

**NOTICE OF LA MARQUE
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 its meeting scheduled for **Tuesday, September 15, 2020 at 4:00 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 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. You may submit comments in advance for this meeting by contacting the City Clerk's office.

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: 965 4707 1107

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/96547071107>

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

Meeting ID: 965 4707 1107

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
Regular Meeting
AGENDA
Of
September 15, 2020

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, September 15, 2020 at 4:00 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) MINUTES:

Discussion / possible action to approve August 18, 2020 Meeting Minutes

(5) PUBLIC HEARINGS

- a. Public hearing on a final report regarding a request from Dwayne Evans to change the zoning district for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road from (R-1) Single-Family Residential to a Planned Development District.
- b. Public hearing on a preliminary report on a request to change the zoning district from (R-1) Single-Family Residential to (C-1) General Commercial for Lots 1, 2, 3 of the Johansson Addition located at 2105 Gulf Freeway, La Marque, Texas.

(6) NEW BUSINESS

- a. Discussion / possible action to issue a final report and provide a recommendation to City Council regarding a zone change from (R-1) Single-Family Residential to a (PDD) Planned Development District requested for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road, from Dwayne Evans.
- b. Discussion/possible action to issue a final report and provide a recommendation to City Council regarding a zone change from (R-1) Single-Family Residential to (C-1) General Commercial for Lots 1, 2, 3 of the Johansson Addition located at 2005 Gulf Freeway, La Marque, Texas.
- c. Discussion / possible action regarding a plat application, Mainland Partial Replat #1, for 601 Delaney Road.
- d. Discussion/possible action regarding a plat of Landing at Delany Cove Section 13 (extension of previous preliminary plat approval given March 10, 2020), located near Delany Road and F.M.1765.
- e. Discussion/possible action regarding a plat of the Shivan Addition, a tract out of Lots 4, 5, 6, 7, 8, and 9 in Division "T" in the Cook and Stewart Subdivisions, as recorded in Volume 81, Page 526 of the real property records of the Galveston County Clerk.
- f. Discussion/possible action regarding a plat of Trails at Woodhaven Lakes, Section 1, located near Delany Road and F.M.1765.
- g. Discussion/possible action regarding a plat of Ambrose Section 1, located near Delany Road and Fleming.

(7) DIRECTORS REPORT

- a. Permit report
- b. Meeting scheduling

(8) REQUESTS AND ANNOUNCEMENTS

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

CERTIFICATION: I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **September 11, 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.



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La Marque, Texas 77568
409-938-9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MINUTES
of
August 18, 2020**

Special Meeting Minutes of the City of La Marque Planning and Zoning Commission held on August 18, 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).**

(1) CALL TO ORDER

Chairperson Cash called the meeting to order at 4:10 p.m.

(2) ROLL CALL

PRESENT:

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

ABSENT:

Commissioner Augustino Molis,
due to technical difficulties

OTHER OFFICIALS/STAFF PRESENT:

Derra Purnell - Director of Legal and Development Services
Sussie Sutton - Development Coordinator

Audience In addition to those listed below:

Tony Padua
Arye Karve
David Corbin

(3) PUBLIC COMMENTS:

There were no comments concerning issues not on the current agenda.

(4) APPROVAL OF MINUTES

a. Approval of Minutes for July 28, 2020

Commission member Waters motioned to approve the minutes of July 28, 2020.
Commission member Cornett seconded. **MOTION PASSED UNANIMOUSLY.**



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(6) NEW BUSINESS

- a. Discussion / possible action regarding a General Plan requested for approximately 82 acres located near the intersection of Texas Ave. (FM 1765) and Delany Road in the Trails aa Woodhaven Lakes Subdivision and PDD.

Commission member Cornett motion to approve Trails at Woodhaven Lakes General Plan with condition that an all-weather emergency access road suitable for fire truck and ladder use in an emergency response be provided at the entrance off Delany Road. Second by Commission Member Colombo. **MOTION PASSED UNANIMOUSLY.**

- b. Discussion / possible action regarding a zone change from (R-1) Single-Family Residential to a (PDD) Planned Development District and a General Plan requested for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road, from **Dwayne Evans** and amending the comprehensive plan in accordance with this Planned Development District.

After a lengthy discussion and consideration of the comments received during the public meeting and the fact that the developer did not attend the meeting; it was decided that this request be brought back to the Commission to allow the developer the time to consider public comments.

Commission member Colombo motioned to table this item and reschedule to the September 15, 2020, Planning & Zoning Commission Meeting. Second by Commission member Waters. **MOTION PASSED UNANIMOUSLY.**

- c. Discussion/possible action regarding an application for abandonment of right-of-way near Grape Street and 2nd Street.

Staff reported that we had still not received all the right-of-way documents needed to complete this request and documentation from the property owners adjacent to the right-of-way concerning right-of-way acquisition.

Commission member Colombo motioned to table this item. Second by Commission member Waters. **MOTION PASSED UNANIMOUSLY.**

THE PUBLIC HEARING WAS OPENED AT 4:32 PM

(5) PUBLIC HEARINGS

- a. Public hearing on a preliminary report regarding a request for Dwayne Evans to change the zoning district for approximately 46.210 acres located near



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the intersection of Main (F.M. 519) and Newman Road from (R-1) Single-Family Residential to a Planned Development District.

Debra & Milton R. Graugnard Sr., 3230 Main St. – stated that they live directly across the street from the entrance of this proposed development and will be effected when backing out onto Main Street; which is currently an issue. They are also concerned about the amount of traffic currently on Main Street. They inquired and are against any commercial business that may be within this development. They also inquired to the widening of Main St. (FM 519), lot sizes, types of homes i.e. rental, rental assistance which will bring their property values down.

Mamie Ormand - address unknown – Echoed the same concerns as Debra Graugnard. She mentioned that traffic is currently very heavy and wanted to know how the developer plans to control traffic from this development. She was also concerned about the drainage and the utility lines currently in the easement. She feels that development in this area will increase flooding of their current homes.

Neal Lewis, 2424 Newman – Expressed his concerns about the backyard facing Newman Street causing problems because they are facing this development and would decrease their property values. He added that he agrees with the concerns given by the property owners that spoke before him.

Alice Ward, 2500 Newman and accompanied by Mr. Mariano Hernandez, 2330 Newman Road – Mrs. Ward spoke for them both and noted that she had sent the city a list of concerns which are attached to these minutes.

George H. Loessberg, 3228 Main St. – Mr. Loessberg said they lived across the street from this development and currently have a lot of trouble backing out of their property onto Main Street. The dust from the construction will be all over their property and in their homes and is opposed to that happening. He is also opposed to any apartments being constructed in this development. His other concern is if this development is approved will the State widen Main St. (FM 519) and if so the widening will cause the street to much closer to his home.

Maribelle Garcia address unknown – Was concerned about the property taxes and flooding and agreed with the other neighbors against this development.

Willard R. & Mary E. Pritchard, 2416 Newman Rd. – Stated that they are having sewer problems and rain events adds to the problems. He noted that many of the neighbors have had sewer water back up into their homes. They were told



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they would be getting a lift station to help the sewer situation and it has never been constructed.

William R. & Lynelle Rutledge, 2312 Newman – The development of this property will affect our property values and she is in support of all the concerns expressed by her neighbors.

Virginia Hobbs Jr., 2325 Williams Dr. – Stated she was in agreement with her neighbors and that this development will put a strain on city services especially on the utility lines which they have problems with. She noted that 145 homes to be constructed on a small space will increase traffic and cause more traffic accidents. Noted that on the 80's there was a capped well on this property and was concerned with what would happen to that would the oil company still be using that lien. In the end she was also concerned for the safety of the public.

Allen F. Silva, 2429 Williams Dr. – Noted he was against the project for the same reasons given by those that preceded him.

THE PUBLIC HEARING WAS CLOSED AT 4:57 PM

(7) DIRECTOR'S REPORT

- a. Ordinance update process - Derra Purnell told commission that many updates to the zoning ordinance will be presented to P&Z in the near future and we wanted to let them know to expect those.
- b. Staff reports - Derra Purnell announced that she was now the Director of Legal & Development Services and that we will begin adding staff reports to the Commission packets.

(8) REQUESTS AND ANNOUNCEMENTS

There were none.

(9) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 5:11 p.m.

Hugh Cash, Chairperson
Planning & Zoning Commission



City of La Marque Planning & Zoning Commission

STAFF REPORT

- Meeting Date:** September 15, 2020
- Agenda Item:** Discussion / possible action to issue a final report and provide a recommendation to City Council regarding a zone change from (R-1) Single-Family Residential to a (PDD) Planned Development District requested for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road, from Dwayne Evans.
- Item Type:** Zone change
- History:** Tabled from August 18, 2020 meeting to allow applicant the opportunity to respond to public comments
- Standard for Approval:** “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).
- References:** City Code Chapter 71;
Chapter 211, Texas Local Government Code
- Council approval:** Required; Ordinance also required; In case of a protest against such change, signed by the owners of 20 percent or more either of the land included in such proposed change, or of the land within 200 feet thereof, including any intervening public street, such amendment shall not become effective except by the favorable vote of three-quarters of all the members of the city council.
- Public comments:** Attached
- Recommendation:** Motion to issue a final report and recommend denial of zone change from (R-1) Single-Family Residential to a (PDD) Planned Development District for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Rezone Application

Application Date: July 10, 2020 SmartGov Project #: _____
Name of Agent: Dwain Evans Phone: 281-236-3868
Address: 5426 Fairdale, Houston, TX
Name of Owner: Chase Lodge Corporation Phone: 713-993-0733
Address: 5426 Fairdale, Houston, TX 77056
Property Description: 46.210 acres at se corner od Newman and FM 519, La Marque Parcel #: _____
Address: _____
Plot of Area Attached: ☒ YES NO Metes and Bounds Attached: ☒ YES NO
Present Zone: Planned Development District
Reason for Change: To allow a development of 50' lot subdivision
Desired Outcome: City approval of subdivision composed of 50' lots

APPLICATION CHECKLIST

- ☒ SITE PLAN (To scale) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- ☒ SURVEY (To scale, 2 Copies)
- ☐ CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If purchased in the last 60 days) OR
- ☐ PLANNING LETTER
- ☒ NON-REFUNDABLE APPLICATION FEE (Payable to the "City Of La Marque")

Submitted to the Board on: / /
Approved: _____ Denied: _____ Other: _____
Comments: _____

APPLICANTS CERTIFICATE

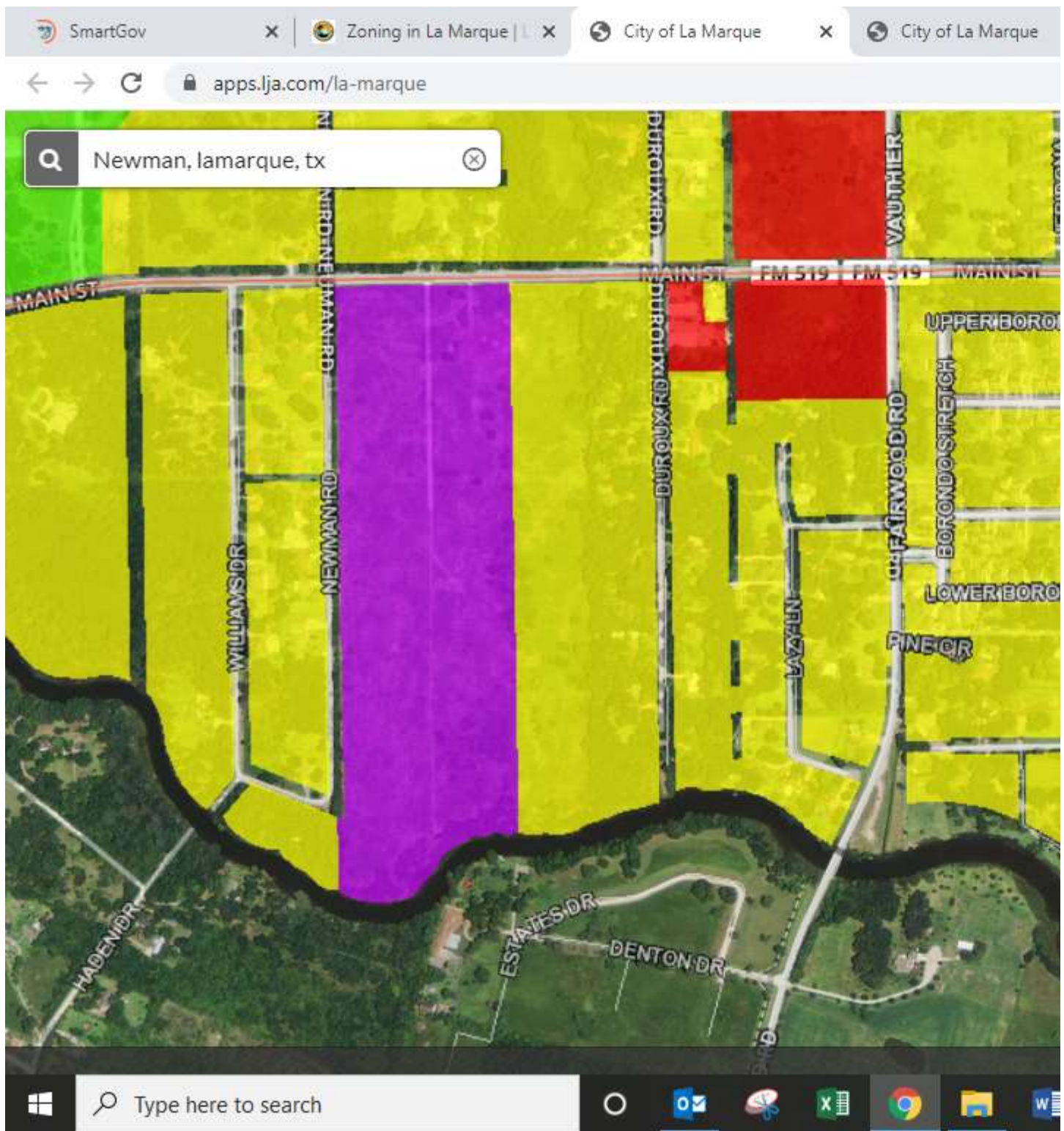
I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: Dwain Evans Date: July 10, 2020

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received 30 days prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.

Sussie Sutton

Subject: Main Street at Newman Road



This is a detailed plat map of a portion of Section 36, Township 36N, Range 12E. The map shows various land parcels, roads, and a large green-shaded area. A purple line outlines a specific area within the section.

Parcel Information:

- Parcel 131306:** 131306
- Parcel 131305:** 131305
- Parcel 131304:** 131304
- Parcel 131303:** 131303
- Parcel 131302:** 131302
- Parcel 131301:** 131301
- Parcel 131300:** 131300
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- Parcel 13115**

Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.



City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9252

**CITY OF LA MARQUE
PROPERTY OWNER PUBLIC NOTICE
REZONING REQUEST**

September 1, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marque's Zoning Ordinance. An application for rezoning has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the City of La Marque Tax Records, is located within 200 feet of the property that is being considered for rezoning. Your property is not being rezoned as part of this request.

This is your OFFICIAL NOTICE that the City of La Marque Planning and Zoning Commission will hold a Public Hearing on **Tuesday, September 15, 2020, at 4:00 p.m. by telephone and video conference** regarding:

A final report and recommendation to City Council regarding a request from Dwayne Evans to change the zoning district for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road from (R-1) Single-Family Residential to a Planned Development District.

You may provide comments during the meeting by telephone or video using the following Zoom meeting information: Dial in number: **1 (346) 248-7799; Meeting ID: 965 4707 1107**; 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/ 96547071107](https://zoom.us/j/96547071107).

Additional details, including the full agenda packet, will be available at least 72 hour prior to the meeting on the City's website <https://ci.la-marque.tx.us/AgendaCenter>. If you are unable to attend, and wish to comment, you may contact the City of La Marque Development Services Department by phone at 409-938-9252, by email at s.sutton@cityoflamarque.org, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

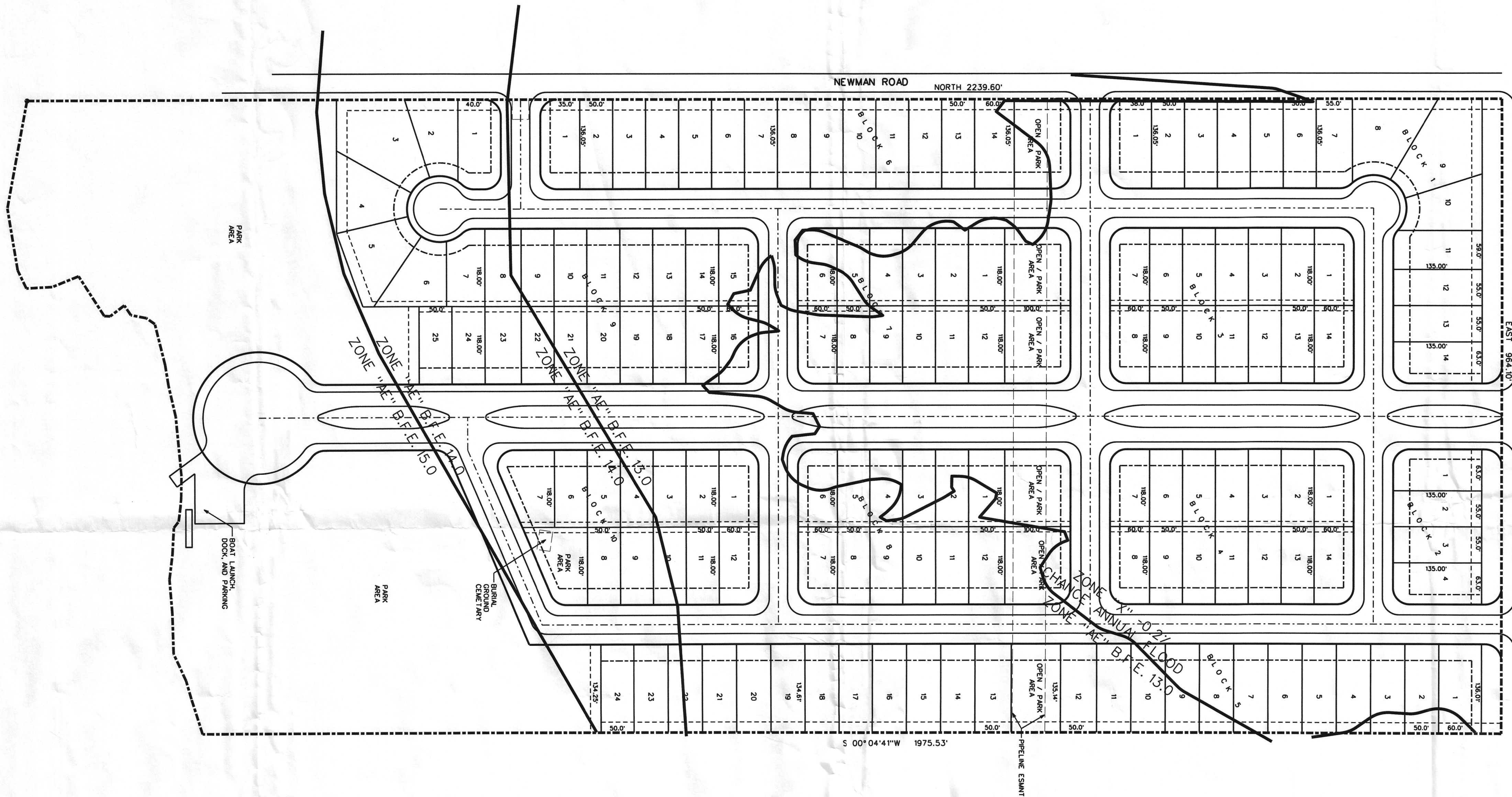
Respectfully,
Sussie Sutton
Development Services

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
131305	CLARK ROBERT JOHNNIE Jr	<null>	1411 DUROUX RD	<null>	LA MARQUE	TX	77568
131306	CLARK ROBERT JOHNNIE Jr	<null>	1411 DUROUX RD	<null>	LA MARQUE	TX	77568
131374	CHASE LODGE CORP	<null>	5426 FAIRDALE LN	<null>	HOUSTON	TX	77056-6607
132969	MOCTEZUMA CHRIS	<null>	2301 WILLIAMS DR	<null>	LA MARQUE	TX	77568-4631
132970	TORRES ERIC A & TERRIE V	<null>	2320 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
132971	GARCIA RAFAEL C & MARIBEL A GARCIA	<null>	2324 NEWMAN RD	<null>	LA MARQUE	TX	77568
132972	SPANGLER LISA	<null>	4905 BLUE WATER LN	<null>	DICKINSON	TX	77539-6501
132973	ALLEN JOHN T JR	<null>	2326 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
132974	REAGAN DAVID LEE	<null>	2328 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
132975	HERNANDEZ MARIANO S &	<null>	ARMANDINA	2330 NEWMAN RD	LA MARQUE	TX	77568-4633
132976	WARD GRANT S	<null>	2500 NEWMAN RD	<null>	LA MARQUE	TX	77568
132977	ESQUEDA MARCO & CLAUDIA	<null>	2400 NEWMAN RD	<null>	LA MARQUE	TX	77568
132978	HUSBAND LARRY S & PATRICIA A	<null>	312 SOUTHERN OAKS DR	<null>	LAKE JACKSON	TX	77566-4717
132979	PRITCHARD WILLARD R & MARY E	<null>	2416 NEWMAN RD	<null>	LA MARQUE	TX	77568-4634
132981	SALAS DEBORAH	<null>	325 S WESTWARD ST	<null>	TEXAS CITY	TX	77591
132982	BACCINELLI PAMELA M	<null>	2424 NEWMAN RD	<null>	LA MARQUE	TX	77568
132983	SCHOEFFLER BETTIJANE M	<null>	1117 WILLKNOX DR	<null>	GALVESTON	TX	77551
132984	SCHOEFFLER BETTIJANE M	<null>	1117 WILLKNOX DR	<null>	GALVESTON	TX	77551
132985	GREEN HENRY M & LOVENIA A	<null>	1100 MACADAMIA ST	<null>	VENUS	TX	76084-3627
132986	GREEN HENRY M & LOVENIA A	<null>	1100 MACADAMIA ST	<null>	VENUS	TX	76084-3627
132987	SILVA ALLAN F & MARIA	<null>	2429 WILLIAMS	<null>	LA MARQUE	TX	77568
132989	RUSSELL JENNA & LINDA SONA KOHLER	<null>	2409 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132990	DOERR JENNIFER C	<null>	2413 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132991	REED NARY JOSEPH & EMMA J	<null>	2417 WILLIAMS DR	<null>	LA MARQUE	TX	77568-4632
132992	DUNKIN DANA CAMILE	<null>	2411 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132993	HOBBS RICHARD B JR	<null>	9134 CREEKSIDE CT	<null>	HITCHCOCK	TX	77563
132994	HOBBS RICHARD B JR	<null>	2325 WILLIAMS DR	<null>	LA MARQUE	TX	77568-4631
132995	MONTGOMERY JAMES	<null>	PO BOX 544	<null>	LA MARQUE	TX	77568-0544

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
132996	CAMPBELL FRANK L & SUSAN	<null>	2303 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132997	MOCTEZUMA CHRIS & ERICA J	<null>	2301 WILLIAMS DR	<null>	LA MARQUE	TX	77568
133343	MCDONALD NORMA JEAN	<null>	3232 MAIN ST	<null>	LA MARQUE	TX	77568-4611
133353	GRAUGNARD MILTON R SR	<null>	3230 MAIN ST	<null>	LA MARQUE	TX	77568-4611
133354	LOESSBERG GEORGE H	<null>	3228 MAIN ST	<null>	LA MARQUE	TX	77568-4611
133356	WISE DENNIS WAYNE	<null>	3220 MAIN ST	<null>	LA MARQUE	TX	77568-4611
134699	JONES ROY E & SHARON M	<null>	1702 BIOVU DR	<null>	GALVESTON	TX	77551-1419
173991	DENTON JOHN	<null>	6122 FAIRWOOD RD	<null>	HITCHCOCK	TX	77563-2041
174106	DENTON JOHN	<null>	6122 FAIRWOOD RD	<null>	HITCHCOCK	TX	77563-2041
354947	RUTLEDGE WILLIAM R & LYNELLE	<null>	2312 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
372088	JEWELL STEPHEN W & PENNY M	<null>	3520 CR 159	<null>	ALVIN	TX	77511-8186
734684	RUSSELL JENNA & LINDA SONA KOHLER	<null>	2409 WILLIAMS DR	<null>	LA MARQUE	TX	77568

USER: \$USER\$
DATE: \$DATE\$
\$FILE\$

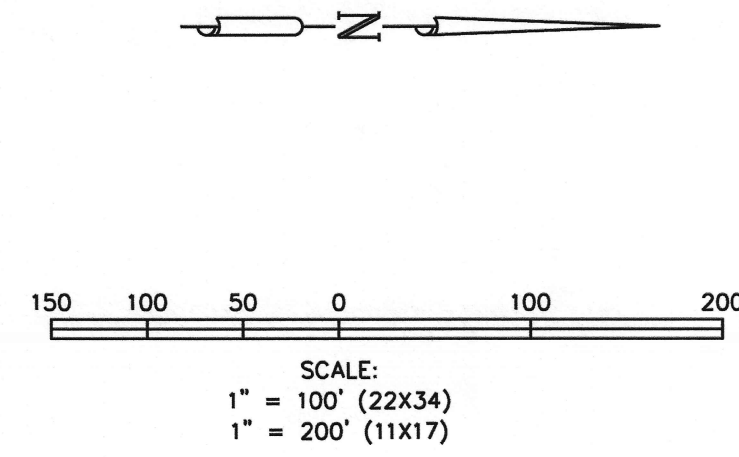
TIME: \$TIME\$



LOT COUNT 145

PRELIMINARY SUBDIVISION
ROCKWELL VILLAGE

OF
28.29 ACRE TRACT
OUT OF
S.F. AUSTIN LEAGUE
SURVEY NO. 4, ABSTRACT NO. 2
CALVESTON COUNTY, TEXAS.
3227 MAIN STREET
LA MARQUE, TEXAS 77568



**PETITION TO DENY REQUEST BY DWAYNE EVANS FOR REZONING OF 46.21 ACRES WITHIN 200
FT OF RESIDENTIAL AREA AT INTERSECTION OF**

MAIN STREET (FM 519/ NEWMAN RD/LA MARQUE, TEXAS 77568

Re-zoning this area would be a detriment to the peace and tranquility of the surrounding neighborhood. This is and has been a single family residential area for decades and would not conform to Commercial, Light Industrial, or multi-family dwellings and/or businesses.

The homeowners below, hereby protest any attempt to re-zone and allow non-conforming businesses, etc. to locate within 200 ft of this residential community. Property values and the quality of life for it's residents would significantly be altered/decreased. Subject area should remain a single family residential development area only.

NAME	ADDRESS	PHONE	DATE
Grant Ward	2500 Newman	409-4576101	Aug 13, 20
Mary Ward	2500 Newman	409-256-2159	8/13/20
Synelle Rutledge	2312 Newman	832-207-3577	
Larry Husband	2404 Newman	409-935-6631	8-13-20
William Fitchard	2416 Newman	409 933-0843	8-13-20
Mary Fitchard	2416 Newman	409 933 -0843	8-13-20
Juan C. Hernandez	2420 Newman	409 -655 5570	8/13/20
Deborah Salos	2420 Newman	956-282-2247	
Marian Hemm	2330 Newman	409 938-7838	
Hermelinda Newman	2330 Newman	409-938-7838	
Patricia Baccarelli	2424 Newman	409-927-9945	
Kelly Reagan	2328 Newman	409.935.8244	
David Reagan	2328 Newman	409.935.8244	
Martin Connor	2320 Newman	832-727-9603	
Tennie Torres	2320 Newman	832-727-9603	
John Albeas	2726 NEWMAN Rd	409 7719288	

PETITION TO DENY REQUEST BY DWAYNE EVANS FOR REZONING OF 46.21 ACRES WITHIN 200
FT OF RESIDENTIAL AREA AT INTERSECTION OF

MAIN STREET (FM 519/ NEWMAN RD/LA MARQUE, TEXAS 77568

NAME	ADDRESS	PHONE	DATE
George Forsberg	3228 Main	409-9352953	Aug 14, 2004
Maria Silva	2429 Williams Dr	409-7610542	
Maribel Garcia	2324 Newman Rd	832-4880604	
Rafael Garcia	2324 Newman Rd	409-354-1056	
Schttun	2404 Newman RD	409-965-7327	
Richie Chitt	2404 Newman RD		
Marco Esqueda	2400 Newman Rd	409-354-6193	
Claudia Esquelle	2400 Newman Rd	(409) 354-6199	

Summary of Citizen Comments from Previous Commission Meeting

Below is a summary of the issues presented by adjacent property owners at the Planning and Zoning Commission meeting August 18th during the public hearing. I note that more than 20% of the adjacent property owners have submitted written comments opposed to the zone change and the development, so it would likely be recommended for denial by the Planning and Zoning Commission and would require an affirmative vote of 3/4 of the Council to pass, as required by State Law. *See Tex. Loc. Gov't Code Sec. 211.006(d)*. The Commission tabled the item until the September 15th meeting at 4:00 to allow Mr. Evans one more chance to speak to the Commission and attempt to address the concerns of the adjacent property owners.

- 1) Type of housing - will the houses have siding or brick and will they blend in with the existing adjacent neighborhoods
- 2) Quality of housing - what is the intended median sales price / are there any sample elevation drawings of the style of houses planned
- 3) Size of housing - what is the intended minimum size for the houses
- 4) Density - 50' lots may allow for more houses than the existing single-family zoning regulations - may want to provide a comparison of the number of lots authorized under existing zoning versus the number being proposed and the amount of green space / parks being provided as acres or a percentage of the entire development
- 5) Traffic - will a traffic impact analysis be performed to protect existing neighborhoods from entrances and will any additional traffic lanes required come out of the developer's property
- 6) Base Flood Elevation - There is no date on the preliminary plan - is the BFE adjusted for recent changes to the FIRM maps and showing the correct BFE
- 7) Views - backyards being faced toward Newman and Main will be ugly view of fences and may impact property values for existing houses on Newman, is there a landscaping plan or other plan to protect the existing single family residences
- 8) Sewer capacity - will a lift station be constructed by the developer to address existing sewer issues in the area
- 9) Pipeline easement / plugged and abandoned well - is there sufficient space between the houses and the pipeline easement to meet state law safety standards - there is allegedly a plugged and abandoned well on the property, but it is not shown on the survey

I note that item 8 would be addressed by the City's engineer, but would be a requirement for a new development. The rest of the items would be information required by the Commission in order to move forward with drafting a Planned Development District Ordinance to be submitted to Council. If Mr. Evans is not prepared to answer these questions at the September 15th meeting, he will need to request that his application be withdrawn at this time.



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: September 15, 2020

Agenda Item: Discussion/possible action to issue a final report and provide a recommendation to City Council regarding a zone change from (R-1) Single-Family Residential to (C-1) General Commercial for Lots 1, 2, 3 of the Johansson Addition located at 2105 Gulf Freeway, La Marque, Texas.

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (R-1) Single-Family Residential to (C-1) General Commercial for 2105 Gulf Freeway.

196371

196527 196529 196532 290444 196534 196533

196526 196528 196535 196536 196537 196538 196539 196540

196560 196556 196554 196551 196547 196543

196559 196557 196553 196555 196550 196546 196544

196376 196377

198136 198137 198138 198139

199758 199761

411735

196359 196360 199738 199746 199748 199750 199745 199747 199749 199751 199752

199759 50

GULF FWY

GULF FREEWAY FROM GULF FWY

FLORENCE ST

CORBETT ST

FRANKLIN ST

45

46



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Rezone Application

Application Date: 9-1-2020 **SmartGov Project #:** _____
Name of Agent: Mike Unbehagen **Phone:** 409-370-9415
Address: 5121 N 1/2 Galveston, TX 77551
Name of Owner: Unbehagen Properties, LLC **Phone:** 409-370-9415
Address: 5121 N 1/2 Galveston, TX 77551
Property Description: Lots 1,2,3 Johansson Addition **Parcel #:** 198136
Address: 2005 Gulf Freeway, La Marque, TX 77568
Plot of Area Attached: YES NO **Metes and Bounds Attached:** YES NO
Present Zone: Residential
Reason for Change: Properties have been used for commercial business and currently has a commercial building on Lot 3 while zoned residential.
Desired Outcome: Rezone to commercial

APPLICATION CHECKLIST

- ☐ **SITE PLAN** (To scale) **WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES**
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- ☐ **SURVEY** (To scale, 2 Copies)
- ☐ **CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS**
- ☐ **TITLE REPORT** (If purchased in the last 60 days) **OR**
- ☐ **PLANNING LETTER**
- ☐ **NON-REFUNDABLE APPLICATION FEE** (Payable to the "City Of La Marque")

Submitted to the Board on: ____ / ____ / ____
Approved: _____ **Denied:** _____ **Other:** _____
Comments: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: Mike Unbehagen **Date:** 9/1/2020

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received **30 days** prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows various property lots, some of which are shaded in light green or light gray. A large purple circle is drawn around a central area, likely indicating a proposed subdivision or a specific area of interest. The map includes several street names: STAFFORDS 2ND ADDN, MAY, FRANKLIN, and BETT. Lot numbers and area measurements are provided for many of the lots. The map also shows a north arrow and a scale bar.

Streets and Directions:

- STAFFORDS 2ND ADDN:** A street running horizontally across the top of the map.
- MAY:** A street running vertically through the center of the map.
- FRANKLIN:** A street running vertically on the right side of the map.
- BETT:** A street running horizontally across the bottom of the map.

Lot Numbers and Area Measurements:

- Top Left:** Lots 19, 21, 24, 29. Area measurements: (21-3), (21-2), (21-1), (26-1), (29-1).
- Top Right:** Lot 20. Area measurement: (19-1).
- Center:** Lots 1, 3, 5, 6, 25, 27, 30, 34, 35, 38, 39, 42, 43, 44, 46, 48, 49, 52, 53, 59. Area measurements: 198136, 198137, 198138, 198139, 196538, 196539, 196540, 196543, 196547, 363757 (1200-0), (37-1), (41-0), (46-0), (0-1).
- Bottom Left:** Lot 19. Area measurement: (21-0).
- Bottom Right:** Lot 20. Area measurement: (26-1).

Other Labels:

- S-6711:** A label near the top right corner.
- ABDN:** A label near the bottom right corner.
- ?** A label near the bottom center.
- DIV:** A label near the bottom right corner.

Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

Survey of Lots One (1), Two (2) and Three (3), of JOHANNSSON ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 70, and transferred to Plat Record 12, Map No. 64 in the Office of the County Clerk of Galveston County, Texas.

SAVE AND EXCEPT for the following described tract of land to-wit:

Being a 0.0255 acre (1,100 square feet) parcel of land out of Lot 1, Johannsson Addition, recorded in Plat 12, Map 64 Galveston County Map Records, situated in the John D. Moore Survey Abstract 150, Galveston County, Texas; said 0.0255 acre parcel also being out of a 0.8288 of an acre (calculated) tract described in a deed executed on December 15, 1993, from Texas City Bank to Charles Colwell, recorded under Galveston County Clerk's File No 9353662, File Code No. 009-40-0125, Official Public Records of Real Property Galveston County; said 0.0255 acre parcel of land being more particulary described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
Registered Professional
Land Surveyor No. 6598



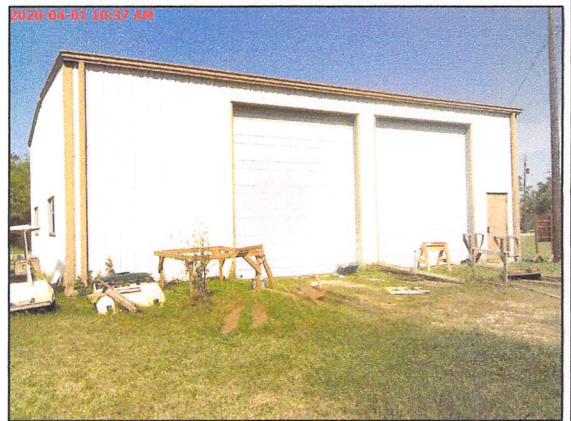
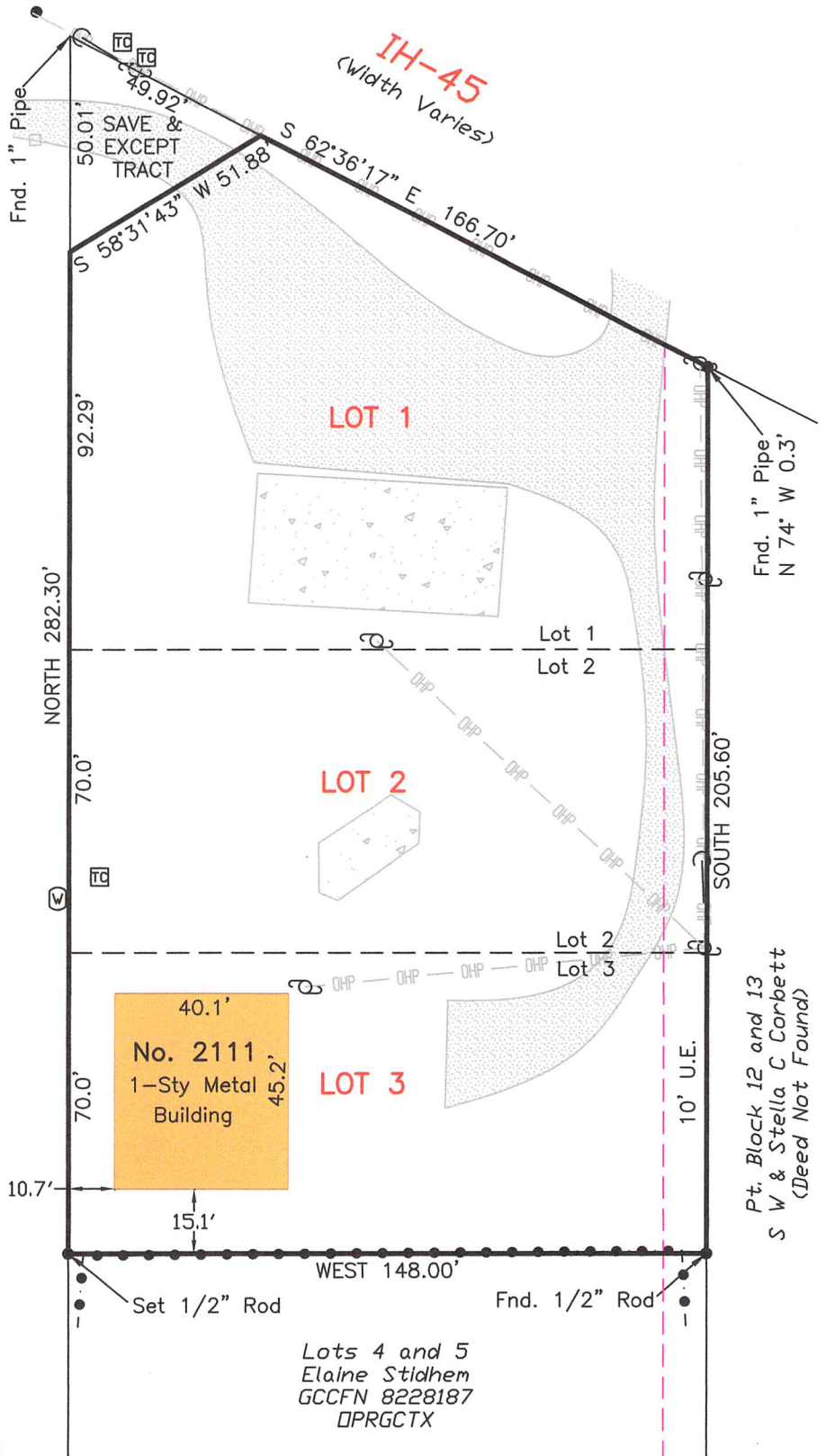
SCALE: 1" = 40'

Stewart Title File No. 706930
This property is subject to restrictive covenants recorded in/under Vol. 802, Pg. 675 and Vol. 1031, Pg. 71 of the Official Public Records of Real Property of Galveston County, Texas. 10.c) Easement recorded in Vol. 407, Pg. 626.

NOTES:

- 1) This property is subject to the building and zoning ordinances of the City of La Marque.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the East line of Johannsson Addition.

Stewart Title File No. 706930
Insured: Unbehagen Properties, LLC



Legend:	
	Overhead Power
	Chain Link Fence
	Asphalt
	Concrete
	Power Pole
	Telecomm. Box
	Down Guy
	Water Meter
	U.E. Utility Easement
	Easement Line

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: LP Survey Date: April 1, 2020

Surveyed for: Mike Unbehagen

Exhibit "A"

PROPERTY DESCRIPTION:

Being Lots One (1), Two (2) and Three (3), of JOHANNSON ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 70, and transferred to Plat Record 12, Map No. 64 in the Office of the County Clerk of Galveston County, Texas.

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COMMENCING at a point in the East right-of-way line of May Avenue (60' R.O.W.), being the Northwest corner of Lot 2 of said Johannson Addition and the Southwest corner of said Lot 1;

THENCE North, along the existing right-of-way line of said May Avenue a distance of 92.29 feet (called 92.48 feet) to a found TxDOT aluminum cap set in the proposed Southwest right-of-way line of IH-45 for the Southwest corner of the herein described tract and the PLACE OF BEGINNING;

THENCE North, continuing along the existing West line of said 0.8288 acre tract and said Lot 1, a distance of 50.01 feet to a 1 inch pipe found at the intersection of the existing Southwest right-of-way line of IH 45 (300 feet wide per Volume 735, Page 205 Galveston County Deed Records) and the existing East right-of-way line of said May Avenue for the Northwest corner of said 0.8288 acre tract, said Lot 1 and the herein described tract;

THENCE South 62° 36' 17" East, along the existing Southwest right-of-way line of IH 45 and the Northeast line of said 0.8288 ace tract and said Lot 1, a distance of 49.92 feet to a found 5/8 inch rod with a TxDOT aluminum cap set in the proposed Southwest right-of-way line of IH 45 for the Northeast corner of the herein described tract;

THENCE South 58° 31' 43" West, along the proposed Southwest right-of-way line of IH 45, a distance of 51.88 feet (called 52.05) feet to the PLACE OF BEGINNING and containing 0.0254 acres, 1,106 square feet (Called 0.0255 acres, 1,110 square feet) of land, more or less.



City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9252

**CITY OF LA MARQUE
PROPERTY OWNER PUBLIC NOTICE
REZONING REQUEST**

September 2, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marque's Zoning Ordinance. An application for rezoning has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the City of La Marque Tax Records, is located within 200 feet of the property that is being considered for rezoning. Your property is not being rezoned as part of this request.

This is your OFFICIAL NOTICE that the City of La Marque Planning and Zoning Commission will hold a Public Hearing on **Tuesday, September 15, 2020, at 4:00 p.m. by telephone and video conference** regarding:

A preliminary report on a request to change the zoning district from (R-1) Single-Family Residential to (GC) General Commercial for Lots 1, 2, 3 of the Johansson Addition located at 2005 Gulf Freeway, La Marque, Texas. Following this Public Hearing, the Zoning Commission may issue a final report and a recommendation to City Council regarding this request.

You may provide comments during the meeting by telephone or video using the following Zoom meeting information: **Dial in number: 1 (346) 248-7799; Meeting ID: 965 4707 1107**; 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/96547071107>. Additional details, including the full agenda packet, will be available at least 72 hours prior to the meeting on the City's website <https://ci.la-marque.tx.us/AgendaCenter>. If you are unable to attend, and wish to comment, you may contact the City of La Marque Development Services Department by phone at 409-938-9252, by email at s.sutton@cityoflamarque.org, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Sussie Sutton
Development Services

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
196533	LOBB CHARLES EDWARD JR TR	<null>	THE JAMAIL CHILDREN TRUSTS OF 2010	700 GEMINI SUITE 220	HOUSTON	TX	77058
196538	SHARPE TOM & CONNIE	<null>	541 BURKHALTER LANE	<null>	WHITEWRIGHT	TX	75491
196539	GARCIA JUAN C	<null>	2331 FLORENCE	<null>	LA MARQUE	TX	77568
196540	HOLLINS DAVID & MICHELLE	<null>	2327 FLORENCE ST	<null>	LA MARQUE	TX	77568
196543	WAGGONER DANIEL	<null>	2602 CORBETT ST	<null>	LA MARQUE	TX	77568-6504
196547	COLORADO TOMAS ANTHONY & AUDRIE	<null>	2608 CORBETT ST	<null>	LA MARQUE	TX	77568
198137	YARD STUFF INC	<null>	2105 GULF FRWY	<null>	LA MARQUE	TX	77568-4911
198138	YARD STUFF INC	<null>	2105 GULF FRWY	<null>	LA MARQUE	TX	77568-4911
198139	STIDHEM ELAINE	<null>	10610 NORTH P STREET	<null>	LA PORTE	TX	77571
199758	BOTTOMS SONIA G	<null>	2426 FRANKLIN ST	<null>	LA MARQUE	TX	77568-6508
363757	CORBETT S W & STELLA C	<null>	%BOB BOTTOMS	2426 FRANKLIN ST	LA MARQUE	TX	77568-6508



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: September 15, 2020

Agenda Item: Discussion / possible action regarding a plat application, Mainland Partial Replat #1, for 601 Delaney Road.

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Mainland Partial Replat #1, subject to the conditions that:

- 1) Applicant submits a complete final plat application and supporting documentation compliant with City Code Chapter 41;
- 2) Applicant submits original certified tax certificates from taxing authorities showing all taxes have been paid and there are no outstanding or delinquent taxes due on all tracts prior to final plat;
- 3) Applicant submits final plat that includes name of owners/subdivider on face of plat;
- 4) Applicant submits final plat that includes name, address and phone number of registered civil engineer responsible for design on the face of the plat;
- 5) Applicant submits final plat that includes contours with intervals of five-tenths (0.5) of a foot, more or less, referred to sea level datum, as required to show at least two (2) contours within the subdivision, in addition to those necessary to clearly show outfall drainage, including a benchmark on/for adjacent property;
- 6) Applicant provides preliminary drainage plan; and
- 7) Applicant provides documentation of release of existing liens as described on City Planning Letter dated August 24, 2020.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, _____, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF MAINLAND PARTIAL REPLAT NO 1, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAINLAND PARTIAL REPLAT NO 1 IN THE S. F. AUSTIN LEAGUE, ABSTRACT NUMBER 2, IN GALVESTON COUNTY, TEXAS, AND DEDICATE THE STREETS AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10') PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7') FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

THIS IS TO CERTIFY THAT WE, _____, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ THIS THE ____ DAY OF _____, 20____.

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PLATED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND THAT ALL CORNERS HAVE BEEN, OR WILL BE, PROPERLY MONUMENTED.

LUCAS G. DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6599

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MAINLAND PARTIAL REPLAT NO 1 WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, 20____, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, 20____.

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 20____, AT ____ O'CLOCK ____ M.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK OF
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

LA MARQUE OUTLET
DEVELOPMENT, L.P.
G.C.C.F. NO. 2002037401

COMMERCIAL RESERVE "A"
HODSON SUBDIVISION
VOL. 18, PG. 539 G.C.M.R.

HODSON SUBDIVISION
VOL. 18, PG. 539 G.C.M.R.

COMMERCIAL
RESERVE "B"

SET 5/8" CAPPED
IR "WINDROSE"
CALLED 0.7407 ACRES
F.M.M.S. ENTERPRISE, INC.
G.C.C.F. NO. 2017076932

CALLED 2.0661 ACRES
F.M.M.S. ENTERPRISE, INC.
G.C.C.F. NO. 2017014428

N 87°14'58" E 448.42'

SET 5/8" CAPPED IR "WINDROSE"

12' TEXAS NEW MEXICO POWER ESMT.
G.C.C.F. NO. 9016944

DELANEY STREET
75' R.O.W.

N 02°41'35" W 863.07'

20' B.L.

UTILITY & ROADWAY ESMT.
(LOCATED ON GROUND)
VOL. 1055, PG. 302 G.C.D.R.
(TO BE ABANDONED BY SEPARATE INSTRUMENT)

60' PUBLIC ROADWAY
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SET 5/8" CAPPED IR "WINDROSE"
X: 3,235,477.77 (GRID)
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LOT 24
ABUNDANT LIFE CHRISTIAN
CENTER OF LA MARQUE, INC.
G.C.C.F. NO. 8815966

MAINLAND HOMESTEADS
VOL. 2, PG. 30 G.C.M.R.

LOT 23
ABUNDANT LIFE CHRISTIAN
CENTER, INC.
G.C.C.F. NO. 9028659

LOT 1
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GODWIN SUBDIVISION
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60' R.O.W.
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G.C.C.F. NO. 2006044704

MAINLAND HOMESTEADS
VOL. 2, PG. 30 G.C.M.R.

LOT 19
LA MARQUE ECONOMIC DEVELOPMENT CORPORATION
G.C.C.F. NO. 2013072860

LOT 18

PRELIMINARY PLAT MAINLAND PARTIAL REPLAT NO 1

A SUBDIVISION OF
48.5025 AC. / 2,112,768 SQ. FT.
BEING A REPLAT OF LOTS 2 - 7, MAINLAND
HOMESTEADS, VOL. 2, PG. 30 G.C.M.R.
SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 2
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

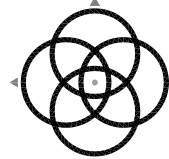
1 BLOCK 2 RESERVES
SEPTEMBER 2020

Owner

NAME: _____

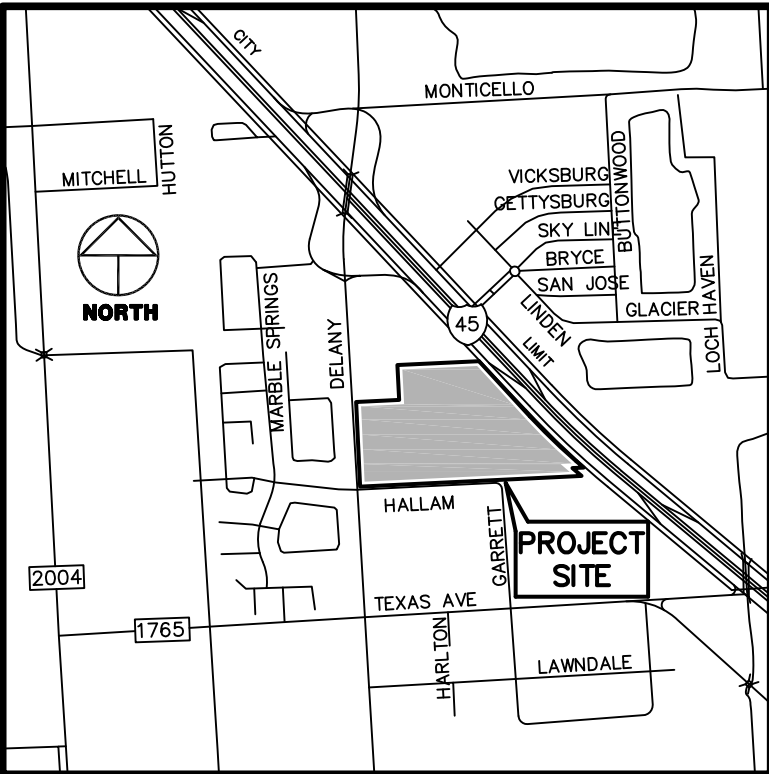
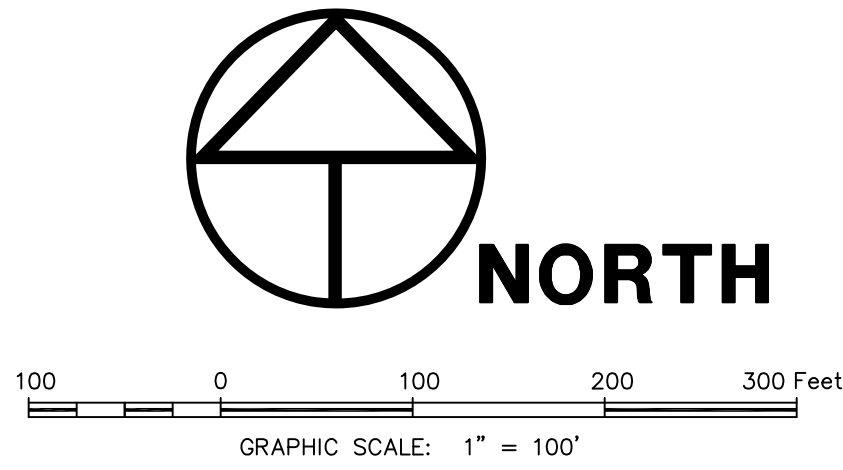
ADDRESS: _____

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | 1 WINDROSESERVICES.COM



CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

ABBREVIATIONS

B.L. - BUILDING LINE
ESMT - EASEMENT
FND - FOUND
G.C.C.F. - GALVESTON COUNTY CLERK FILE
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
M.U.E. - MUNICIPAL UTILITY EASEMENT
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
S.S.E. - SANITARY SEWER EASEMENT
SL - STREET LIGHT
S.L.E. - STREET LIGHT EASEMENT
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	44°53'51"	300.00'	235.08'	S 64°48'02" W 229.11'
C2	05°10'56"	390.00'	35.28'	S 44°56'35" W 35.26'

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
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- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS.
- UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HOUSTON PIPELINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 407, PG. 6, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. (NON-PLOTTABLE)
- THIS SITE IS LOCATED IN THE CITY OF LA MARQUE THOROUGHFARE OVERLAY DISTRICT (ORDINANCE NO. 2015-0027) AND SUBJECT TO THE REQUIREMENTS OF THIS ORDINANCE.
- PRELIMINARY PLAT APPROVAL IS VALID FOR SIX (6) MONTHS.



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Project Address: 601 DELANEY ROAD Permit #: _____

Parcel #: PLEASE SEE ATTACHED Legal Description: PLEASE SEE ATTACHED

Fee: \$208.00 Zoning Designation: GC ☒ Commercial Project ☐ Residential Project

Plot of Area Attached: ☒ YES ☐ NO Metes and Bounds Attached: ☒ YES ☐ NO Survey Attached: ☒ YES ☐ NO

Type of Plat: (circle one) Preliminary Plat Re-Plat **Final Plat**

Property Description:

SUBJECT PROPERTY IS LOCATED NORTHWEST CORNER OF DELANEY RD & HALLAM RD

Owner Name: PLEASE SEE ATTACHED Phone: _____

Email: _____ FAX: _____

Address: PLEASE SEE ATTACHED

Application Checklist

☒ Site Plan (to scale) with Existing Improvements, Developments and Property Lines

(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

☒ Survey (to scale, 2 copies)

☒ Current Tax Receipts

☐ Title Report (If purchased in the last 60 days)

☒ Platting Letter

Filing Fees

A filing fee of \$200.00 per plat plus \$8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of \$150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

Submitted to the Planning and Zoning Commission

Date Submitted: _____

APPROVED: _____ DENIED: _____ OTHER: _____

Comments: _____

Applicant Certificate

I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of applicant: 

Date: 08/31/2020

Parcel ID	Geographic ID	Legal Description	Acreage	Sqft	Owner	Owner's Mailing Address
131349	0002-0095-0000-000	ABST 2 S F AUSTIN SUR TRACT 95, 14.3244 ACRES	14.3244	623970.86	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133113	4895-0000-0001-000	ABST 2 PAGE 2 & 5 LOT 1 MAINLAND HOMESTEADS	4.4830	195279.48	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133114	4895-0000-0002-001	ABST 2 PAGE 5 PT OF LOT 2 (2-1) MAINLAND HOMESTEADS	2.0850	90822.60	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133115	4895-0000-0002-002	ABST 2 PAGE 2 & 5 PT OF LOT 2 (2-2) MAINLAND HOMESTEADS	1.3630	59372.28	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133116	4895-0000-0002-003	ABST 2 PAGE 2 PT OF LOT 2 (2-3) MAINLAND HOMESTEADS	0.4780	20821.68	FISCHER SABRINA	507 N HARLTON LA MARQUE, TX 77568
133119	4895-0000-0003-001	ABST 2 PAGE 2 & 5 PT OF LOT 3 (3-1) MAINLAND	2.4830	108159.48	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133120	4895-0000-0003-002	ABST 2 PAGE 2 & 5 PT OF LOT 3 (3-2) MAINLAND HOMESTEADS	1.0000	43560.00	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133121	4895-0000-0004-001	ABST 2 S F AUSTIN SUR PT OF LOT 4 (4- 1) MAINLAND HOMESTEADS	3.9292	171155.95	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133122	4895-0000-0004-002	ABST 2 PAGE 2 & 5 PT OF LOT 4 (4-2) MAINLAND HOMESTEADS	2.0690	90125.64	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
133123	4895-0000-0005-001	ABST 2 S F AUSTIN SUR PT OF LOTS 5,6 & 7 (5-1) MAINLAND HOMESTEADS	7.1295	310561.02	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
301749	0002-0267-0000-000	ABST 2 PAGE 2 S F AUSTIN SUR TR 267 4.132 ACRS	4.1322	179998.63	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
308924	4895-0000-0003-003	ABST 2 PAGE 2 & 5 PT OF LOT 3 (3-3) MAINLAND HOMESTEAD	1.0000	43560.00	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
600291	4895-0000-0005-003	ABST 2 S F AUSTIN SUR PT OF LOTS 5,6 & 7 (5-3) MAINLAND HOMESTEADS	0.5859	25521.80	ABUNDANT LIFE CHRISTIAN CENTER OF LA MARQUE INC	601 DELANEY ROAD LA MARQUE, TX 77568
722915	4895-0000-0007-001	ABST 2 S F AUSTIN SUR PT OF LOT 7 (7- 1) MAINLAND HOMESTEADS	0.2296	10001.38	ACME PARTNERSHIP LP	3701 BEE CAVES RD, STE 101 WEST LAKE HILLS, TX 78746-5364
733260	0002-0095-0004-000	ABST 2 S F AUSTIN SUR TR 95-4 1.0000 ACRS	1.0000	43560.00	HALLAM WALTER G	6305 SANTOS PARK DICKINSON, TX 77539
734677	0002-0095-0005-000	ABS 2 S F AUSTIN SUR TRACT 95-5 0.1 ACRES	1.0000	43560.00	HERRING OCIE J JR AND SUSAN M HERRING	12926 CLOUD DR SANTA FE, TX 77510-9345



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: September 15, 2020

Agenda Item: Discussion / possible action regarding a plat application, Mainland Partial Replat #1, for 601 Delaney Road.

Item Type: Plat - Preliminary plat

History: Preliminary plat approval was given March 10, 2020. Developer has asked for an extension of this plat approval. Under current City guidelines, the plat must be approved again as a preliminary plat.

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Mainland Partial Replat #1, subject to the conditions that:

- 1) Applicant submits a complete final plat application and supporting documentation compliant with City Code Chapter 41.

September 4, 2020

Ms. Sussie Sutton
City of La Marque
1130 1st Street
La Marque, TX 77568

Reference: Galveston County Municipal Utility District No. 32
Landing at Delany Cove Sec. 13
IDS Job No. 1386-027-00

Dear Ms. Sutton:

On behalf of our client, Lennar Homes of Texas Land and Construction, we are requesting a 6 month extension to P&Z approval of the preliminary plat for Landing at Delany Cove Section 13. The plat was approved by P&Z at their March 10, 2020 meeting.

If you have questions or require further information, please call me directly at 832.590.7185 or contact me by email at KWilliams@idseg.com.

Sincerely,



Kayla R. Williams, P.E.
Project Engineer

X:\1300\138602700 LADC S13 WSD\Eng\Corres\Plat\2020-09-04 Prelim Approval Extension Request\Prelim Plat Approval Extension Request LDC13.docx



LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

1111 Bayou Road
La Marque, Texas 77568
O. 409.938.9204
F. 409.908.0549

CITY OF LAMARQUE
Plat Application

DATE OF APPLICATION 02/06/2020 FEE RECEIVED _____

NAME OF AGENT Kayla Williams PHONE 832-590-7185

ADDRESS 13430 Northwest Freeway, Suite 700, Houston, TX 77040

NAME OF OWNER Lennar Homes of Texas PHONE 281-874-8581

ADDRESS 681 Greens Parkway, Suite 220, Houston, TX 77067

PROPERTY DESCRIPTION:

ADDRESS Landing at Delany Cove Section 13 - East of FM 2004 & North of FM 1765 - Preliminary Plat

PLOT OF AREA ATTACHED ☒ METES AND BOUNDS ATTACHED ☐

PRESENT ZONE R-1, Residential Single Family, Delany Cove PDD

APPLICATION CHECKLIST

- [] SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS, AND PROPERTY LINES [8-1/2X11] IF LARGER THAN 8-1/2X11, PLEASE FOLD TO APPROPRIATE SIZE
- [] SURVEY (TO SCALE) (2 COPIES)
- [] CURRENT TAX RECEIPTS-COUNT TAX OFFICE, 722 MOODY (766-2481)
- [] TITLE REPORT (IF LAND WAS PURCHASED WITHIN THE LAST 60 DAYS)

SUBMITTED TO THE PLANNING AND ZONING COMMISSION

DATE: _____

APPROVED _____ DENIED _____ OTHER _____

COMMENTS _____

APPLICANT'S CERTIFICATE

I AFFIRM THAT MY STATEMENT CONTAINED IN THE APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNED Kayla Williams 2/6/2020

STATE OF TEXAS
COUNTY OF GALVESTON

WE, _____, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF MAINLAND PARTIAL REPLAT NO 1, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAINLAND PARTIAL REPLAT NO 1 IN THE S. F. AUSTIN LEAGUE, ABSTRACT NUMBER 2, IN GALVESTON COUNTY, TEXAS, AND DEDICATE THE STREETS AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10') PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7') FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

THIS IS TO CERTIFY THAT WE, _____, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ THIS THE ____ DAY OF _____, 20____.

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PLATED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND THAT ALL CORNERS HAVE BEEN, OR WILL BE, PROPERLY MONUMENTED.

LUCAS G. DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6599

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MAINLAND PARTIAL REPLAT NO 1 WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, 20____, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, 20____.

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 20____, AT ____ O'CLOCK ____ M.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK OF
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

LA MARQUE OUTLET
DEVELOPMENT, L.P.
G.C.C.F. NO. 2002037401

COMMERCIAL RESERVE "A"
HODSON SUBDIVISION
VOL. 18, PG. 539 G.C.M.R.

HODSON SUBDIVISION
VOL. 18, PG. 539 G.C.M.R.

COMMERCIAL
RESERVE "B"

SET 5/8" CAPPED
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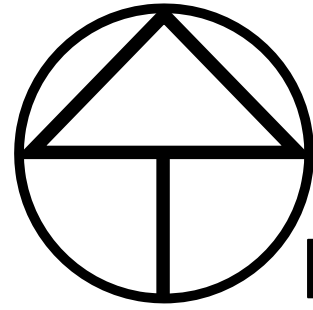
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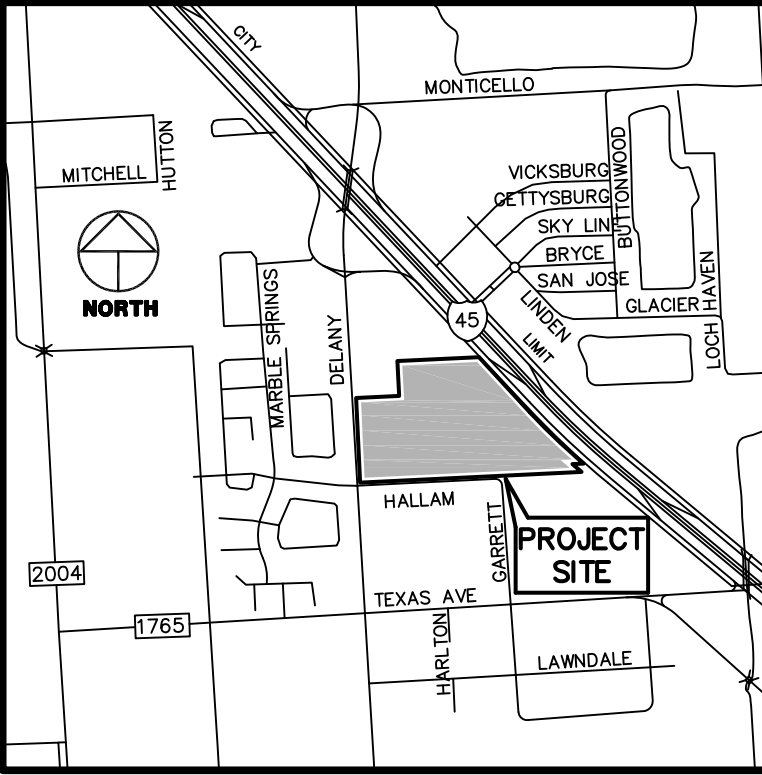
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- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS.
- UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HOUSTON PIPELINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 407, PG. 6, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. (NON-PLOTTABLE)
- THIS SITE IS LOCATED IN THE CITY OF LA MARQUE THOROUGHFARE OVERLAY DISTRICT (ORDINANCE NO. 2015-0027) AND SUBJECT TO THE REQUIREMENTS OF THIS ORDINANCE.
- PRELIMINARY PLAT APPROVAL IS VALID FOR SIX (6) MONTHS.



NORTH

GRAPHIC SCALE: 1" = 100'



CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

ABBREVIATIONS

- B.L. - BUILDING LINE
- ESMT - EASEMENT
- FND - FOUND
- G.C.C.F. - GALVESTON COUNTY CLERK FILE
- G.C.D.R. - GALVESTON COUNTY DEED RECORDS
- G.C.M.R. - GALVESTON COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- M.U.E. - MUNICIPAL UTILITY EASEMENT
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- S.S.E. - SANITARY SEWER EASEMENT
- *LP - STREET LIGHT
- S.L.E. - STREET LIGHT EASEMENT
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

PRELIMINARY PLAT MAINLAND PARTIAL REPLAT NO 1

A SUBDIVISION OF
48.5025 AC. / 2,112,768 SQ. FT.
BEING A REPLAT OF LOTS 2 - 7, MAINLAND
HOMESTEADS, VOL. 2, PG. 30 G.C.M.R.
SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 2
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

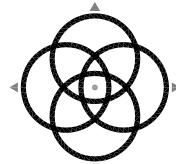
1 BLOCK 2 RESERVES
SEPTEMBER 2020

Owner

NAME: _____

ADDRESS: _____

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | 1 WINDROSESERVICES.COM



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: September 15, 2020

Agenda Item: Discussion/possible action regarding a plat of the Shivan Addition, a tract out of Lots 4, 5, 6, 7, 8, and 9 in Division "T" in the Cook and Stewart Subdivisions, as recorded in Volume 81, Page 526 of the real property records of the Galveston County Clerk.

Item Type: Plat - Final Plat

History: Correction was required from previous plats that did not incorporate a small piece of the property

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve Shivan addition final plat.

Wednesday, September 2, 2020

Hitesh Amin
Shivan Inc.
3806 Bogata Dr.
Pasadena, TX 77505

Re: Shivan Addition Final Plat
Letter of Recommendation
Adico, LLC Project No. 18100-2-050

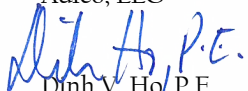
Dear Mr. Hitesh;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Shivan Addition Final Plat received on or about August 24, 2020

Based on our review, we have no objection to the final plat and supporting documentation provided on August 24, 2020. Please provide two (2) mylar copies and 4 print copies of the final plat to Sussie Sutton, Development Coordinator, by no later than Friday, September 4, 2020 for consideration at the September 15, 2020 Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-050

P.O.C.
NORTHWEST CORNER
OF LOT 9, DIVISION "T"

P.O.B.
FND 1/2" I.R.

MAXWELL STREET
(80' R.O.W.) (VOL. 81, PAGE 526, G.C.D.R.)

M & J FLOSS
ENTERPRISES
(G.C.C.F. NO. 2017077458)

COOK & STEWART SUBDIVISION
DIVISION "T"
(VOL. 81, PAGE 526, G.C.D.R.)

N 07°43'00" W 1107.19'
5' BUILDING LINE

10' TEXAS-NEW MEXICO
POWER CO. ELECTRIC
LINE EASEMENT (G.C.C.F. NO.
9605175)

48.380 AC +/-

1 LOT
1 BLOCK

ORIGINAL DIVIDING LINE

HIGHLAND BAYOU

Notes:
Basis of bearings is the right of way of Maxwell Street, as described
and monumented.

According to FIRM Community Panel No. 48167C0401G, dated
08/15/2019, this property lies in Flood Zone VE, which is considered to
be within the Special Flood Hazard Area.

Property subject to easements, rights of way, covenants, conditions or
restrictions as set out on map or Cook & Stewart Subdivision of record
in Volume 81, Page 526, Galveston County Deed Records, if any.

BEING A 48.380 ACRE TRACT OF LAND OUT OF LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), IN
DIVISION "T" IN THE COOK AND STEWART SUBDIVISION OF THE JOHN D MOORE LEAGUE IN GALVESTON COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 526 IN THE OFFICE OF THE
COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

And being more particularly described by metes and bounds as follows:

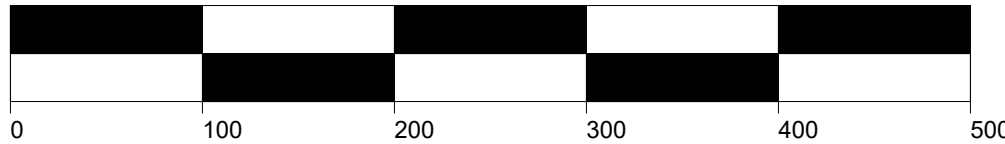
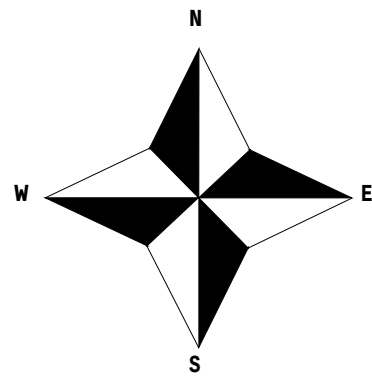
COMMENCING at the Northwest corner Lot 9, in Division "E", in the Cook and Stewart Subdivision of the John D. Moore League
in Galveston County, Texas, said Northwest corner being the common Northeast corner of a called 4.586 acre tract conveyed to
Jack Floss by deed recorded in Volume 2965, Page 711, Deed Records of Galveston County, Texas;

THENCE North 89 deg. 17 min. 00 sec. East, along the North line of said Lot 9 and along the South line of Maxwell Street, a
distance of 140.35 feet to a 1/2 inch iron rod found for the PLACE OF BEGINNING of the herein described tract;

THENCE from said beginning corner North 89 deg. 17 min. 00 sec. East along the North line of Lots 9, 8, 7, 6, 5 and 4 and said
South line of Maxwell Street, a distance of 1572.38 feet to a point for corner in the Westerly bank of a tributary to Highland Bayou;

THENCE in a southerly direction along the meanders of the high bank of said tributary to Highland Bayou and high bank of
Highland Bayou as follows:

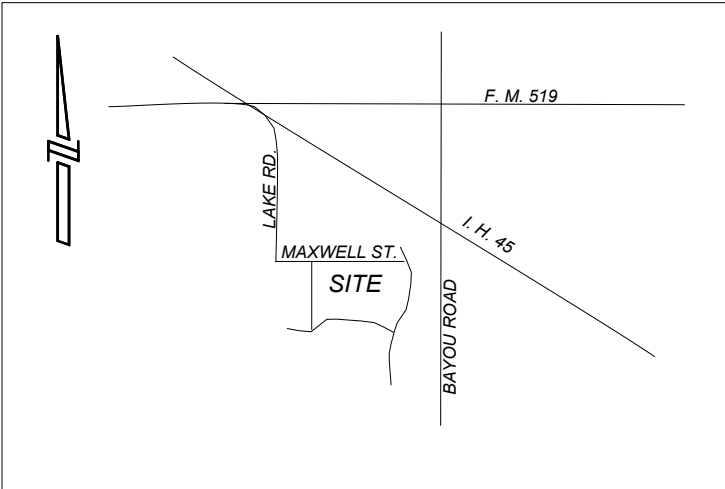
South 51 deg. 43 min. 42 sec. West, a distance of 18.76 feet;
South 04 deg. 27 min. 02 sec. East, a distance of 79.63 feet;
South 23 deg. 47 min. 34 sec. East, a distance of 441.09 feet;
South 18 deg. 59 min. 26 sec. West, a distance of 428.31 feet;
South 19 deg. 01 min. 39 sec. West, a distance of 61.47 feet;
South 33 deg. 30 min. 26 sec. West, a distance of 71.14 feet;
South 51 deg. 50 min. 32 sec. West, a distance of 122.41 feet;
South 28 deg. 32 min. 29 sec. West, a distance of 98.52 feet;
South 34 deg. 34 min. 20 sec. West, a distance of 54.31 feet;
South 47 deg. 53 min. 26 sec. West, a distance of 224.66 feet;
South 33 deg. 57 min. 21 sec. West, a distance of 352.46 feet;



SCALE: 1 INCH = 100 FEET

PREPARED BY:
LAND SURVEY CO. LLC
P.O. BOX 128
KEMAH TX 77565
FIRM REG. NO. 10045700
281-338-4008

OWNER:
SHIVAN, INC.
3806 BOGOTA DRIVE
PASADENA TX 77505



VICINITY MAP (NTS)
LA MARQUE TX 77568

STATE OF TEXAS }

COUNTY OF GALVESTON }

We, SHIVAN INC., owners of the property in the above and foregoing map of SHIVAN ADDITION, do hereby make subdivision on said property according to the lines, lots, and building lines therein shown, and designate said subdivision as SHIVAN ADDITION in Galveston County, Texas.

This is to certify that we, SHIVAN INC., owners, have complied with or will comply with the existing regulations heretofore on file and adopted by the City of La Marque in Galveston County, Texas.

WITNESS our hand in _____, Galveston County, Texas, this ____ day of _____, 2020.

Hitesh Amin
President
Shivan, Inc.

STATE OF TEXAS }

COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared Hitesh Amin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

_____, my commission expires:

We, IBTX BANK, owner and holder of a lien against the property described in the plat known as SHIVAN ADDITION, do hereby in all things do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that We are the present owners of said lien and have not assigned the same nor any part thereof.

Robin Thomas
Authorized Officer

STATE OF TEXAS }

COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared Robin Thomas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

_____, my commission expires:

We hereby certify that the above and foregoing plat of SHIVAN ADDITION was approved by the Planning Commission of the City of La Marque, Texas on the ____ day of _____, 2020 and by the City Council of the City of La Marque, Texas on the ____ day of _____, 2020.

Chairman
Planning Commission
City of La Marque

Mayor of the City of
La Marque, TX

I, Christopher Trusky am authorized under the laws of the State of Texas to practice the profession surveying and hereby certify the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent material) pipes or rods that have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Christopher Trusky
Registered Professional Surveyor No. 5247

I, DWIGHT D SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2020 at ____ O'clock ____ M, and duly recorded on _____, 2020, at ____ O'clock ____ M in Galveston County Clerk's File No. _____.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date above written.

Dwight D. Sullivan
County Clerk
Galveston County, Texas.

by: _____
Deputy

South 75 deg. 39 min. 04 sec. West, a distance of 60.06 feet;
North 50 deg. 32 min. 57 sec. West, a distance of 136.11 feet;
South 85 deg. 55 min. 52 sec. East, a distance of 28.40 feet;
North 17 deg. 33 min. 37 sec. East, a distance of 335.85 feet;
North 79 deg. 25 min. 00 sec. West, a distance of 36.48 feet;
South 21 deg. 31 min. 42 sec. West, a distance of 302.35 feet;
South 00 deg. 48 min. 47 sec. West, a distance of 22.00 feet;
South 00 deg. 48 min. 47 sec. West, a distance of 6.03 feet;
L15 N 67°42'41" W 144.33'
L16 N 24°50'45" W 133.41'
L17 N 81°07'20" W 73.36'
L18 N 79°30'30" W 191.69'
L19 N 25°02'22" W 129.16'
L20 N 66°27'59" W 75.94'
L21 S 29°22'15" W 69.33'
L22 S 10°39'13" W 59.37'

South 10 deg. 39 min. 13 sec. West, a distance of 59.37 feet to a point for corner;
THENCE North 00 deg. 43 min. 00 sec. West, a distance of 1107.19 feet to the PLACE OF BEGINNING and containing 48.380 acres of land.

LINE TABLE		
Id	Bearing	Distance
L1	S 53°43'42" W	18.76'
L2	S 04°27'02" E	79.63'
L3	S 19°01'39" W	61.47'
L4	S 33°30'26" W	71.14'
L5	S 51°50'32" W	122.41'
L6	S 28°32'29" W	98.52'
L7	S 34°34'20" W	54.31'
L8	S 47°53'26" W	224.66'
L9	S 75°39'04" W	60.06'
L10	N 50°32'57" W	136.11'
L11	S 85°55'52" E	28.40'
L12	N 79°25'00" W	36.48'
L13	S 00°48'47" W	22.00'
L14	S 00°48'47" W	6.03'
L15	N 67°42'41" W	144.33'
L16	N 24°50'45" W	133.41'
L17	N 81°07'20" W	73.36'
L18	N 79°30'30" W	191.69'
L19	N 25°02'22" W	129.16'
L20	N 66°27'59" W	75.94'
L21	S 29°22'15" W	69.33'
L22	S 10°39'13" W	59.37'

SHIVAN ADDITION
LA MARQUE, GALVESTON COUNTY, TEXAS
48.380 ACRES
1 LOT

AUGUST, 2019

SCALE: 1 INCH = 100 FEET



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

Ph.: (409) 938-9204 Fax: (409) 908-0549

18100-2-050

PLAT APPLICATION

PROJECT ADDRESS: 2351 Maxwell Street PERMIT #: B2019-007
PARCEL #: _____ LEGAL DISCRIPTION: COOKS & STEWART Sub division (Vol 81 Page 526)
FEE: _____ ZONING DESIGNATION: _____ ☒ COMMERCIAL PROJECT ☐ RESIDENTIAL PROJECT
PLOT OF AREA ATTACHED: ☒ YES ☐ NO METES AND BOUNDS ATTACHED ☒ YES ☐ NO SURVEY ATTACHED ☒ YES ☐ NO
PROPERTY DESCRIPTION: Big State RV Park.

OWNER NAME: Shivan Inc. (Hitesh Amin) PHONE: 832-443-4573
EMAIL: BigStateRVPark@gmail.com FAX: _____
ADDRESS: 2351 Maxwell Street. La Marque TX 77568

APPLICATION CHECKLIST

- ☒ SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
☒ SURVEY (TO SCALE, 2 COPIES)
☒ CURRENT TAX RECEIPTS (COUNTY TAX OFFICE, 722 Moody 409-766-2481)
☐ TITLE REPORT (IF PURCHASED WITHIN THE LAST 60 DAYS)
☐ PLATTING LETTER

FILING FEES

A filing fee of \$200.00 per plat plus \$8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of \$150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

SUBMITTED TO THE PLANNING AND ZONING COMMISSION

DATE SUBMITTED: _____

APPROVED: _____

DENIED: _____

OTHER: _____

COMMENTS: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: [Signature] Date: 5-26-2020



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: September 15, 2020

Agenda Item: Discussion/possible action regarding a plat of Trails at Woodhaven Lakes, Section 1, located near Delany Road and F.M.1765.

Item Type: Plat - Preliminary Plat

History: Trails at Woodhaven Lakes subdivision is zoned Planned Development District and a General Plan has already been approved.

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Trails at Woodhaven Lakes Section 1 preliminary plat, subject to the conditions that:

- 1) Resubmitted Plat includes building line setbacks on plat;
- 2) Resubmitted Plat clearly define use of Reserves B and identifies housing type;
- 3) Applicant provides original certified tax certificates; and
- 4) Applicant submits a complete final plat application and supporting documentation compliant with City Code Chapter 41.



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Project Address: Trails At Woodhaven Lakes -Sw Corner Of Texas Ave. & Delany Road ___ **Permit #:** _____

Parcel #: _____ **Legal Description:** ABST 2 S F AUSTIN SUR TR 98-12 6.400 ACRES, ABST 2 S F AUSTIN SUR TR 98-13 (98-13-1) 7.880 ACRES, ABST 2 S F AUSTIN SUR TR 98-13 34.379 ACRES, ABST 2 S F AUSTIN SUR TR 98-3 33.351 ACRES

Fee: \$1,232.00 **Zoning Designation:** Trails At Woodhaven Lakes PDD ☐ **Commercial Project** ☐ **Residential Project**

Plot of Area Attached: ☒ YES ☐ NO **Metes and Bounds Attached:** ☐ YES ☐ NO **Survey Attached:** ☒ YES ☐ NO

Type of Plat: (circle one) ~~Amended Plat~~ ~~Re-Plat~~ ~~Final Plat~~ PRELIMINARY PLAT

Property Description: Tract 1 - 67.4042 acres of land or 2,936,126 square feet. located in the Stephen F. Austin League, Abstract 297, Galveston County, Texas, Said 67.4042 acre tract being out of and a port of a 42.2590 acre tract of record in the name of Trails at Woodhaven Lakes, Ltd. in Galveston County Clerk's File (G.C.C.F.) Number 2017062418 and all of a 33.3575 acre tract of record in the name of Trails at Woodhaven Lakes, Ltd. in G.C.C.F. No. 2018054049

Tract 2 - 14.61 acres of land or 636,321 square feet, located in the Stephen F. Austin League, Abstract 297, Galveston County, Texas, Said 14.61 acre tract being all of o 7.8800 acre tract of record in the name of Trails land Holdings, LTD in Galveston County Clerk's File (G.C.C.F.) Number 20190973407, all of a 6.40 acre tract of record in the name of Trails Land Holdings, Ltd. in G.C.C.F. No. 2019006929, and out of and a part of a called 42.2590 acre tract of record in the name of Trails at Wood haven Lakes, Ltd. In G.C.C.F. #201762418.

Owner Name: Padua Realty Company (c/o - Arya Karve, 7Gen Planning and Landscape

Phone: 713 579 3833

Email: akarve@7genplanning.com

FAX: _____

Address: 2107 CityWest Blvd. | 4th Floor | Houston, Texas 77042

Application Checklist

☒ **Site Plan** (to scale) with Existing Improvements, Developments and Property Lines

(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

☒ **Survey** (to scale, 2 copies)

☒ **Original Certified Tax Receipt Showing Acre and Taxes Paid Current**

☐ **Title Report** (If purchased in the last 60 days) or

☒ **Platting Letter**

Filing Fees

A filing fee of \$200.00 per plat plus \$8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of \$150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

Submitted to the Planning and Zoning Commission

Date Submitted: _____

APPROVED: _____

DENIED: _____

OTHER: _____

Comments: _____



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Applicant Certificate

I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of applicant: _____

Date: 8/18/2020



Tuesday, August 25, 2020

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Trails at Woodhaven Lakes Section One Preliminary Plat
First Review
Adico, LLC Project No. 18100-2-053

Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Trails at Woodhaven Lakes Section One Preliminary Plat received on or about August 18, 2020.

Please see our comments on the following pages. Please furnish one (1) set of revised drawings, digital files in .pdf format and a written response to our comments.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

A handwritten signature in blue ink, appearing to read "Dinh V. Ho, P.E.".

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
File: 18100-2-053

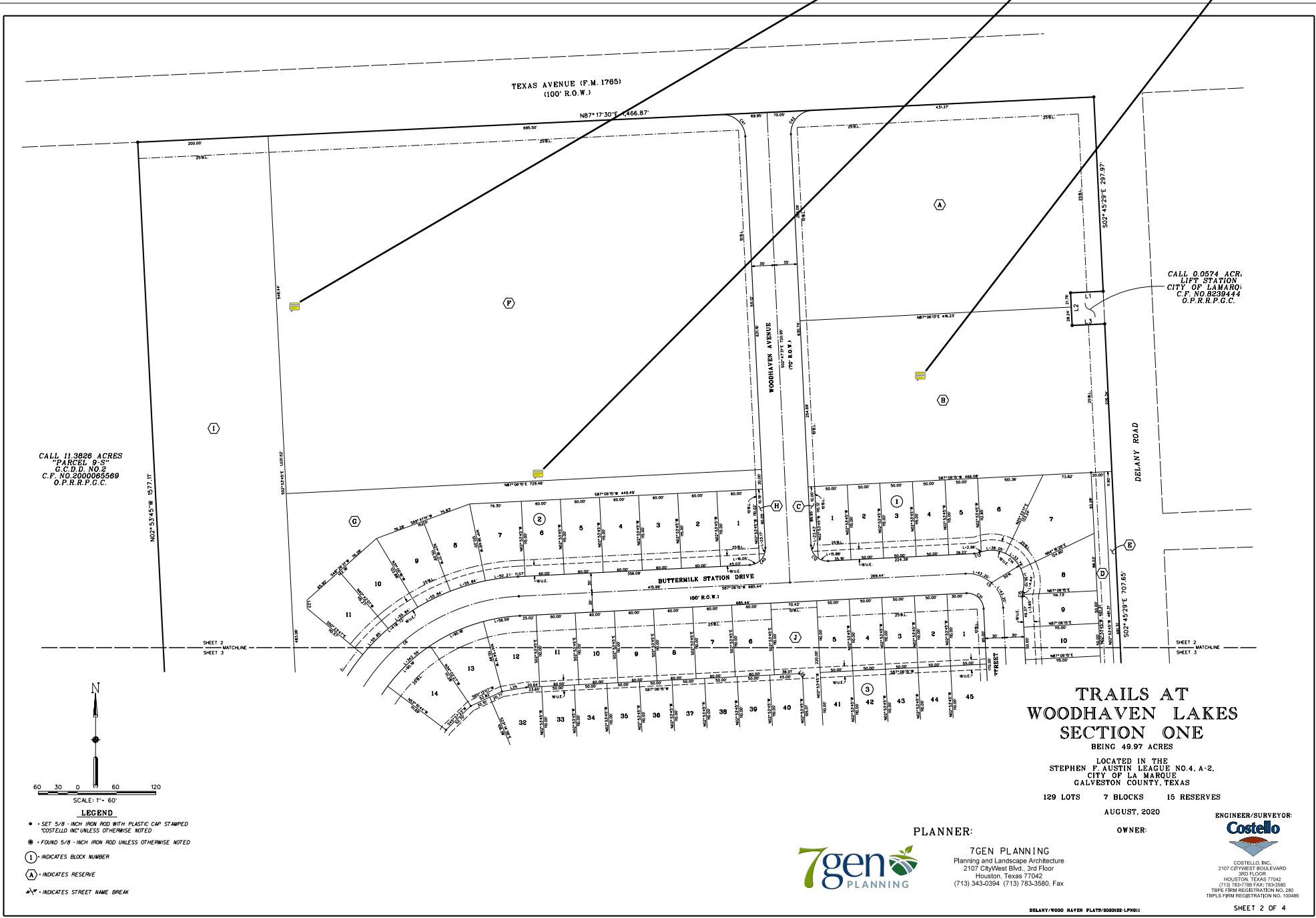
Summary of comments: Trails at Woodhaven Sec 1_ADICO REVIEW.pdf

Type: Text

Page:2 Author: dho Subject: Note Date: 2020-08-21 17:07:35
Provide min 10' BL setback.

Page:2 Author: dho Subject: Note Date: 2020-08-21 17:07:43
Provide min 5' BL setback.

Page:2 Author: dho Subject: Note Date: 2020-08-21 17:05:44
Will this site be considered a condo association or single family attached?
This will determine how this tract will be platted.





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: September 15, 2020

Agenda Item: Discussion/possible action regarding a plat of Ambrose Section 1, located near Delany Road and Fleming.

Item Type: Plat - Preliminary Plat

History: Ambrose subdivision is zoned Planned Development District and a General Plan has already been approved.

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

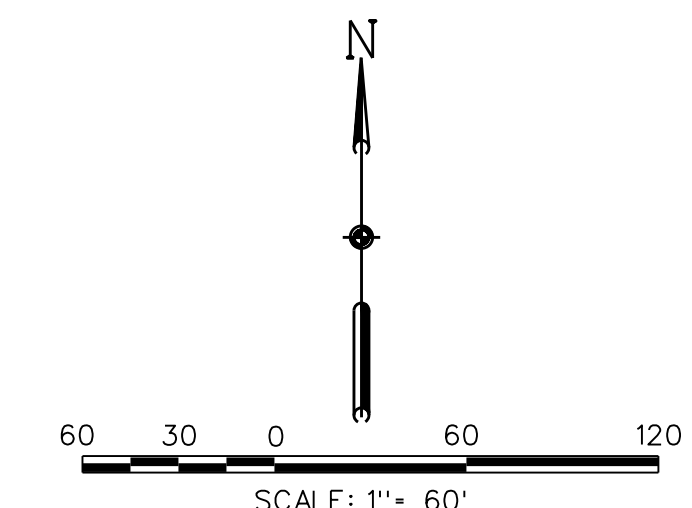
References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Ambrose Section 1 preliminary plat, subject to the condition that:

- 1) Applicant submits a complete final plat application and supporting documentation compliant with City Code Chapter 41.

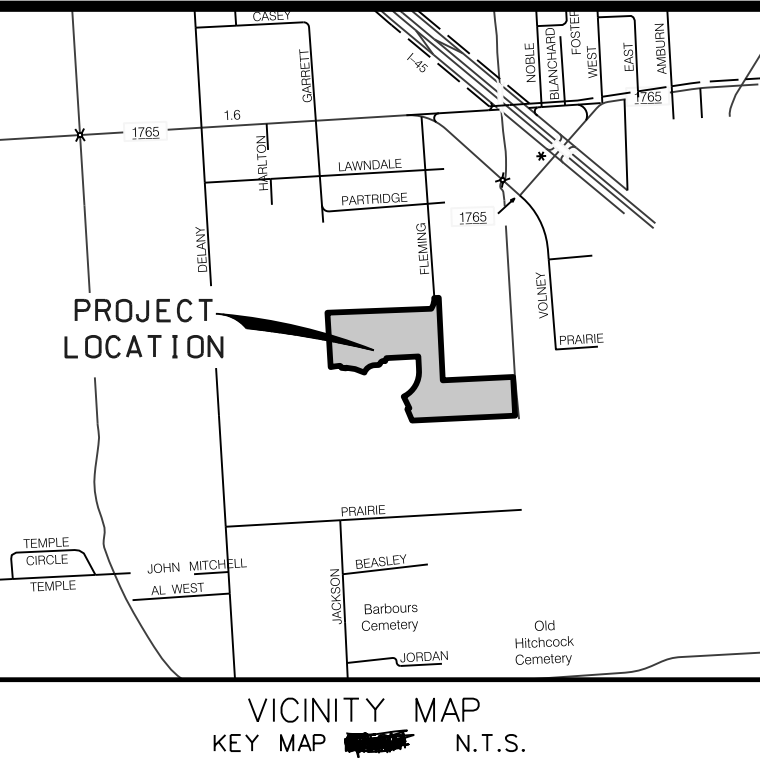


LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✕ - STREET NAME BREAK

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
H.L. & P.	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
O.R.R.P.G.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VOL. - PG.	VOLUME - PAGE
I.R.	IRON ROD
FND.	FOUND

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	1.18 AC. / 51,629 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	2.46 AC. / 107,316 SF.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.39 AC. / 17,132 SF.
RESERVE "D"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,732 SF.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.04 AC. / 1,610 SF.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.11 AC. / 4,584 SF.
RESERVE "G"	DETENTION / OPEN SPACE	12.49 AC. / 543,957 SF.
RESERVE "H"	LANDSCAPE / OPEN SPACE	0.06 AC. / 2,437 SF.
RESERVE "I"	LANDSCAPE / OPEN SPACE	0.11 AC. / 4,711 SF.
RESERVE "J"	PARK	2.06 AC. / 89,666 SF.
RESERVE "K"	PARK	0.34 AC. / 15,003 SF.
TOTAL:		19.35 AC. / 842,777 SF.



CALL 5 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 2000004069
O.P.R.R.P.G.C.

REMAINDER
CALL 63.60 ACRES
"TRACT A"
SALTGRASS 300, LTD.
C.F. NO. 2005035884
O.P.R.R.P.G.C.

REMAINDER
82.13 ACRES
"TRACT B"
SALTGRASS 300, LTD.
C.F. NO. 2005035885
O.P.R.R.P.G.C.

CALL 5.00 ACRES
RUSSELL S. MCELHINNY
& WIFE,
GALE R. MCELHINNY
C.F. NO. 9416649
O.P.R.R.P.G.C.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N60°08'37"E	47.37
L2	N52°35'58"E	47.37
L3	N45°03'18"E	47.37
L4	N37°30'38"E	47.37
L5	N29°57'58"E	47.37
L6	N22°25'19"E	47.37
L7	N17°15'55"E	17.40
L8	N12°06'31"E	47.37
L9	N04°33'51"E	47.37
L10	N01°56'42"W	48.76
L11	S22°16'36"W	43.85
L12	S87°16'56"W	49.22
L13	N69°07'44"W	130.43
L14	N81°23'39"W	119.96
L15	S06°15'23"W	9.83
L16	N83°44'37"W	60.00
L17	N27°28'28"E	29.94
L18	N02°45'44"W	2.30
L19	N87°13'22"E	60.00
L20	N42°12'06"E	5.97
L21	S47°47'54"E	9.33
L22	S02°45'44"E	2.31
L23	S06°15'23"W	66.18
L24	S20°07'58"W	35.63
L25	N87°48'51"E	36.00
L26	N02°43'04"W	15.00
L27	S72°44'05"E	120.11

CALL 15.640 ACRES
JUAN J. VENTURA
&
SONIA MABEL ALFARO
"TRACT 1"
C.F. NO. 2018006662
O.P.R.R.P.G.C.

CALL 6.060 ACRES
JUAN J. VENTURA
&
SONIA MABEL ALFARO
"TRACT 2"
C.F. NO. 2018006662
O.P.R.R.P.G.C.

PRELIMINARY PLAT OF
AMBROSE SEC 1
A SUBDIVISION OF 41.74 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

106 LOTS 6 BLOCKS 11 RESERVES
SEPTEMBER, 2020

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 286
TBPLS FIRM REGISTRATION NO. 100486

OWNER:
BILL FREY
FREY DEVELOPMENT COMPANIES, INC.
P.O. Box 941179
Houston, TX 77099
Tel: (281) 531-8000

PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



REMAINDER
CALL 10.00 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 2017076084
O.P.R.R.P.G.C.

2.090 ACRES
HL&P COMPANY
C.F. NO. 8664770,
O.P.R.R.P.G.C.

20.5 S.E. CITY OF LA MARQUE
C.F. NO. 9546726
O.P.R.R.P.G.C.

0.089 S.E. CITY OF LA MARQUE
C.F. NO. 201002028
O.P.R.R.P.G.C.

RESERVE (SEE NOTE 7)

RESERVE (SEE NOTE 7)

RESERVE (SEE NOTE 7)

RESERVE (SEE NOTE 7)

RESERVE (SEE NOTE 7)

RESERVE (SEE NOTE 7)

REMAINDER
CALL 63.60 ACRES
"TRACT A"
SALTGRASS 300, LTD.
C.F. NO. 2005035884
O.P.R.R.P.G.C.

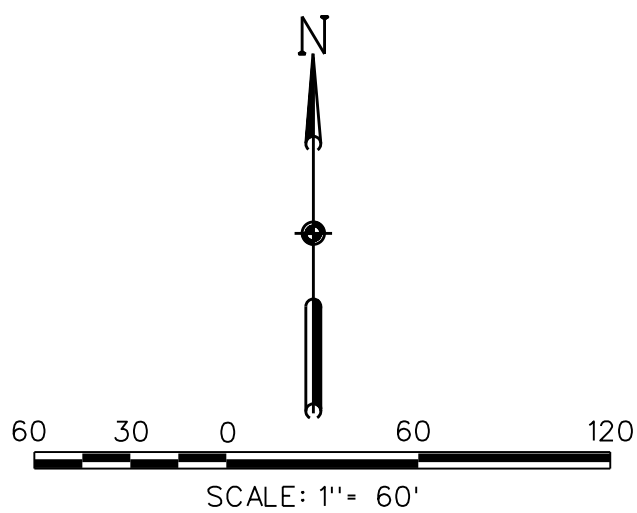
REMAINDER
82.13 ACRES
"TRACT B"
SALTGRASS 300, LTD.
C.F. NO. 2005035885
O.P.R.R.P.G.C.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	27.40	480.00	3° 16' 15"	N65° 33' 05"E	27.40
C2	83.36	50.00	95° 31' 24"	S64° 30' 55"W	74.04
C3	30.77	25.00	70° 31' 44"	S52° 01' 04"W	28.87
C4	175.03	150.00	66° 51' 29"	S53° 51' 12"W	165.27
C5	44.67	25.00	102° 23' 4"	N44° 56' 09"W	38.96
C6	115.42	1470.00	4° 29' 56"	S81° 37' 21"W	115.39
C7	116.10	220.00	30° 14' 12"	N12° 21' 22"E	114.76
C8	182.05	1500.00	6° 57' 14"	S82° 59' 43"W	181.94
C9	131.93	250.00	30° 14' 12"	S12° 21' 22"W	130.41
C10	131.90	250.00	30° 13' 49"	S12° 21' 34"W	130.38
C11	616.47	500.00	69° 56' 13"	S32° 12' 56"W	578.90
C12	87.57	55.00	91° 13' 30"	S42° 12' 06"W	78.61
C13	101.24	600.00	9° 40' 2"	S01° 25' 22"W	101.12
C14	77.47	50.00	88° 46' 30"	S47° 47' 54"E	69.95
C15	39.38	25.00	90° 14' 34"	S47° 52' 38"E	35.43
C16	39.16	25.00	89° 45' 26"	S47° 01' 22"W	35.28
C17	35.88	25.00	82° 14' 1"	S00° 17' 57"W	32.88
C18	157.08	50.00	180° 0' 0"	S49° 10' 56"W	100.00
C19	35.88	25.00	82° 14' 1"	N81° 56' 04"W	32.88

CURVE DATA TABLE

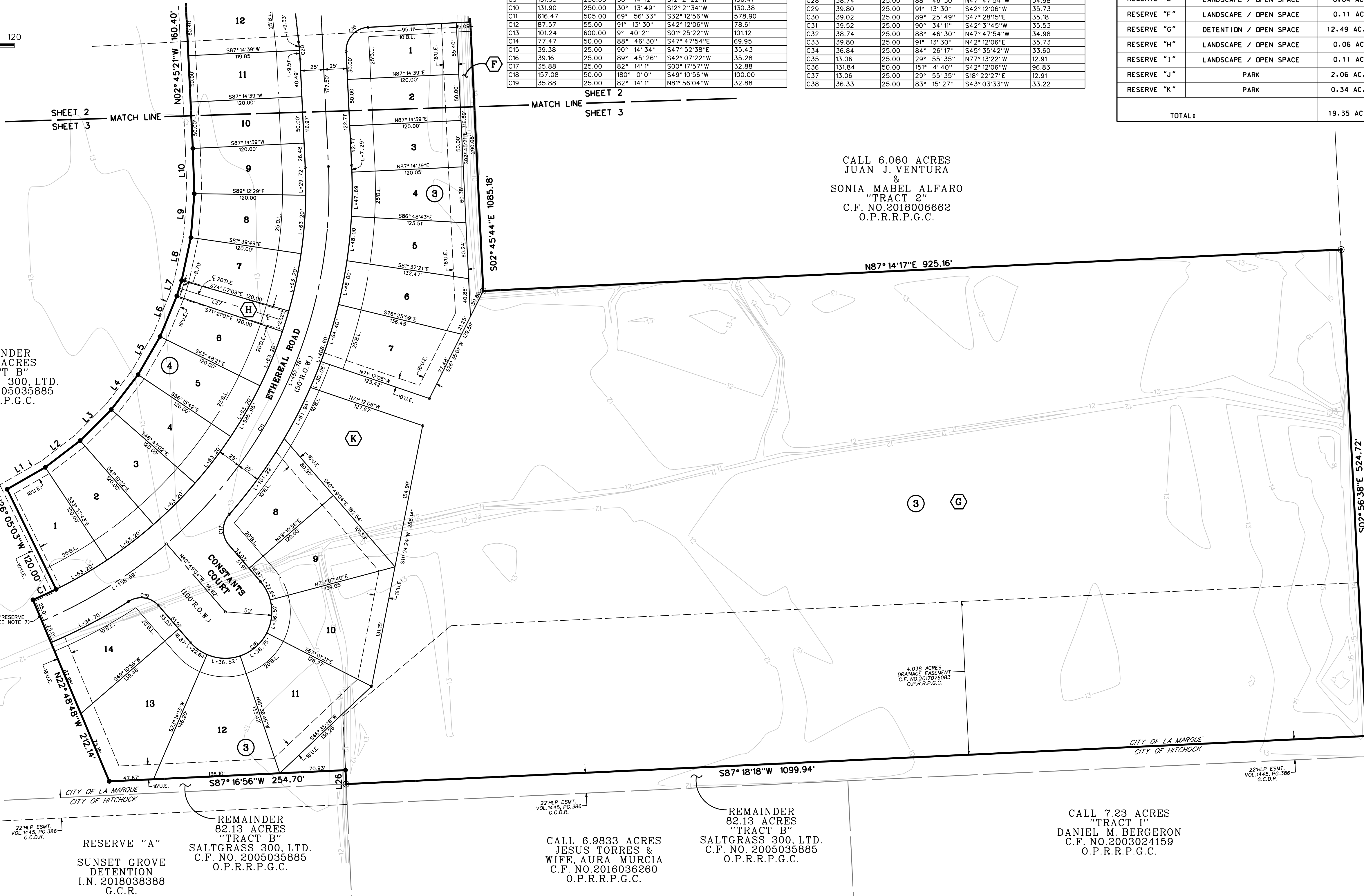
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C20	18.85	300.00	3° 35' 59"	N04° 33' 20"W	18.85
C21	18.85	300.00	3° 35' 59"	N04° 33' 20"W	18.85
C22	39.02	25.00	89° 25' 49"	N47° 28' 15"W	35.18
C23	39.52	25.00	90° 34' 11"	S42° 31' 45"W	35.53
C24	39.02	25.00	89° 25' 49"	N47° 28' 15"W	35.18
C25	16.09	25.00	36° 52' 12"	S69° 22' 45"W	15.81
C26	141.82	50.00	162° 30' 54"	N47° 47' 54"W	98.84
C27	16.09	25.00	36° 52' 12"	N15° 01' 27"E	15.81
C28	38.74	25.00	88° 46' 30"	N47° 47' 54"W	34.98
C29	39.80	25.00	91° 13' 30"	S42° 12' 06"W	35.73
C30	39.02	25.00	89° 25' 49"	S47° 28' 15"E	35.18
C31	39.52	25.00	90° 34' 11"	S42° 31' 45"W	35.53
C32	38.74	25.00	88° 46' 30"	N47° 47' 54"W	34.98
C33	39.80	25.00	91° 13' 30"	N42° 12' 06"E	35.73
C34	36.84	25.00	84° 26' 17"	S45° 35' 42"W	33.60
C35	13.06	25.00	29° 55' 35"	N77° 13' 22"W	12.91
C36	131.84	50.00	151° 4' 40"	S42° 12' 06"W	96.83
C37	13.06	25.00	29° 55' 35"	S18° 22' 27"E	12.91
C38	36.33	25.00	83° 15' 27"	S43° 03' 33"W	33.22



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N60°08'37"E	47.37
L2	N52°35'58"E	47.37
L3	N45°03'18"E	47.37
L4	N37°30'38"E	47.37
L5	N29°57'58"E	47.37
L6	N22°25'19"E	47.37
L7	N17°15'55"E	17.40
L8	N12°06'31"E	47.37
L9	N04°33'51"E	47.37
L10	N01°56'42"W	48.76
L11	S22°16'36"W	43.85
L12	S87°16'56"W	49.22
L13	N69°07'44"W	130.43
L14	N81°23'39"W	119.96
L15	S06°15'23"W	9.83
L16	N83°44'37"W	60.00
L17	N27°28'28"E	29.94
L18	N02°45'44"W	2.30
L19	N87°13'22"E	60.00
L20	N42°12'06"E	5.97
L21	S47°47'54"E	9.33
L22	S02°45'44"E	2.31
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L25	N87°48'51"E	36.00
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L27	S72°44'05"E	120.11

REMAINDER
82.13 ACRES
"TRACT B"
SALTGRASS 300, LTD.
C.F. NO. 2005035885
O.P.R.R.P.G.C.



METES AND BOUNDS DESCRIPTION
41.74 ACRES

Being an 41.74 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 41.74 acre tract being a portion of a call 63.60 acre tract of land and a portion of a call 82.13 acre tract of land recorded in the name of Saltgrass 300, Ltd., in Clerk's File Number (C.F. No.) 2005035884 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas; said 41.74 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the most easterly line of said 82.13 acre tract):

- Beginning** at a 3/8-inch iron rod found at a northeasterly corner of said 82.13 acre tract, the southeast Right-of-Way (R.O.W.) corner of Fleming Street (60-foot wide) as recorded in C.F. Nos. 8309485 and 8319629 of the O.P.R.R.P.G.C., the southwest corner of a call 5.00 acre tract of land recorded in C.F. No. 9416649 of the O.P.R.R.P.G.C. and the northwest corner of a call 15.640 acre tract of land recorded in C.F. No. 2018006662 of the O.P.R.R.P.G.C., same being;
- Thence, with the common line of 82.13 acre tract and said 15.640 acre tract and the west line of a call 6.060 acre tract of land recorded in C.F. No. 2018006662 of the O.P.R.R.P.G.C., South 02 degrees 45 minutes 44 seconds East, a distance of 1,085.18 feet to the southwest corner of said 6.060 acre tract;
 - Thence, continuing with the common line of said 82.13 acre tract and said 6.060 acre tract, North 87 degrees 14 minutes 17 seconds East, a distance of 925.16 feet to the southeast corner of said 6.060 acre tract, same being on the west line of a call 3.819 acre tract of land recorded in Volume 2323, Page 604 of the Galveston County Deed Records (G.C.D.R.);
 - Thence, with the common line of said 3.819 acre tract and said 82.13 acre tract, South 02 degrees 56 minutes 38 seconds East, a distance of 524.72 feet;

- Thence, through said 82.13 acre tract, South 87 degrees 18 minutes 18 seconds West, a distance of 1,099.94 feet to the northeast corner of Sunset Grove Detention, a subdivision recorded in Instrument Number 201803888 of the Galveston County Records;
- Thence, through said 82.13 acre tract and aforesaid 63.60 acre tract, the following twenty-eight (28) courses:
- North 02 degrees 43 minutes 04 seconds West, a distance of 15.00 feet;
- South 87 degrees 16 minutes 56 seconds West, a distance of 254.70 feet;
- North 22 degrees 48 minutes 48 seconds West, a distance of 212.14 feet;
- 27.40 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 16 minutes 15 seconds, a radius of 480.00 feet and a chord that bears North 65 degrees 33 minutes 05 seconds East, a distance of 27.40 feet;
- North 26 degrees 05 minutes 03 seconds West, a distance of 120.00 feet;
- North 60 degrees 08 minutes 37 seconds East, a distance of 47.37 feet;
- North 52 degrees 35 minutes 58 seconds East, a distance of 47.37 feet;
- North 45 degrees 03 minutes 18 seconds East, a distance of 47.37 feet;
- North 37 degrees 30 minutes 38 seconds East, a distance of 47.37 feet;
- North 29 degrees 57 minutes 58 seconds East, a distance of 47.37 feet;
- North 22 degrees 25 minutes 19 seconds East, a distance of 47.37 feet;
- North 17 degrees 15 minutes 55 seconds East, a distance of 17.40 feet;
- North 12 degrees 06 minutes 31 seconds East, a distance of 47.37 feet;
- North 04 degrees 33 minutes 51 seconds East, a distance of 47.37 feet;

- North 01 degrees 56 minutes 42 seconds West, a distance of 48.76 feet;
- North 02 degrees 45 minutes 21 seconds West, a distance of 160.40 feet;
- South 87 degrees 00 minutes 06 seconds West, a distance of 420.29 feet;
- South 22 degrees 16 minutes 36 seconds West, a distance of 43.85 feet;
- 83.36 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 31 minutes 24 seconds, a radius of 50.00 feet and a chord that bears South 64 degrees 30 minutes 55 seconds West, a distance of 74.04 feet;
- 30.77 feet along the arc of a curve to the right, said curve having a central angle of 70 degrees 31 minutes 44 seconds, a radius of 25.00 feet and a chord that bears South 52 degrees 01 minutes 04 seconds West, a distance of 28.87 feet;
- South 87 degrees 16 minutes 56 seconds West, a distance of 49.22 feet;
- 175.03 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 51 minutes 29 seconds, a radius of 150.00 feet and a chord that bears South 53 degrees 51 minutes 12 seconds West, a distance of 165.27 feet;
- North 69 degrees 07 minutes 44 seconds West, a distance of 130.43 feet;
- North 81 degrees 23 minutes 39 seconds West, a distance of 119.96 feet;
- South 06 degrees 15 minutes 23 seconds West, a distance of 9.83 feet;
- North 83 degrees 44 minutes 37 seconds West, a distance of 60.00 feet;
- 44.67 feet along the arc of a curve to the left, said curve having a central angle of 102 degrees 23 minutes 04 seconds, a radius of 25.00 feet and a chord that bears North 44 degrees 56 minutes 09 seconds West, a distance of 38.96 feet;

- 115.42 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 29 minutes 56 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 37 minutes 21 seconds West, a distance of 115.39 feet to the common line of aforesaid 63.60 acre tract and a call 2.090 acre tract of land recorded in C.F. No. 8647700 of the O.P.R.R.P.G.C.;
- Thence, with said common line, North 03 degrees 24 minutes 39 seconds West, a distance of 715.58 feet to the north line of a call 7.231 acre Houston Lighting and Power Company easement (80-foot wide) as recorded in Volume 943, Page 131 of the G.C.D.R.;
- Thence, with the north line of said 7.231 acre easement, North 87 degrees 48 minutes 51 seconds East, a distance of 1,365.09 feet;
- Thence, continuing through aforesaid 82.13 acre tract, the following three (3) courses:
- North 27 degrees 28 minutes 28 seconds East, a distance of 29.94 feet;
- 116.10 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 14 minutes 12 seconds, a radius of 220.00 feet and a chord that bears North 12 degrees 21 minutes 22 seconds East, a distance of 114.76 feet;
- North 02 degrees 45 minutes 44 seconds West, a distance of 2.30 feet to the southwest R.O.W. corner of aforesaid Fleming Street, same being an interior corner of said 82.13 acre tract;
- Thence, with the south terminus line of said Fleming Street and an interior line of said 82.13 acre tract, North 87 degrees 13 minutes 22 seconds East, a distance of 60.00 feet to the Point of Beginning and containing 41.74 acres of land.

OWNER:
BILL FREY
FREY DEVELOPMENT COMPANIES, INC.
P.O. Box 941179
Houston, TX 77094
Tel: (281) 531-8000

PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

PRELIMINARY PLAT OF
AMBROSE SEC 1
A SUBDIVISION OF 41.74 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS
106 LOTS 6 BLOCKS 11 RESERVES
SEPTEMBER, 2020

ENGINEER / SURVEYOR:
Costello
COSTELLO, INC.
2107 Citywest Blvd., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486





CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Project Address: Ambrose: Victory Springs Dr. & Fleming Rd. Permit #: _____
Parcel #: 301857, 391859 Legal Description: Ambrose Section 1
Fee: \$ 1,048.00 Zoning Designation: PD ☐ Commercial Project ☒ Residential Project
Plot of Area Attached: ☐ YES ☐ NO Metes and Bounds Attached: ☒ YES ☐ NO Survey Attached: ☒ YES ☐ NO
Type of Plat: (circle one) Preliminary Plat Re-Plat Final Plat
Property Description:
Ambrose Section 1-Located in the Stephen F. Austin League No. 4, A-2 City of La Marque,
Galveston County, Texas. It is a subdivision of 41.74 Ac, 106 lots, 6 blocks and 11 reserves.

Owner Name: Bill Frey, Frey Development Companies Inc. Phone: 713 579 3833
c/o Arya C Karve, 7Gen Planning.
Email: Email akarve@7genplanning.com FAX: _____
Address: 2107 CityWest Blvd. Suite 400, Houston, TX 77042

Application Checklist

☒ Site Plan (to scale) with Existing Improvements, Developments and Property Lines

(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

☒ Survey (to scale, 2 copies)

☒ Current Tax Receipts

☐ Title Report (If purchased in the last 60 days)

☒ Platting Letter

Filing Fees

A filing fee of \$200.00 per plat plus \$8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of \$150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

Submitted to the Planning and Zoning Commission

Date Submitted: _____

APPROVED: _____ DENIED: _____ OTHER: _____

Comments: _____

Applicant Certificate

I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of applicant: Arya Karve

Date: 08/04/2020