

LIVING SHORELINES: A QUICK GUIDE FOR TEXAS LANDOWNERS



Imagery, clockwise: Living shorelines located in Redfish Bay, Trinity Bay (photo courtesy of Galveston Bay Foundation), Copano Bay, Eckert Bayou (photo courtesy of GBF), Trinity Bay (photo courtesy of GBF), and Mud Lake (photo courtesy of GBF)

Introduction

This document provides quick guide on how to apply for a living shoreline in Texas, focused on permitting for individual landowners along their shoreline. This is a companion to the comprehensive *Living Shorelines: A Permitting Guide for Texas Landowners*. Please note that while this information covers what is required for most landowner living shoreline projects, there may be additional information or processing required due to a site location or project components. **We strongly urge early coordination with the GLO Permit Service Center (PSC)** for a landowner considering implementing a living shorelines project on their property. The three entities landowner will need to apply with are the General Land Office (GLO), the United States Army Corps of Engineers (USACE), and the Texas Parks and Wildlife Department.

**General Land Office PSC, Upper Coast
(Sabine River to Live Oak Bayou)**
Texas A&M University Galveston Campus
1001 Texas Clipper Road, Building 3025,
Room 123
Galveston, Texas 77553
409-741-4057
866-894-7664 (toll free)
permitting.assistance@glo.texas.gov

**General Land Office PSC, Lower Coast
(Colorado River – South Padre)**
602 N. Staples St., Suite 240
Corpus Christi, Texas 78401
361-886-1630
361-888-9305 (fax)
permitting.assistance@glo.texas.gov



The Texas General Land Office

All projects under General Land Office (GLO) jurisdiction need a lease from the GLO and an approved Coastal Boundary Survey (CBS). Jurisdiction covers most coastal submerged areas of Texas bays and tidally influenced rivers. The Permit Service Center (PSC) can help determine if an area is under GLO jurisdiction.

Landowners will need to obtain the appropriate application through the PSC, complete and return it to the PSC. Applications and instructions may be accessed at <https://www.glo.texas.gov/coast/coastal-management/permitting/index.html>

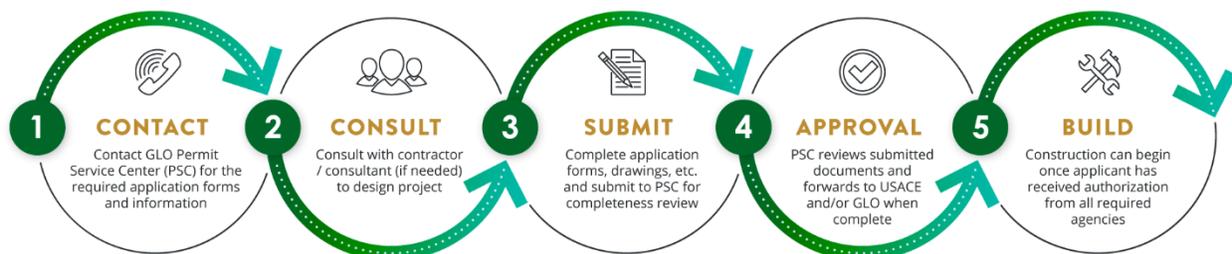


Figure 1. Application Process through the GLO PSC

A CBS must be completed by a licensed state land surveyor (LSLS) or the county surveyor of the county in which the land is located. Information and a list of LSLS surveyors can be found through the Texas Board of Professional Land Surveying at <https://pels.texas.gov/>. The

surveyor will coordinate with GLO Survey Sciences to conduct and record the CBS. Construction may begin once the lease contract is executed, the CBS has been approved and filed, and all other agency permits or authorizations have been granted.



The Texas Parks and Wildlife Department

Living shorelines projects that involve planting aquatic plants or oyster seeding require a Texas Parks and Wildlife *TPWD Application for Permit to Introduce Fish, Shellfish, or Aquatic Plants into Public Waters*. This permit describes when and where the plants will be placed, the purpose of the project, and what species will be used. Most projects will require this permit. The form may be accessed at https://tpwd.texas.gov/publications/pwdforms/media/pwd_1019_t3200_app_permit_stock_public_waters.pdf.

Projects that involve dredging marl, sand, gravel, shell, or mudshell in a streambed or navigable state waterway require a *Marl, Sand, Gravel, Shell or Mudshell Permit* from TPWD. This permit describes the volume and surface area of material to be disturbed, the purpose of the project, and other project specifications. Projects that involving moving sediment in a stream may require this permit. The form and additional information may be accessed at https://tpwd.texas.gov/fag/landwater/sand_gravel/#dig3



The United States Army Corps of Engineers

A permit is required from the USACE for living shoreline projects. The permit application is provided by the GLO PSC. Landowners should fill it out and submit it to the PSC. The PSC will check for completeness and forward it to the appropriate USACE office. The USACE will contact the applicant directly with any questions.

Depending on the components and specifications of the project, it may qualify for a *Nationwide Permit, Letter of Permission, or Individual Permit*. The Nationwide Permit (NWP) does not require extensive review if certain criteria are met; these permits are issued much faster than individual permits. Landowners are encouraged to design projects that fit within the restrictions of the *Nationwide Permit 54 – Living Shorelines* for ease of permitting. Projects that do not fit within NWP are subject to review by additional federal and state agencies, posted for public notice, often require additional surveys and data collection, and take longer to process. In addition to the Nationwide Permit 54, NWP 27 Aquatic Habitat Restoration, Enhancement, and Establishment Activities or NWP 13 Bank Stabilization may be applicable.

Information on the NWP criteria are found at:

USACE NWP 13 – Bank Stabilization

<https://www.swt.usace.army.mil/Portals/41/docs/missions/regulatory/2021%20NWP/NWP-13.pdf?ver=kECSoyWczdusPynQeNdrCQ%3D%3D>

USACE NWP 27 – Aquatic Habitat Restoration, Enhancement, and Establishment Activities

https://www.swt.usace.army.mil/Portals/41/docs/missions/regulatory/2021%20NWP/NWP-27.pdf?ver=2Lce-C9I_3zKSuZfvgv-lw%3D%3D

USACE NWP 54 – Living Shoreline

<https://www.swt.usace.army.mil/Portals/41/docs/missions/regulatory/2021%20NWP/NWP-54.pdf?ver=5LdLM2jDQyrn9GykSMxjKw%3D%3D>

Questions?

Landowners looking for guidance or with further questions may contact the PSC or

Kristin Hames,
GLO Natural Resources Specialist
(512) 463-9271
kristin.hames@glo.texas.gov

Additional online resources are:

GLO Living Shorelines Website <https://www.glo.texas.gov/livingshorelines/build/permitting-process.html>

A Guide to Living Shorelines in Texas (Living Shorelines manual)

<https://www.glo.texas.gov/livingshorelines/documents/guide-to-living-shorelines-in-texas.pdf>

GLO Coastal Boundary Survey Information Sheet

<https://www.glo.texas.gov/livingshorelines/documents/coastal-boundary-survey-info-sheet.pdf>

GLO Living Shorelines Information Sheet

<https://www.glo.texas.gov/livingshorelines/documents/living-shorelines-requirements.pdf>