (500) feet of the existing concrete seawall is required to retain any displaced sand on site or place it on the beach immediately seaward of the concrete seawall. Such development does not require a dune protection permit.

Sec. 10-15. - Acts prohibited without a beachfront construction certificate.

No person shall cause, engage in, or allow construction on land adjacent to and landward of public beaches within the area seaward of the beachfront construction line without a beachfront construction certificate. Construction not affecting public beach access and use may nevertheless require a dune protection permit, erosion response permit, or a permit pursuant to other city ordinances.

Sec. 10-63. - Dune walkovers.

(b) Permittees shall relocate walkovers to follow any landward migration of the public beach or seaward migration of dunes using the following procedures and standards.

(1) After a major storm or any other event causing significant landward migration of the landward boundary of the public beach, permittees shall shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the encroachment.

(2) In cases where the migration of the landward boundary of the public beach occurs slowly over a period of time or where a dune walkover needs to be lengthened because of the seaward migration of dunes, the permittee shall apply for a permit or certificate authorizing the modification of the structure.



What is required to do work?

Repairing any work post Hurricane Hanna is of most importance to our department and you. Work must be done in an accordance with the General Land Office requirements. The two main requirements are to receive a Dune Protection Permit from Nueces County and a Beachfront Construction Certificate from the City of Corpus Christi Development Services Department.

Where do I apply for a building permit?

You can email applications to PermitRequests@cctexas.com or visit Development Services at 2406 Leopard Street, 78408. The Department is located on the first floor of the Frost Building on the corner of Leopard Street and Kennedy Avenue near Port Avenue.

Purpose: The purpose of Dune Protection Permit is to protect the Gulf of Mexico dune complex. The purpose of the Beachfront Construction Certificate is to protect the public's right of access to and along Gulf of Mexico public beaches.

Jurisdictional Area for Dune Protection: 1,000 feet landward of mean high tide along Gulf of Mexico beaches except for beaches within the state park and beaches behind the North Padre Island Seawall.

Dune Protection Authority: The City of Corpus Christi does not have Dune Protection authority in Nueces County within the city limits and the City's five mile Extraterritorial Jurisdiction. For Dune Permits please contact Nueces County. The City of Corpus Christi does have Dune Protection authority in Kleberg County within the city limits and the City's five mile Extraterritorial Jurisdiction. For Dune Protection Permits in Kleberg County contact the City of Corpus Christi Development Services Department.

Beachfront Construction Certificate Authority: The City of Corpus Christi has Beachfront Construction Certificate authority within Corpus Christi City limits and the City's five mile Extraterritorial Jurisdiction in Nueces and Kleberg Counties.

Jurisdictional Area for Beachfront Construction Certificates: State Highway 361 or the first parallel road to the dunes whichever is greater.

Typical Time and cost for a Permit?

A Beachfront Construction Permit's Application Fee and processing time is dependent on the size of the property. For Information on the cost Dune Protection Permit's please contact Nueces County. A Dune Protection Permit from Nueces County may take up to **3 months** to complete once the application is complete.

Additional Information:

AEP Texas

For reporting downed power lines: 1-866-223-8508

For reporting a power outage: 1-877-373-4858

City of Corpus Christi

For reporting issues with City utilities: 361-826-CITY (2489)

Before Digging

811

211 Texas line for help evacuating and for shelters