



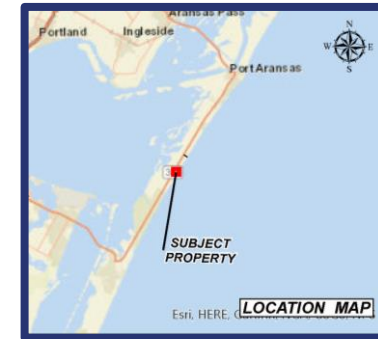
CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

BD9253,
EMMBH, LLC

PLANNING COMMISSION, AUGUST 5, 2026



EMMBH, LLC



SMALL-SCALE BEACHFRONT
CERTIFICATE
106 BEACH VIEW DRIVE
FOR COMPENSATION



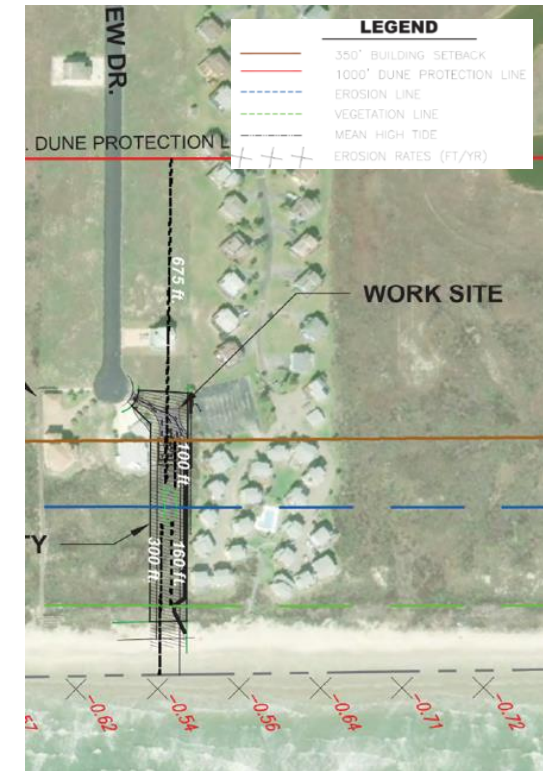
Definitions & Applicability

Beachfront construction certificate are forwarded to the Beach/Dune Committee when a proposed construction is seaward of the Erosion Area Line.

Beachfront Construction Certificate	Dune Protection Permit	Erosion Area Line
A line within 1,000 feet landward of mean high tide or seaward of the first public road, whichever is greater. Small Scale: Less than 5,000 SF and no more than 2 stories of habitable space Large Scale: Greater than 5,000 SF and 3 or more stories of habitable space, or a dune walkover Required: when construction is proposed seaward of the Beachfront Construction Line	A Line within 1,000 feet landward of the mean high tide of the Gulf of Mexico. Required: Requires construction seaward of the “Dune Protection Line” to apply for a Dune Protection Permit.	An imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, whichever is greater.



Proposed Compensation Plan



Public Notification

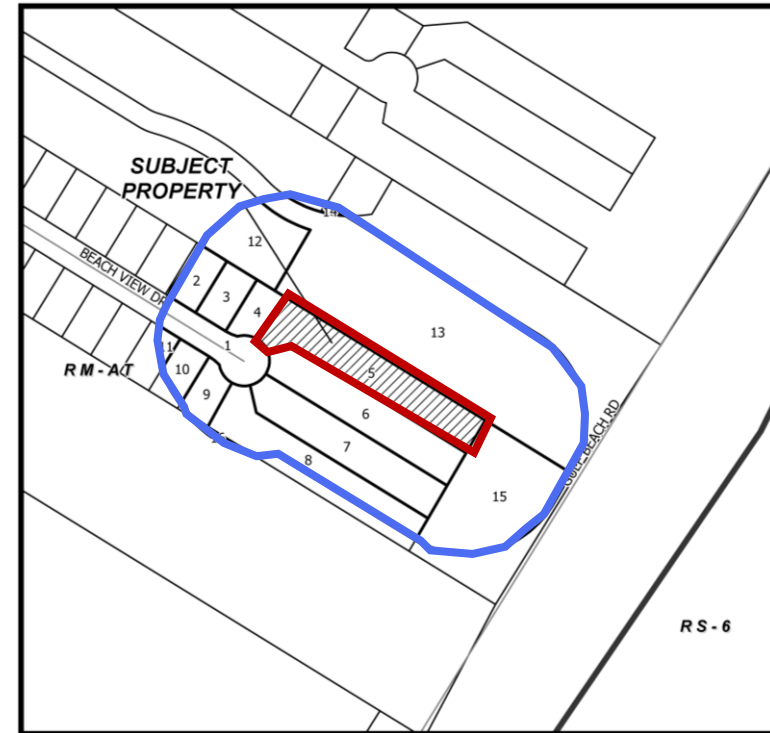
61 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Analysis & Recommendation

- Staff reviewed the subject property's background information and the applicant's purpose for the request. After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive compensation and mitigation plan, staff recommends **approval**.
- Staff also observed that all the required findings for the Concurrent Beach/Dune Committee have been adequately met and the General Land Office's comments have been satisfied.
- The purpose of the request is to address adverse impacts to 287 Cubic Yard of dune. The original has expired; therefore, new authorization is required.

STAFF RECOMMENDS APPROVAL





Thank you!