

**NOTICE OF LA MARQUE
SPECIAL PLANNING AND ZONING COMMISSION
MEETING
BY TELEPHONE CONFERENCE**

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of La Marque will conduct a Special meeting scheduled for **Tuesday, July 28, 2020 at 5:00 PM by telephone and video conference** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found online at:

<https://ci.la-marque.tx.us/AgendaCenter>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairman during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE IN THE
MEETING IS:

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 919 4087 5375

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going to the following internet address:

<https://zoom.us/j/91940875375>

Once you are on the website, you may need to enter the following:

Meeting ID: 919 4087 5375

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

Hugh Cash - Chairperson
Greg Cornett - Vice-Chairperson
Augustino Molis - Commissioner

Alan Waters - Commissioner
Douglas Hobgood - Commissioner
Chris Colombo - Alternate

CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Special Meeting
AGENDA
Of
July 28, 2020

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct **a Special Called Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, July 28, 2020 at 5:00 p.m.,** for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone.**

(4) APPROVAL OF MINUTES

- a.** Approval of Minutes for April 28, 2020
- b.** Approval of Minutes for May 12, 2020
- c.** Approval of Minutes for May 26, 2020

(5) NEW BUSINESS

- a.** Discussion / possible action regarding an application for abandonment of a portion of a unimproved public right-of-way in the Ambrose subdivision near FM 1765 and Delany Road.

(6) CHAIRPERSON'S REPORT

(7) REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners for items to be placed on future Planning and Zoning agendas and announcements on:

- (1) Expressions of thanks, congratulations, or condolence;
- (2) Information regarding holiday schedules;
- (3) An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) A reminder about an upcoming event organized or sponsored by the governing body;
- (5) Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and
- (6) Announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

(8) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **July 24, 2020**, before 5:00 p.m.

Robin Eldridge, TRMC
City Clerk

••••• This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or
••••• interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-
••••• 9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.
•••••



1111 Bayou
La Marque, Texas 77568
409-938-9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MINUTES
of
April 28, 2020**

Special Meeting Minutes of the City of La Marque Planning and Zoning Commission held on April 28, 2020, beginning at 4 p.m. **via telephone and video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19, (meeting I.D. 992 2716 6459)** and with the following members present: Hugh Cash, Greg Cornett, Alan Waters, Douglas Hobgood and Chris Colombo. Absent was Augustino Molis.

(1) CALL TO ORDER

Chairperson Cash called the meeting to order at 4:00 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Hugh Cash
Vice Chairperson Greg Cornett
Commissioner Alan Waters
Commission Douglas Hobgood
Chris Colombo (Alternate)

ABSENT:

Commissioner Augustino Molis

OTHER OFFICIALS/STAFF PRESENT:

Derra Purnell – Acting City Attorney
Dinh Ho, ADICO-City Engineer
Sussie Sutton – Development Coordinator

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Commissioner Cash.

(4) APPROVAL OF MINUTES

- a.** Meeting minutes of March 10, 2020.

Commissioner Waters motioned to approve the minutes of March 10, 2020. Commissioner Hobgood seconded. **MOTION PASSED UNANIMOUSLY.**

(5) PUBLIC COMMENTS

There were none.



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(6) NEW BUSINESS

- a. Presentation Interim City Attorney Derra Purnell addressing the governor's order to hold telephone / video municipal public meetings to further the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

Ms. Purnell addressed the commission and explained the governor's actions.

- b. Discussion/possible action regarding the use of telephonic/video meeting guidelines and regulations.

Ms. Purnell addressed the commission and explained the workings of telephone/video meeting guidelines and regulations.

- c. Discussion/possible action regarding a Final Plat of Landing at Delany Cove Section 12. A subdivision of 16.368 acres located in S.F. Austin League No. 4 Survey, A-2, City of La Marque, Galveston County, Texas.

Commissioner Waters motioned to approve the Preliminary Plat of Landing at Delany Cove Section 12. Commissioner Cornett seconded. **MOTION PASSED UNANIMOUSLY.**

- d. Discussion/possible action regarding Preliminary Plat of Landing at Delany Cove Section 13. A subdivision of 11.9 acres located in S.F. Austin League No. 4 Survey, A-2, City of La Marque, Galveston County, Texas.

Commissioner Waters motioned to approve the Preliminary Plat of Landing at Delany Cove Section 13. Second by Commission Cornett. **MOTION PASSED UNANIMOUSLY.**

- e. Discussion/possible action regarding Preliminary Plat of Sunset Grove Section Three, being a subdivision of 13.29 Acres located in Stephen F. Austin League No. 4, Abstract-2 City of La Marque, Galveston County, Texas; also being a Partial RePlat of Lots 13 and 14 of Delany Road Acres Volume 18, Page 760, G.C.M.R. south of Delany Rd. A subdivision of 11.9 acres located in S.F. Austin League No. 4 Survey, A-2, City of La Marque, Galveston County, Texas.

Commissioner Waters motioned to approve the Preliminary Plat of Sunset Grove Section Three. Second by Commission Hobgood. **MOTION PASSED UNANIMOUSLY.**



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(8) CHAIRPERSON'S REPORT

Nothing was reported.

(9) REQUESTS AND ANNOUNCEMENTS

Nothing was reported

(10) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 4:24 p.m.

Hugh Cash, Chairperson
Planning & Zoning Commission



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**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING and REGULAR MEETING
MINUTES
of
May 12, 2020**

Public Hearing and Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on May 12, 2020, beginning at 4 p.m. **via telephone and video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19, (meeting I.D. 992 2716 5825)** with the following members present: Hugh Cash, Greg Cornett, Augustino Molis, Alan Waters, and Chris Colombo. Absent was Douglas Hobgood.

(1) CALL TO ORDER

Chairperson Cash called the meeting to order at 4:03 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Hugh Cash
Vice Chairperson Greg Cornett
Commissioner Augustino Molis
Commissioner Alan Waters
Chris Colombo (Alternate)

ABSENT:

Commission Douglas Hobgood

OTHER OFFICIALS/STAFF PRESENT:

Derra Purnell - Acting City Attorney
Dinh Ho, ADICO - City Engineer
Robert Michetich - Council Member
Sussie Sutton - Development Coordinator

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairperson your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. Press *6 to mute or unmute if you are participating by telephone.

There were no comments.



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(4) PUBLIC HEARINGS

- a. Public hearing on a preliminary report regarding a request to change the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establish zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amend the comprehensive plan and official zoning map in accordance with this Planned Development District.

There were no comments.

- b. Public hearing on a preliminary report regarding a request to change the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Ambrose Planned Development District, establish zoning regulations for the Ambrose Planned Development District, and amend the comprehensive plan and official zoning map in accordance with this Planned Development District.

There were no comments.

- c. Public hearing on a preliminary report regarding a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single Residential to GC General Commercial.

There were no comments.

(5) NEW BUSINESS

- a. Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establishing zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District.

Commissioner Waters motioned to recommend approval of the final report and the recommendation to City Council on an ordinance changing the zoning district



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for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establishing zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District. Second by Commission Alternate Colombo the motion carried unanimously.

- b. Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Ambrose Planned Development District, establishing zoning regulations for the Ambrose Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District.

Commissioner Molis motioned to table the final report and the recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II) and to bring the request back to the next meeting. Second by Commissioner Cornett the motion carried unanimously.

- c. Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single Family Residential to GC General Commercial.

Commissioner Molis motioned to table the final report and the recommendation to City Council on a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single Family Residential to GC General Commercial and to present at the next commission meeting. Second by Commissioner Waters the motion carried unanimously.

(6) CHAIRPERSON'S REPORT

There was no report.

(7) REQUESTS AND ANNOUNCEMENTS

No requests or announcements.



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(8) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 5:06 p.m.

Hugh Cash, Chairperson
Planning & Zoning Commission



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**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING and SPECIAL MEETING
MINUTES
of
May 26, 2020**

Public Hearing and Special Meeting Minutes of the City of La Marque Planning and Zoning Commission held on May 26, 2020, beginning at 4 p.m. **by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19**; with the following members present: Hugh Cash, Greg Cornett, Augustino Molis, Alan Waters, and Chris Colombo. Absent was Douglas Hobgood.

(1) CALL TO ORDER

Chairperson Cash called the meeting to order at 4:03 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Hugh Cash
Vice Chairperson Greg Cornett
Commission Douglas Hobgood
Commissioner Alan Waters
Chris Colombo (Alternate)

ABSENT:

Commissioner Augustino Molis

OTHER OFFICIALS/STAFF PRESENT:

Derra Purnell – Acting City Attorney
Dinh Ho, ADICO – City Engineer
Robert Michetich – Council Member
Sussie Sutton – Development Coordinator

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairperson your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. Press *6 to mute or unmute if you are participating by telephone.

There were no comments.



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(4) PUBLIC HEARINGS

- a. Public hearing on a preliminary report regarding a request to change the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establish zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amend the comprehensive plan and official zoning map in accordance with this Planned Development District.

There were no comments.

- b. Public hearing on a preliminary report regarding a request to change the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Ambrose Planned Development District, establish zoning regulations for the Ambrose Planned Development District, and amend the comprehensive plan and official zoning map in accordance with this Planned Development District.

There were no comments.

- c. Public hearing on a preliminary report regarding a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single Residential to GC General Commercial.

There were no comments.

(5) NEW BUSINESS

- a. Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establishing zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District.

Commissioner Waters motioned to recommend a favorable approval of the final report and the recommendation to City Council on an ordinance changing the



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zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establishing zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District. Second by Alternate Member Colombo the motion carried unanimously.

- b. Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Ambrose Planned Development District, establishing zoning regulations for the Ambrose Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District.

Commission member Waters motioned to recommend a favorable recommendation to City Council to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential zoning district to Ambrose Planned Development District, establishing zoning regulations for the Ambrose Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District. Second by Alternate Member Colombo.

Commission Member Greg Cornett's absence noted at 4:40 p.m.

- c. Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single Family Residential to GC General Commercial.

Alternate Member Colombo motioned to table the recommendation to City Council to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single Family Residential



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zoning district to Ambrose Planned Development District, establishing zoning regulations for the Ambrose Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District. Second by Commission Member Habgood the motion passed unanimously.

(6) CHAIRPERSON'S REPORT

There was no report.

(7) REQUESTS AND ANNOUNCEMENTS

No requests or announcements.

(8) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 5:16 p.m.

Hugh Cash, Chairperson
Planning & Zoning Commission



City of La Marque Planning & Zoning Commission

Discussion Date: July 28, 2020

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Discussion/possible action regarding a request for abandonment of an unimproved public right-of-way in the Ambrose subdivision near FM 1765 and Delany Road.

DISCUSSION: A request was received to abandon an unimproved right-of-way in the Ambrose subdivision (the area recently approved by Council under the Ambrose Planned Development District Zoning Ordinance). The unimproved right-of-way will be replaced by a new public right-of-way to be dedicated by deed or final plat in accordance with the General Plan that was already approved by Council.

The general land plan has already been approved, but the old public right-of-way must be expressly abandoned by Council to be legally effective.

This Ordinance is drafted to provide that the abandonment is not effective until either the new right-of-way is dedicated or the appraised value of the property being abandoned is paid to the City. This protects the City in the unlikely event that the Ambrose development is never platted.

The Ambrose PDD zone change and the Ambrose Planned Development District Zoning Ordinance and general plan recommended for approval by Planning and Zoning Commission in May of 2020.

RECOMMENDATION: Motion to approve Ordinance No. O-2020-_____ abandoning unimproved public right-of-way in the Ambrose subdivision.

ATTACHMENTS:

1. Ordinance No. O-2020-_____
3.

2. Ambrose Approved General Plan
4.

ORDINANCE NO. O-2020-_____

AN ORDINANCE OF THE CITY OF LA MARQUE, TEXAS, FINDING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF AN UNIMPROVED PUBLIC RIGHT-OF-WAY IN THE AMBROSE SUBDIVISION NEAR FM 1765 AND DELANY ROAD; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING SAID ABANDONED RIGHT-OF-WAY TO THE PROPERTY OWNERS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the Owners of property adjacent to and underlying the hereinafter described right-of-way, by and through their authorized agents, have petitioned the City of La Marque, Texas to vacate, abandon, and close that portion of unimproved public right-of-way in the Ambrose subdivision near FM 1765 and Delany Road, as more particularly described in Exhibit "A", within the City of La Marque, Texas (the "Right-of-way"); and

WHEREAS, the City Council has determined this Right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of La Marque, Texas, hereby finds and determines that, subject to the conditions in Section 3 of this Ordinance, public convenience and necessity no longer require the continued existence of that portion of the unimproved public right-of-way in Ambrose subdivision, more particularly described depicted in Exhibit "A", attached hereto and made a part hereof for all purposes, within the City of La Marque, Texas, and this Right-of-way is hereby vacated, abandoned, and closed, subject to the conditions in Section 3 of this Ordinance.

Section 3. This abandonment shall not be effective unless and until one of the following conditions is met: (1) alternative public right-of-way is dedicated by a final plat in accordance with the general plan approved for Ambrose subdivision, unless such general plan is amended and approved by City Council prior to dedication of the alternative right-of-way; or (2) following payment of the appraised value of the Right-of-way by the adjacent property owners in proportion to the ownership being conveyed in accordance with City Code Section 56-5. Upon satisfaction of one of these

conditions, the Mayor and City Clerk are hereby authorized to execute and attest, respectively, quitclaim deeds, conveying the hereinabove described abandoned right-of-way to the property owners in proportion to their ownership of adjacent property or otherwise provide documentation of this abandonment up request of the adjacent owners.

Section 4. Effective Date and Publishing. This ordinance shall be effective upon the expiration of the time period provided in City Charter Section 13.09 following adoption on second and/or final reading after publication and hearing, as provided in Sections 2.17-2.19 of the Charter of the City of La Marque, and publication in accordance with Section 52.013 of the Texas Local Government Code.

Section 5. Conflict and Repeal. This ordinance is intended to be cumulative and shall not repeal any previous ordinances except to the extent of an irreconcilable conflict.

Section 6. Severability. In the event any clause, phrase provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED on First Reading this ____ day of _____ 2020; and PASSED, APPROVED, AND ADOPTED on Second and Final Reading this ____ day of _____ 2020.

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, City Clerk, TRMC

Exhibit A

GARRETT ST.

DRILL SITE

All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

SCALE : 1" = 100'
0 50 100 200
DATE : 03-17-2020



LEGEND

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	276	95%	41.9 AC.
B 50 x 115	14	05%	1.9 AC.
TOTAL	290	100%	43.8 AC.

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	2.5± AC.
OPEN SPACE	9.9± AC.
DETENTION	12.5± AC.
RIGHT OF WAYS	13.2± AC.
TOTAL	38.1± AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES HL&P ESMT.'S)

PHASE 3
88 LOTS
(50'x120')

PHASE 1
106 LOTS
(50'x120')
(50'x115')

PHASE 2
96 LOTS
(50'x120')

PARK
2.1± ACRES

PARK
0.4± ACRES

DETENTION/
OPEN SPACE
12.5± ACRES

FLEMMING ST.

ENTRY

ENTRY

CITY OF LA MARQUE
CITY OF HITCHCOCK



M/I HOMES

SALTGRASS PH.2 TRACT
82.0± ACRES WITHIN LA MARQUE, TX.
PLANNED DEVELOPMENT DISTRICT



PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD., 3RD FLOOR HOUSTON, TEXAS 77042 713.343.0394
9050 CAPITAL OF TX HWY. BLDG 3, SUITE 390 AUSTIN, TEXAS 78759 512.646.3445

Garrett St

RESERVE "B"
0.62 AC.

RESERVE "C"
2.1 AC.

PHASE 3

RESERVE "B"
1.2 AC.

RESERVE "A"
2.1 AC.

RESERVE "A"
.74 AC.

ENTRY

PHASE 2

CITY OF LAMARQUE

CITY OF HITCHCOCK

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	92	87%	14.2 AC.
B 50 x 115	14	13%	1.9 AC.
TOTAL	106	100%	16.1 AC.



RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	96	100%	14.5 Ac.
TOTAL	96	100%	14.5 Ac.

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	88	100%	13.2 Ac.
TOTAL	88	100%	13.2 Ac.

USE	ACREAGE
OPEN SPACE	1.9 AC.
PARK	2.5 AC.
DETENTION	12.5 AC.
RIGHT OF WAYS	6.2 AC.
TOTAL	23.1 AC.

USE	ACREAGE
OPEN SPACE	0.9 AC.
RIGHT OF WAYS	3.6 AC.
TOTAL	4.5 AC.

USE	ACREAGE
OPEN SPACE	3.3 AC.
RIGHT OF WAYS	3.5 AC.
TOTAL	6.8 AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
 PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES 3.8 AC. HL&P ESMT.'S)
 OVERALL TOTAL=82.0± AC

PHASE 1

PHASE 2

**RESERVE "H"
DETENTION**
12.5 AC.

RESERVE "J"
0.06 AC.



M/I HOMES

SALTGRASS PH.2 TRACT

82.0± ACRES WITHIN LA MARQUE, TX.

OPEN SPACE PHASE PLAN



PLANNING & LANDSCAPE ARCHITECTURE
 2107 CITYWEST BLVD, 3RD FLOOR | 9050 CAPITAL OF TX HWY, BLDG 3, SUITE 390
 HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
 713.343.0394 | 512.646.3445



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

SCALE: 1" = 100'
0' 50' 100' 200'
DATE: 03-17-2020

NORTH

LEGEND

PHASE 1 RESERVE AREA CALCULATIONS

RESERVE	AREA	RESERVE	AREA
A - PARK AREA	2.1 ± AC.	F - LANDSCAPE OPEN SPACE	0.06 ± AC.
B - LANDSCAPE OPEN SPACE	1.2 ± AC.	G - PARK AREA	0.40 ± AC.
C - LANDSCAPE OPEN SPACE	0.04 ± AC.	H - DETENTION / OPEN SPACE	12.5 ± AC.
D - LANDSCAPE OPEN SPACE	0.39 ± AC.	I - LANDSCAPE OPEN SPACE	0.10 ± AC.
E - LANDSCAPE OPEN SPACE	0.10 ± AC.	J - LANDSCAPE OPEN SPACE	0.06 ± AC.
TOTAL		16.9 ± AC.	

PHASE 2 RESERVE AREA CALCULATIONS

RESERVE	AREA
A - LANDSCAPE OPEN SPACE	0.75 ± AC.
B - LANDSCAPE OPEN SPACE	0.12 ± AC.
TOTAL	0.9 ± AC.

PHASE 2 RESERVE AREA CALCULATIONS

RESERVE	AREA
A - LANDSCAPE OPEN SPACE	0.66 ± AC.
B - LANDSCAPE OPEN SPACE	0.62 ± AC.
C - LANDSCAPE OPEN SPACE	2.1 ± AC.
TOTAL	3.3 ± AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES

PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES HL&P ESMT.'S)

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SCALE : 1" = 30'
0 15 30 60
DATE : 1-11-2019 NORTH



SPLASH PAD
PLAY EQUIPMENT &
DOUBLE BAY SWING
4' STEEL FENCE

MONUMENT SIGN
CONC. SIDEWALK
SHADE STRUCTURE
BENCH



SALTGRASS PH.2 TRACT

88.1± ACRES WITHIN LA MARQUE, TX.

CONCEPTUAL PARK PLAN

7gen
PLANNING

PLANNING & LANDSCAPE ARCHITECTURE

2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
713.343.0394

9050 CAPITAL OF TX HWY, BLDG 3, SUITE 390
AUSTIN, TEXAS 78759
512.646.3445

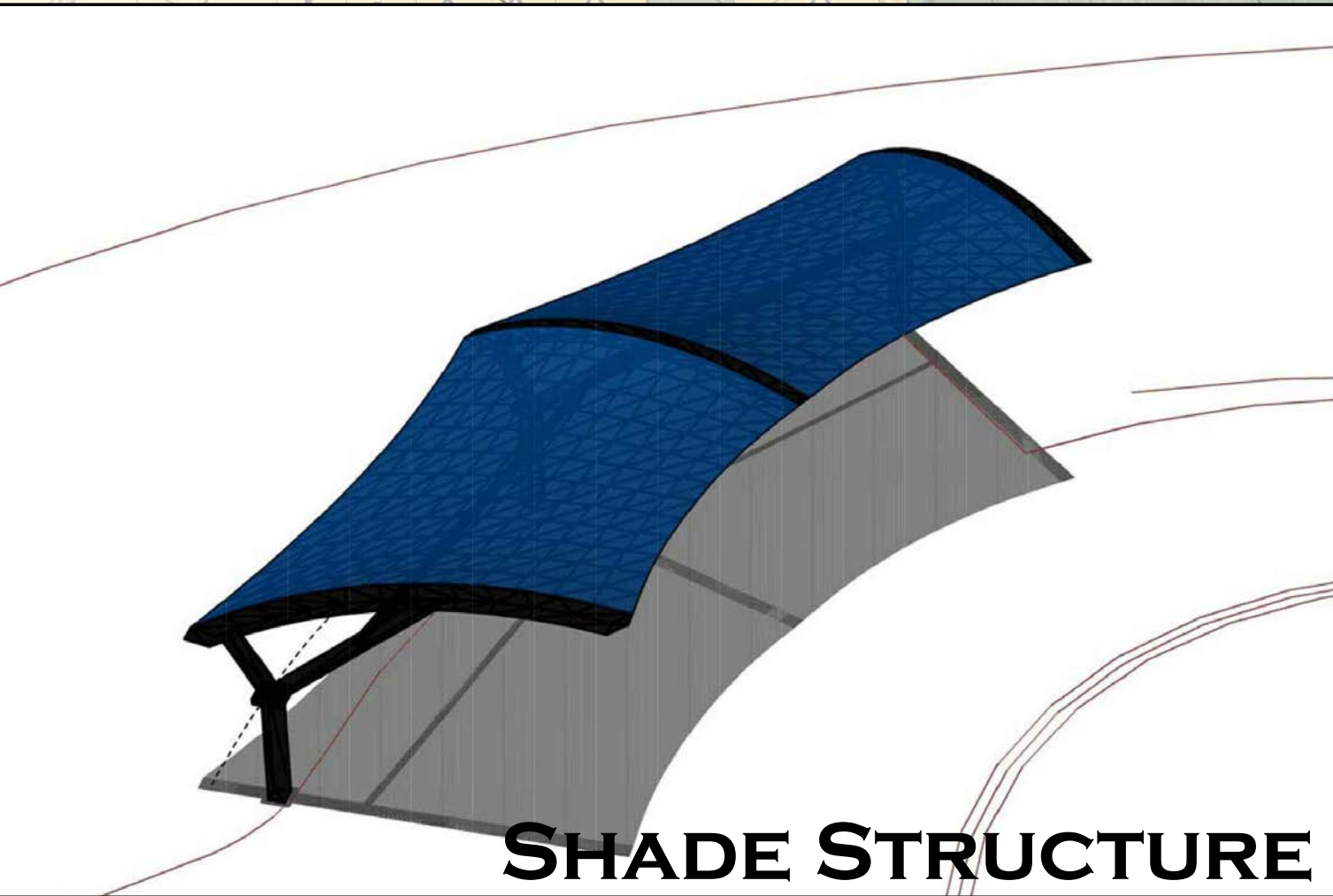
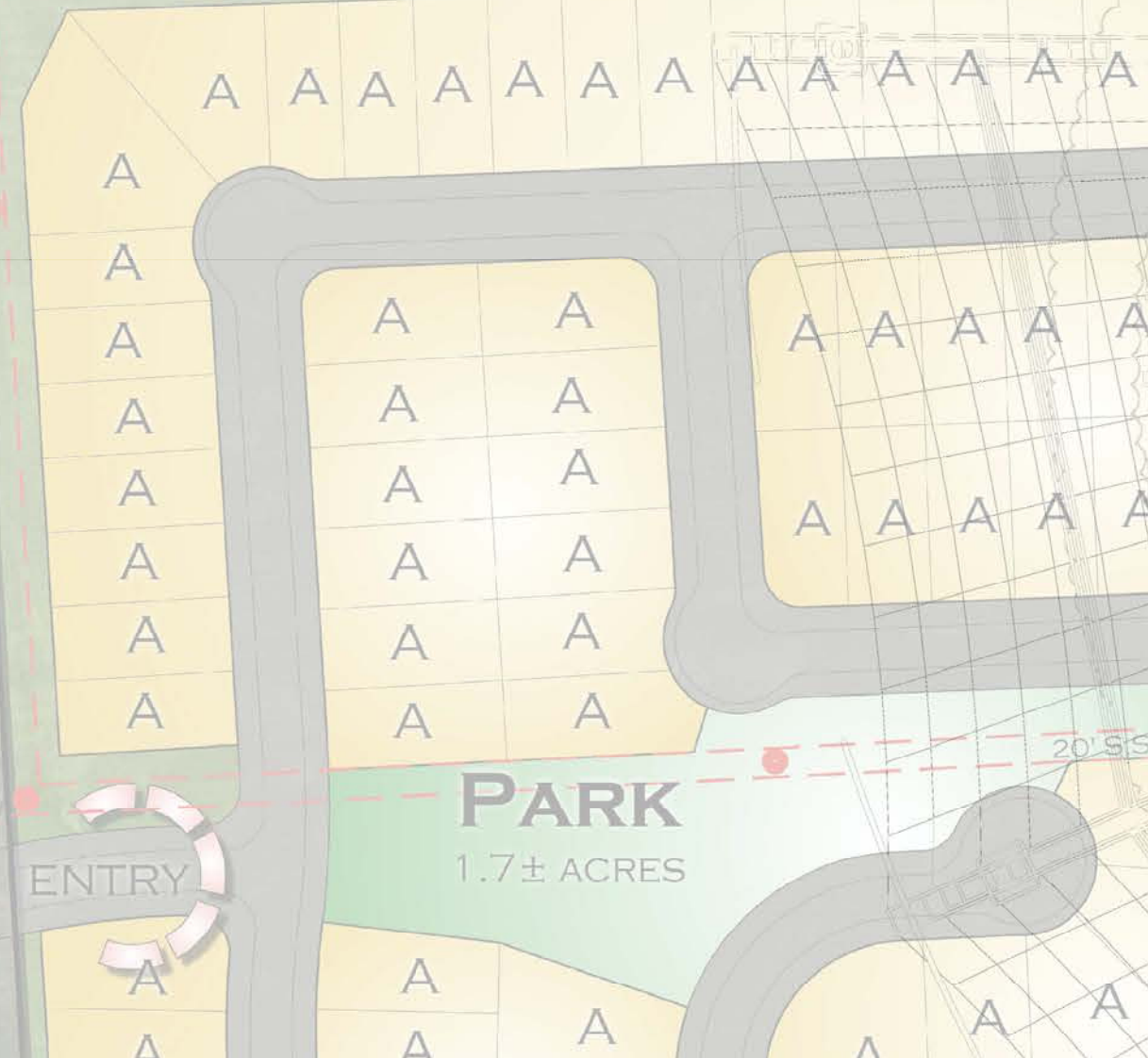
Drawing: L102 LAND PLANNING CLIENTS: M/I Homes PH2B04 Land Planning007 Community Character/Saltgrass_Conc02.dwg
Plot Number: Jan 13, 2016 10:22:30



SPLASHPAD



PLAYGROUND



SHADE STRUCTURE



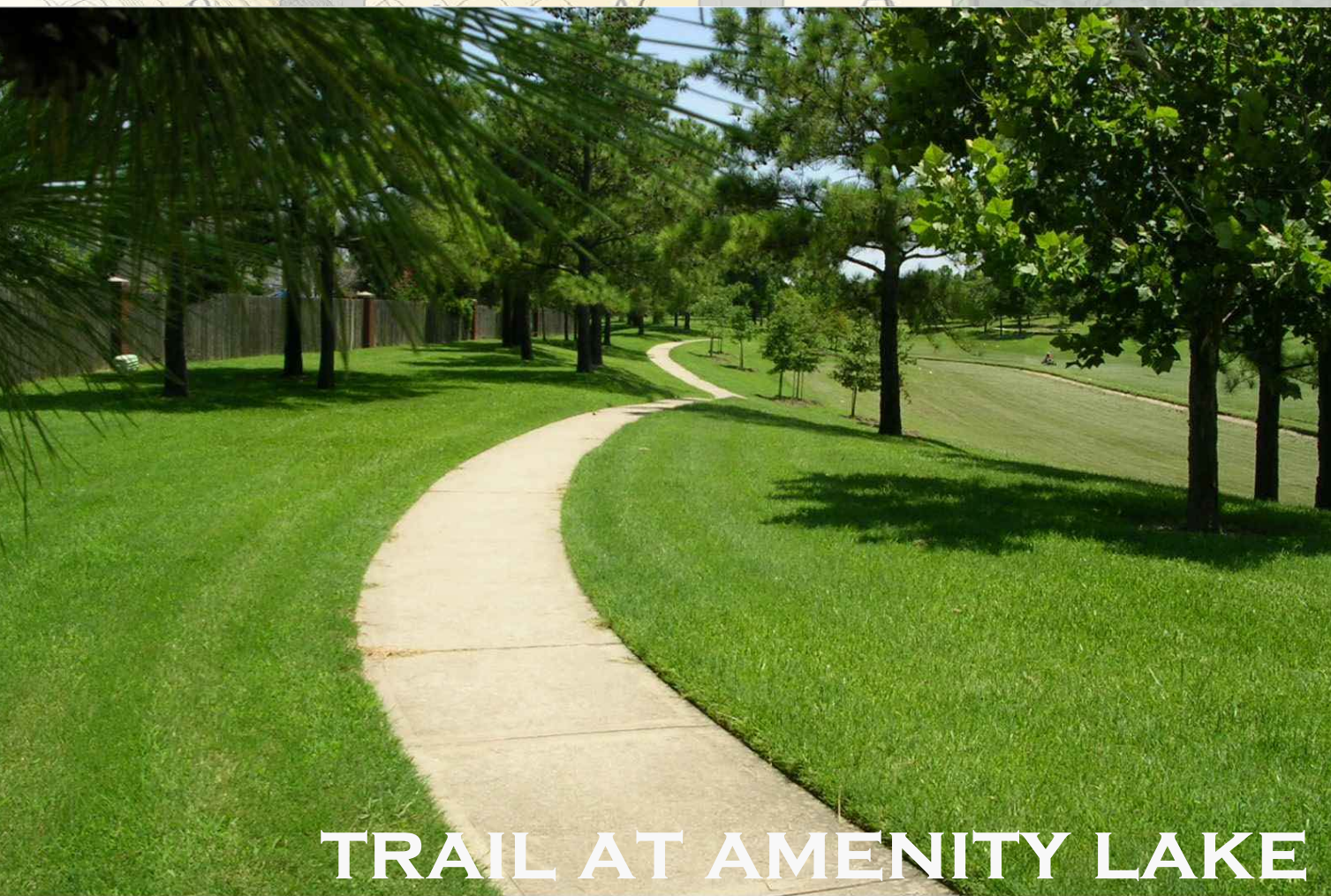
BENCH



TRASH RECEPTACLE



POND WATER FOUNTAIN



TRAIL AT AMENITY LAKE



BACKLESS BENCH



BIKE RACK



SALTGRASS PH.2 TRACT

82.0 ± ACRES WITHIN LA MARQUE, TX.

COMMUNITY CHARACTER PROPOSED AMENITIES

