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, October 27, 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: 973 0496 6493

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/97304966493

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

Meeting ID: 973 0496 6493

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

****

CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
Of
October 27, 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, October 27, 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) PUBLIC HEARINGS

a. Public hearing on a preliminary report on a request to change the zoning district from unzoned to (C-1) General Commercial for 1607 4th Street, La Marque, Texas

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 Johannson Addition located at 2105 Gulf Freeway, La Marque, Texas

(5) NEW BUSINESS

a. Discussion / possible action to issue a final report and provide a recommendation to City Council regarding a zone change from unzoned to (C-1) General Commercial for 1607 4th Street, La Marque, Texas

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 Johannson Addition located at 2005 Gulf Freeway, La Marque, Texas

c. Discussion / possible action regarding a final plat for Sunset Grove Section 2 being a subdivision of 14.68 Acres near Delany Road and Prairie St

d. Discussion / possible action regarding a final plat for Landing at Delany Cove Section 13 near Delany Road and FM 1765

(6) REQUESTS AND ANNOUNCEMENTS
Requests by Commissioners for items to be placed on future Planning and Zoning agendas and announcements

(7) ADJOURNMENT

CERTIFICATION:
I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **October 22, 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.

City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: October 27, 2020

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council regarding a zone change from unzoned to (C-1) General Commercial for 1607 4th Street, La Marque, Texas

Item Type: Zone change

History: Was left off the original zoning map last time it was adopted

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).

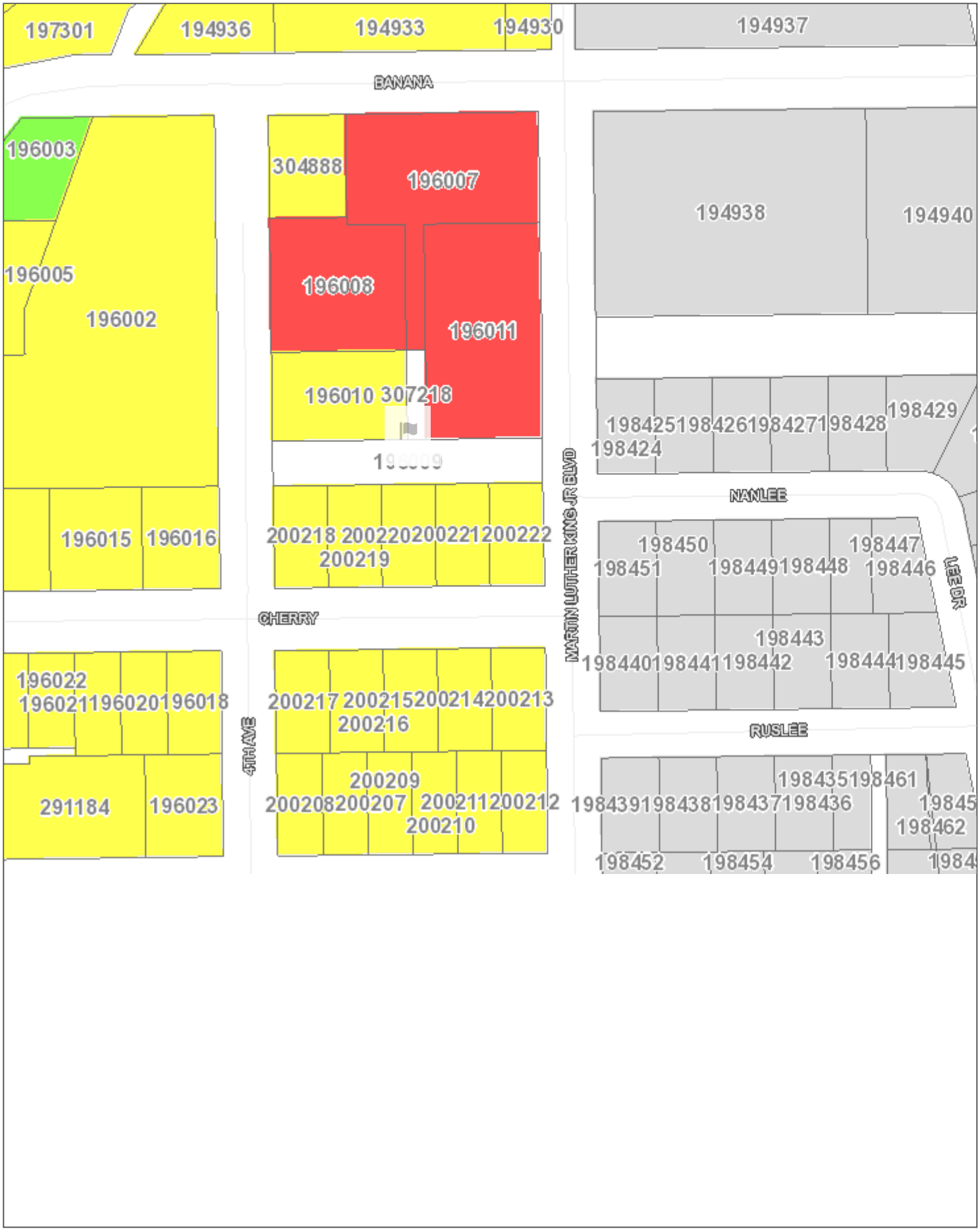
References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: See attached letter from neighbor across the street opposed to the zone change

Recommendation: Motion to issue a final report and recommend approval of a zone change from unzoned to (C-1) General Commercial for 1607 4th Street, La Marque, Texas

City of La Marque



10.16.2020

Mrs Sharon Walker
1516 4th Ave.
409/935-6521

Mrs Walker called into the Planning & Zoning Dept in regards to the notice she received about 1604 4th Street.

She requested for her Objections to be noted, since she is unable to call in.

1. Dead End street
2. Elderly community within neighborhood
3. Not well lite for dusk hours – crime
4. Narrow street – does not allow for 2 car usage
5. Noise pollution – music / gatherings
6. No extra traffic needed for fear of problems

Ms. Dena Purnell.

I am writing you this letter because I take care of my total disable stepfather and I cannot make the meeting. I only have a house phone. no way to get on the Internett. We do not want this property at 1807 4th ave becoming commercial property. Thank You.

Sharon Walker

We are writting you about a letter I recived from you. I do not want this commercial propetty here. This is some of our reasons. We cannot make the Meeting

1. I have already had to call code Inforcement, office Stinson on this man. He cussed her out and she called her supervisor out here too. He is out of control.
2. Our road is too small only one car at a time can come down the road. If there are 2 cars we have to pull over in the grass.
3. It is too dark at night. We have no street lights at all.
4. We take care of elderly people at this end of the road.
5. We live on a dead end road, because there is no traffic and no is and people. We feel safe down here.

that is why we bought houses on a dead End road.

(8.) We have a Personal Care home at this end of the street. The Mildred House Inc. "State Licensed Facility". It would not be safe down here anymore. They will not feel safe anymore and it will not be quit. Thats why she has it on a dead end road. It takes care of a V.A. Patie

too. (9.) We do not want the extra traffic on this little dead end road.

(10.) There has been 2 houses here and my house has already been broken into. This happen in the daytime. We don't want anymore people in this area please. These are just a few reasons why we do not want this property at 1607 4th ave to be commercial property. Thank you. Call me if you need to.

Sharon Walker
& Bobby Boyington

409-935-6521
1516 4th ave
(Home)
409-935-6521

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
PLANNING AND ZONING APPLICATION

DATE OF APPLICATION Sept 22, 2020

NAME OF AGENT Payton Hill PHONE (409) 750-3645

ADDRESS 1607 4th Ave, LaMarque Tx 77568

NAME OF OWNER Payton Hill PHONE (409) 750-3645

ADDRESS 1607 4th Ave, LaMarque Tx 77568

PROPERTY DESCRIPTION:

ADDRESS: 1607 4th Ave

PLOT OF AREA ATTACHED per survey photo METES AND BOUNDS ATTACHED per survey photo

PRESENT ZONE un zoned

REASON FOR CHANGE: Citizen ~~usagage~~ yasage

DESIRED OUTCOME: private business.

APPLICATION CHECKLIST

[ ] **CERTIFIED PROPERTY OWNERS WITHIN 200-FEET OF THE PROPERTY-LISTS PRINTED MORE THAN TWO WEEKS PRIOR TO APPLICATION SUBMITTAL MAY NOT BE ACCEPTED**

(CENTRAL APPRAISAL DISTRICT (CAD)- (CENTRAL APPRAISAL DISTRICT (CAD-
9850 Emmett Lowry Expressway Ste. A Texas City, TX 77591 409/935-1980)
409/935-1980)
[✓] **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**-COUNTY TAX OFFICE, 722 MOODY (766-2481
[ ] ~~**TITLE REPORT (IF LAND WAS PURCHASED WITHIN THE LAST 60 DAYS)**~~ 3 yrs old.
[✓] **NON-REFUNDABLE APPLICATION FEE** (PAYABLE TO THE CITY OF LA MARQUE

SUBMITTED TO BOARD
DATE:_____

APPROVED_____ DENIED_____ OTHER_____

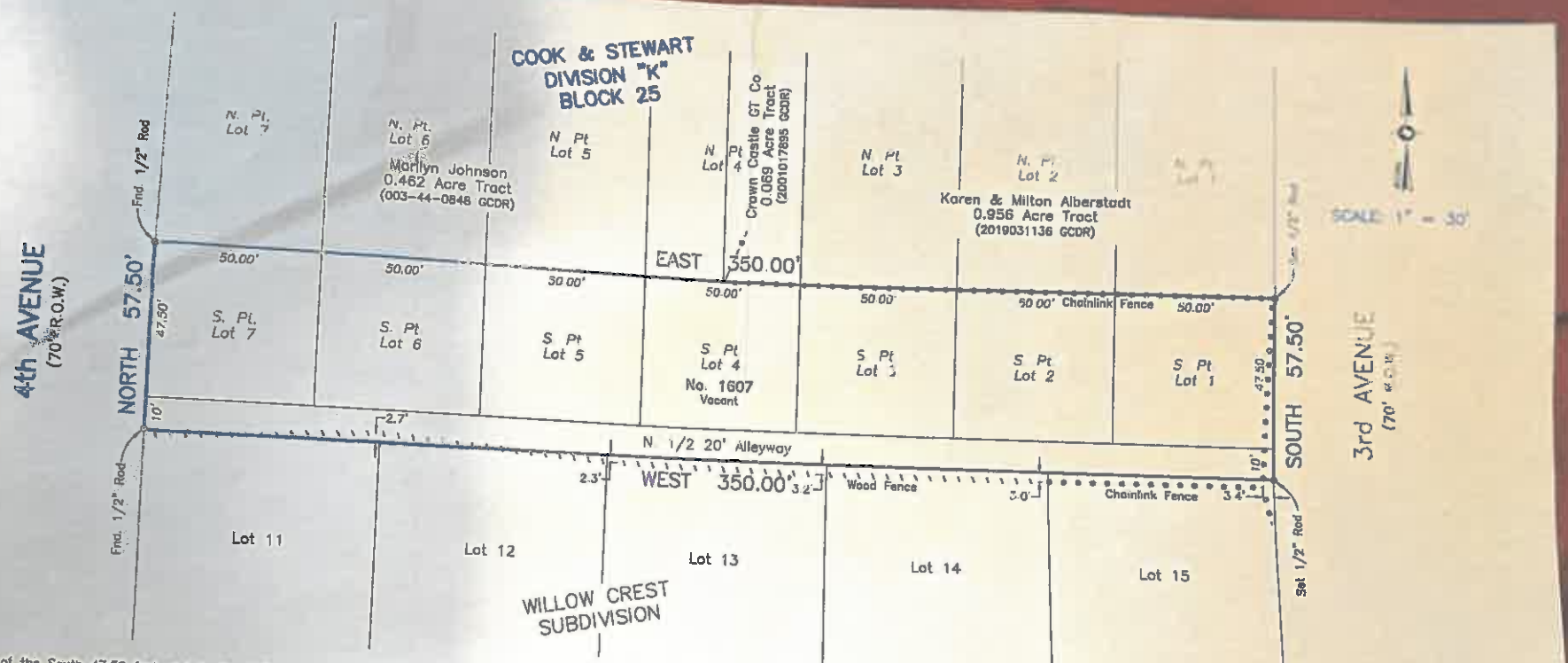
COMMENTS_____

APPLICANT'S CERTIFICATE

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

Mr Payton Hill — September 22, 2020

SIGNED — DATE



Survey of the South 47.50 feet of Lots One (1) through Seven (7), together with the North One-half (1/2) of the adjacent 20 foot Alleyway, in Block Twenty Five (25), of DIVISION "K" of Cook and Stewart Subdivision of the John D. Moore League, Abstract No. 150, said tract described in deed recorded under Instrument No. 2014059616 in the Offical Deed Records of Galveston County, Texas.

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.

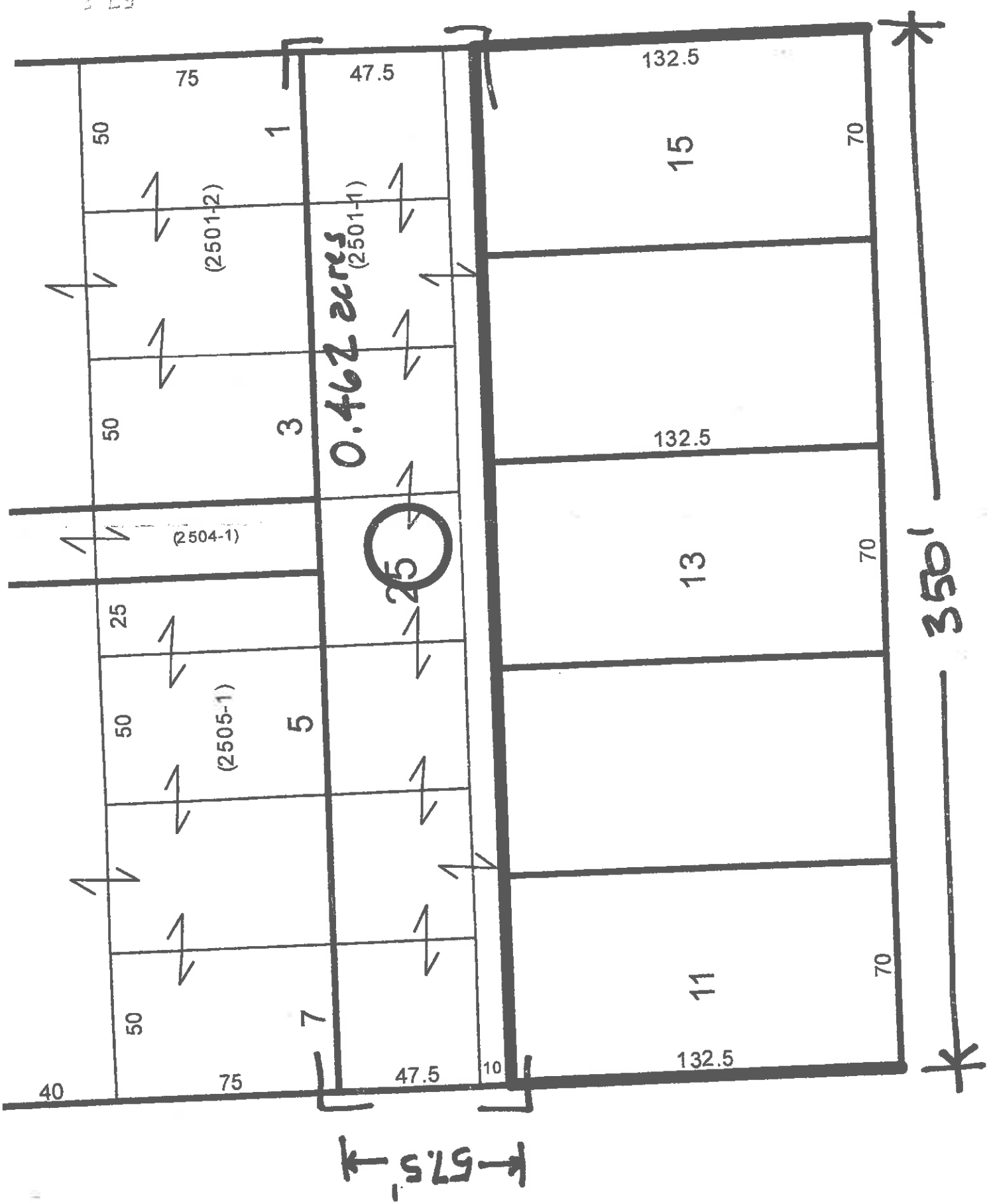
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

STATE OF TEXAS
REGISTERED
STEPHEN C. BLASKEY
5856
PROFESSIONAL
LAND SURVEYOR

SURVEY DATE:	JANUARY 3, 2020
FILE No.:	2775-0011-2501-001
DRAFTING:	JTK
JOB No.:	19-0106

High Tide Land Surveying LLC.
LEAGUE CITY OFFICE
Registration Number 10194549
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:
1) This property does not lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company)
3) Bearings based on Monumentation of the Easterly R.O.W line of 4th Avenue.
4) Surveyed without benefit of a Title Report.


MARTIN LUTHER KING JR BLVD
75
47.5
132.5
50
1
15
70
(2501-2)
(2501-1)
0.462 acres
50
3
132.5
(2504-1)
25
13
70
350'
25
50
(2505-1)
5
50
7
11
70
40
75
47.5
10
132.5
57.5'

Re: PIS#196009 - 1607 4th Ave - Zone Change Request

payton hill <payton.hill777@gmail.com>
Tue 10/6/2020 9:55 PM

To: Derra Purnell <d.purnell@cityoflamarque.org>
Cc: Permits <permits@cityoflamarque.org>

Yes, I approve.

On Tue, Oct 6, 2020 at 5:41 PM Derra Purnell <d.purnell@cityoflamarque.org> wrote:

> Mr. Hill,
> Per our phone conversation, this email is to confirm you would like to modify your application to change the zoning for 1607 4th Street, property ID #196009 to C-1 General Commercial. Please respond back with "yes" if this accurately reflects your request.
>
> Sincerely,
>
> Derra Purnell
> Director of Legal & Development Services
> City of La Marque
> d.purnell@cityoflamarque.org
> Cell: 214-405-0733

From: Development Services Temp <dstemp@cityoflamarque.org>
Sent: Thursday, October 1, 2020 11:43 AM
To: Derra Purnell <d.purnell@cityoflamarque.org>
Cc: Permits <permits@cityoflamarque.org>
Subject: PIS#196009 - 1607 4th Ave - Zone Change Request

Received via US Postal Mail 10.01.2020.

Per the Zoning Map: Light Industrial
(Surrounded by Residential & General Commercial)

Reason for change per application: Citizen Usage - Private Outcome

Thanks,

NewLogo2012(small)

Permit Department
City of La Marque
1130 1st Street , La Marque, Texas 77568
O: 409-938-9204
dstemp@cityoflamarque.org
www.cityoflamarque.org

City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9204

CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE WITHIN 200 FEET

October 9, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marques'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, October 20, 2020, at 4:00 p.m. by telephone and video conference** regarding:

> A preliminary report on a request to change the zoning district from unzoned to (C-1) General Commercial for 1607 4th Street, La Marque, Texas

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: 973 0496 6493; 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/97304966493. The full agenda packet will be available at least 72 hour prior to the meeting on the City's website https://ci.la-marque.ts.us/AgendaCenter.

If you are unable to attend, and wish to comment, you may also provide comments by email at permits@cityoflamarque.org, or by mail at:

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

Respectfully,
Derra Purnell
Development Services

City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9204

CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE WITHIN 200 FEET

October 21, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marques'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 meeting and public hearing on the item below scheduled for October 20, 2020 has been rescheduled to **Tuesday, October 27, 2020, at 4:00 p.m. by telephone and video conference** regarding:

> A preliminary report on a request to change the zoning district from unzoned to (C-1) General Commercial for 1607 4th Street, La Marque, Texas

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: 973 0496 6493; 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/97304966493. The full agenda packet will be available at least 72 hour prior to the meeting on the City's website https://ci.la-marque.ts.us/AgendaCenter.

If you are unable to attend, and wish to comment, you may also provide comments by email at permits@cityoflamarque.org, or by mail at:

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

Respectfully,
Derra Purnell
Development Services

City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: October 27, 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 Johannson Addition located at 2105 Gulf Freeway, La Marque, Texas.

Item Type: Zone change

History: Tabled at the September 15th meeting

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).

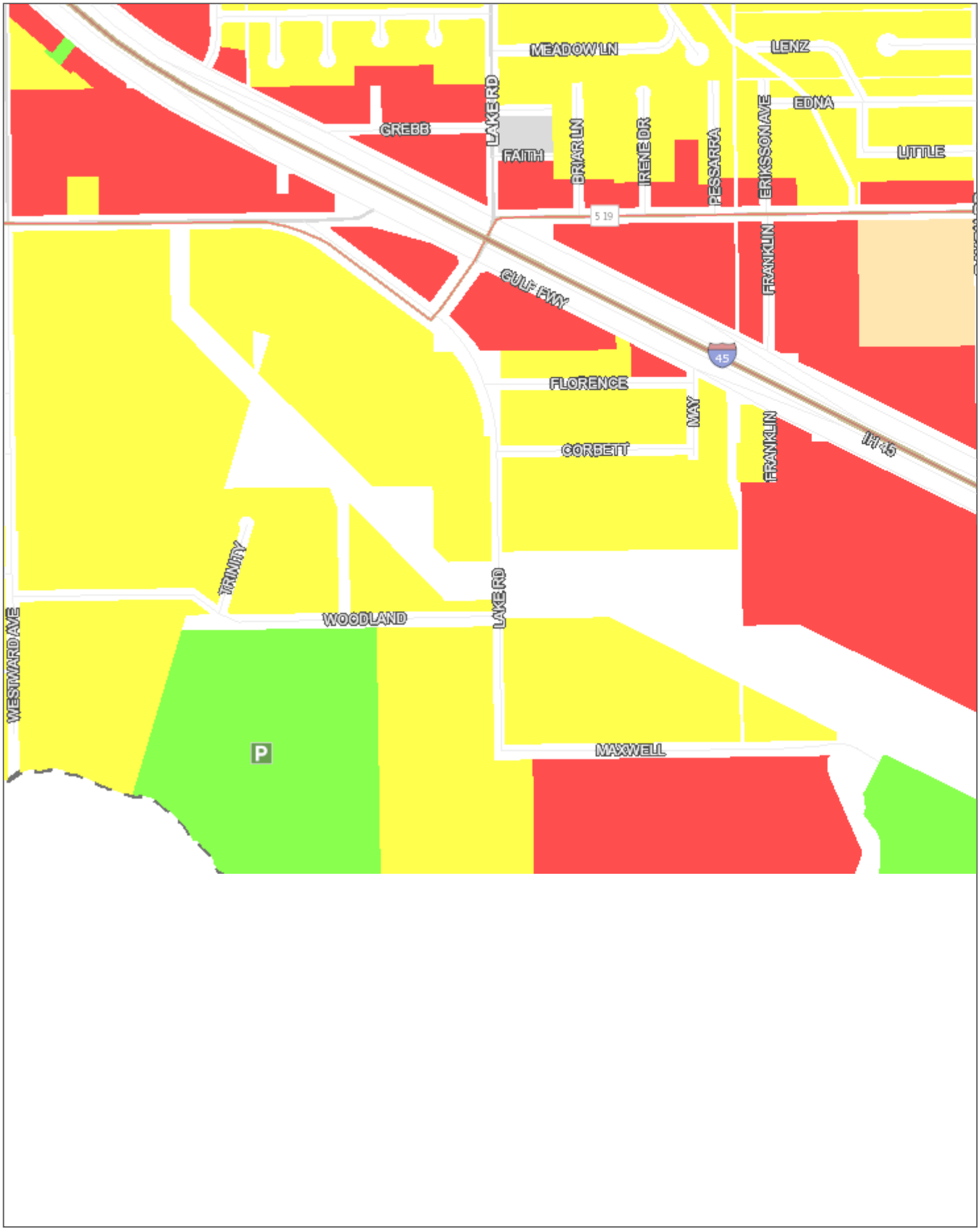
References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

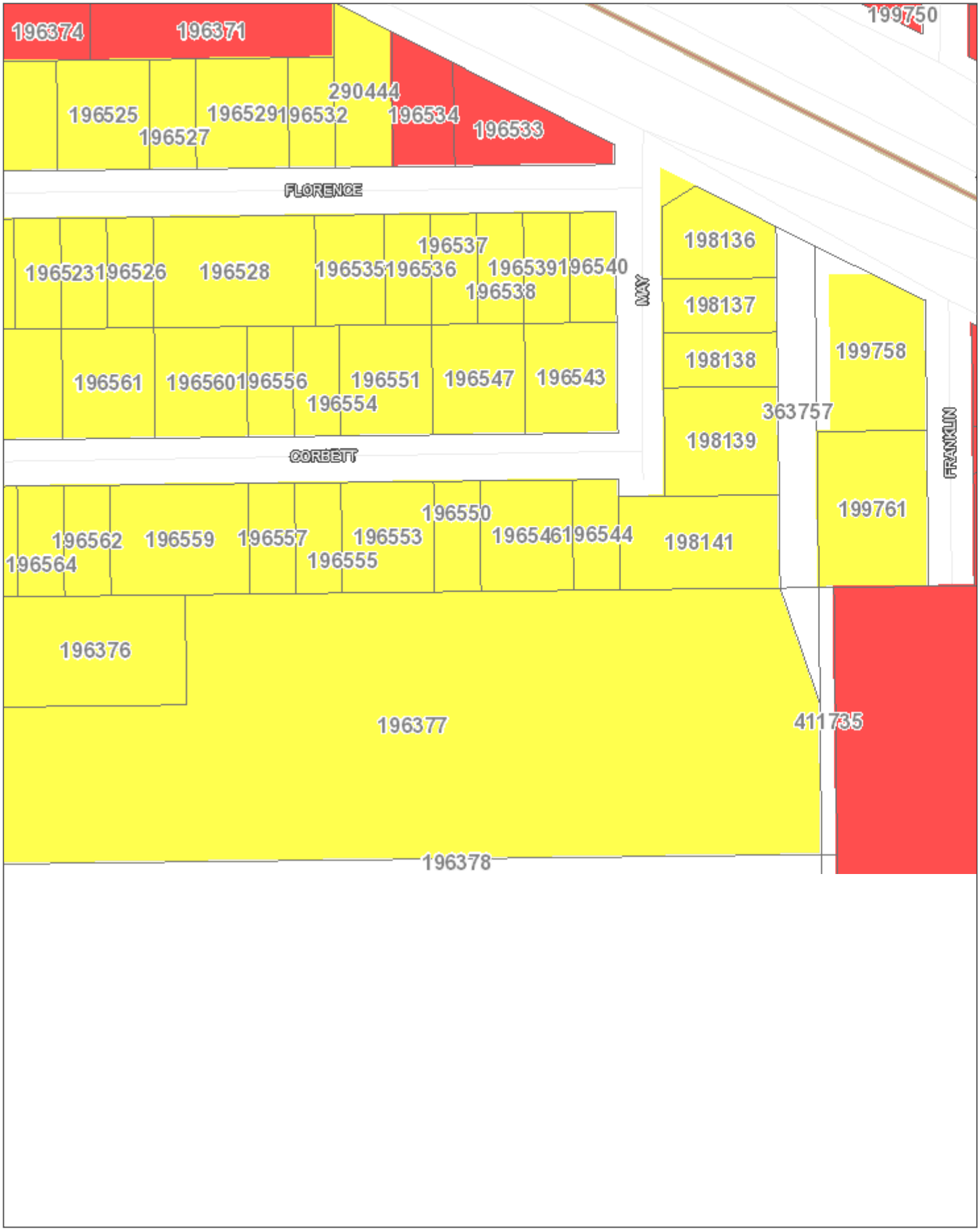
Public comments: One adjacent property owner against a commercial development; one for the change and considering changing their property

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.

City of La Marque



City of La Marque



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 Johannson 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 commerical business and currently has a commercial building on Lot 3 while zoned residential.

Desired Outcome: Rezone to commercial

APLICATION 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.

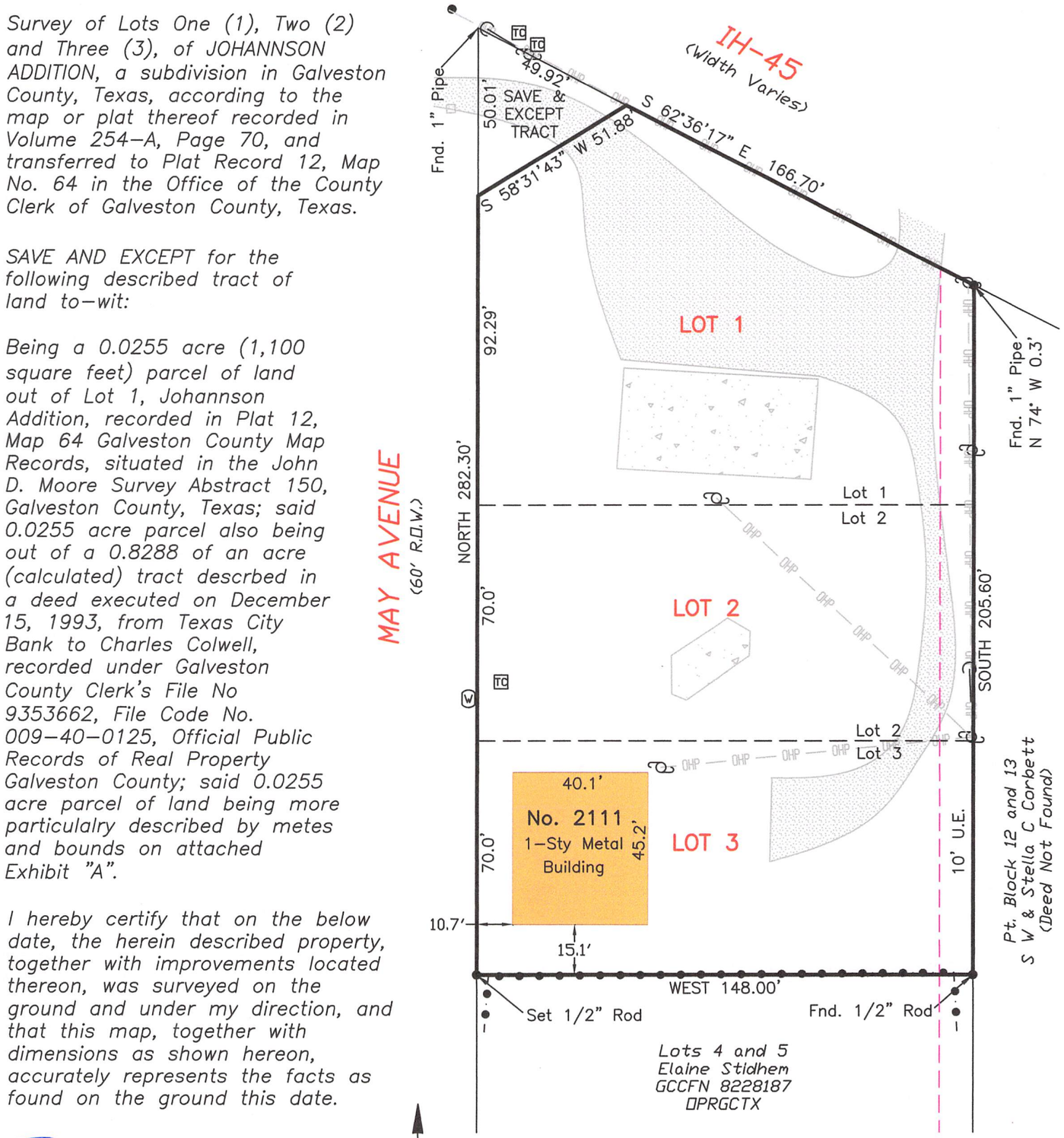
TLS Job No 20-0386	2011 Gulf Freeway, La Marque, TX. 77568	Ref No: 4255-0000-0002-000

Survey of 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.

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, Johannson 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 descrbed 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 particulalry 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.



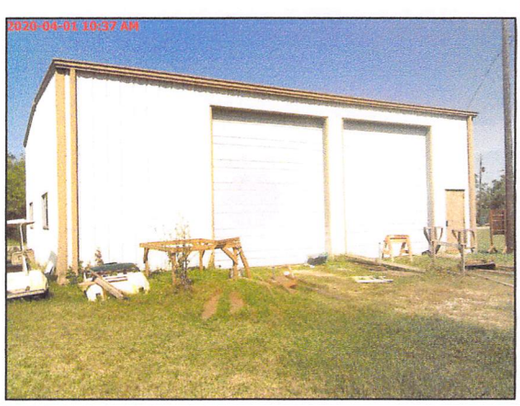
Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

Record

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 Johansson Addition.

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

0 40 80

Legend:
OHP — Overhead Power
Chain Link Fence
Asphalt
Concrete
Power Pole
TC Telecomm. Box
Down Guy
W 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 Unbehagan

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

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.

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, Johannson 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 particulalry described by metes and bounds as follows:

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 Soutwest 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
409.938.9204

CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE WITHIN 200 FEET

October 9, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marques'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, October 20, 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 (C-1) General Commercial for Lots 1, 2, 3 of the Johannson Addition located at 2105 Gulf Freeway, La Marque, Texas.

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: 973 0496 6493; 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/97304966493. The full agenda packet will be available at least 72 hour prior to the meeting on the City's website https://ci.la-marque.ts.us/AgendaCenter.

If you are unable to attend, and wish to comment, you may also provide comments by email at permits@cityoflamarque.org, or by mail at:

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

Respectfully,
Derra Purnell
Development Services

City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9204

CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE WITHIN 200 FEET

October 21, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marques'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 meeting and public hearing on the item below scheduled for October 20, 2020 has been rescheduled to **Tuesday, October 27, 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 (C-1) General Commercial for Lots 1, 2, 3 of the Johannson Addition located at 2105 Gulf Freeway, La Marque, Texas.

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: 973 0496 6493; 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/97304966493. The full agenda packet will be available at least 72 hour prior to the meeting on the City's website https://ci.la-marque.ts.us/AgendaCenter.

If you are unable to attend, and wish to comment, you may also provide comments by email at permits@cityoflamarque.org, or by mail at:

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

Respectfully,
Derra Purnell
Development Services

City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: October 27, 2020

Agenda Item: Discussion / possible action regarding a final plat for Sunset Grove Section 2 being a subdivision of 14.68 Acres near Delany Road and Prairie St

Item Type: Plat – Final Plat

History: Final plat was previously approved, but has since expired

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.

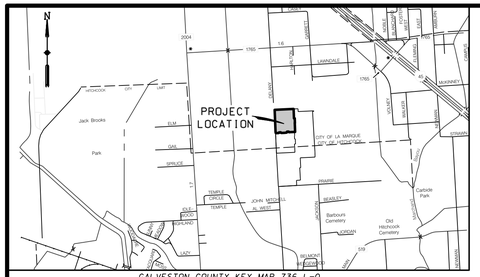
References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve a final plat for Sunset Grove Section 2, subject to the condition that:

1) The public infrastructure is complete and approved by the City prior to recording of the final plat with the Galveston County Clerk.



GALVESTON COUNTY KEY MAP 736 L-O
NTS

STATE OF TEXAS
COUNTY OF GALVESTON

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF SUNSET GROVE SECTION TWO, 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 SUNSET GROVE SECTION TWO IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-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' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE 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 EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE 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.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, KB HOME LOAN STAR INC., A TEXAS CORPORATION, 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, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE AND BY DAVID WILLIAMSON, DIRECTOR OF LAND DEVELOPMENT, THIS _____, DAY OF _____2020.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: _____
MARK EUBANKS
VICE PRESIDENT OF FINANCE

BY: _____
DAVID WILLIAMSON
DIRECTOR OF LAND DEVELOPMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE AND DAVID WILLIAMSON, DIRECTOR OF LAND DEVELOPMENT OF KB HOME LONE STAR INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINT NAME

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

_____
MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION TWO, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2020, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____,A. D., 2020.

_____
CHAIRMAN, PLANNING COMMISSION

_____
BOBBY HOCKING
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK, ___. M., AND DULY RECORDED ON _____, 2020, AT _____ O'CLOCK, ___. M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

_____
DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

METES AND BOUNDS DESCRIPTION
14.68 ACRES

Being a 14.68 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 14.68 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC., a Texas corporation, in Clerk's File (C.F.) No. 2017076084 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.); said 14.68 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone);

Beginning at a 1-inch iron pipe found at the most westerly northwest corner of said 80.00 acre tract and the southwest corner of a called 5.0 acre tract of land recorded in C.F. No. 8600357 of the O.P.R.R.P.G.C., same being on the east right-of-way line of Delany Road (60-feet wide);

1. Thence, with the north line of said 80.00 acre tract and the south line of said called 5.0 acre tract, North 87 degrees 15 minutes 03 seconds East, a distance of 717.42 feet;

Thence, through and within said called 80.00 acre tract, the following twenty (20) courses:

2. South 02 degrees 11 minutes 09 seconds East, a distance of 356.19 feet;
3. North 87 degrees 48 minutes 51 seconds East, a distance of 28.83 feet;
4. South 02 degrees 11 minutes 09 seconds East, a distance of 180.00 feet;
5. South 87 degrees 48 minutes 51 seconds West, a distance of 5.19 feet;
6. South 02 degrees 11 minutes 09 seconds East, a distance of 180.00 feet;
7. South 87 degrees 48 minutes 51 seconds West, a distance of 0.55 feet;
8. South 02 degrees 11 minutes 09 seconds East, a distance of 155.00 feet;
9. South 87 degrees 48 minutes 51 seconds West, a distance of 135.14 feet;
10. 83.53 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 05 minutes 52 seconds, a radius of 1,545.00 feet and a chord that bears South 86 degrees 15 minutes 55 seconds West, a distance of 83.52 feet;
11. 40.57 feet along the arc of a curve to the right, said curve having a central angle of 92 degrees 59 minutes 23 seconds, a radius of 25.00 feet and a chord that bears North 48 degrees 47 minutes 20 seconds West, a distance of 36.27 feet;
12. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;
13. South 02 degrees 17 minutes 38 seconds East, a distance of 10.97 feet;
14. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 26 minutes 18 seconds, a radius of 25.00 feet and a chord that bears South 40 degrees 25 minutes 31 seconds West, a distance of 33.92 feet;
15. 115.84 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 33 minutes 42 seconds, a radius of 1,455.00 feet and a chord that bears South 85 degrees 25 minutes 31 seconds West, a distance of 115.81 feet;
16. South 87 degrees 42 minutes 22 seconds West, a distance of 76.27 feet;
17. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet;
18. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;
19. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 42 minutes 22 seconds West, a distance of 35.36 feet;
20. South 87 degrees 42 minutes 22 seconds West, a distance of 85.00 feet;
21. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet to the east line of aforesaid Delany Road, same being the west line of aforesaid called 80.00 acre tract;
22. Thence, with the common line of said Delany Road and said called 80.00 acre tract, North 02 degrees 17 minutes 38 seconds West, a distance of 857.92 feet to the **Point of Beginning** and containing 14.68 acres of land.

SUNSET GROVE SECTION TWO FINAL PLAT

BEING A SUBDIVISION OF 14.68 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

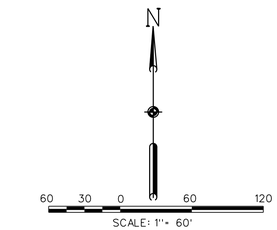
41 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: AUGUST 12, 2020

DEVELOPER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 Richmond Ave.
Houston, Tx 77082

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

Costello
ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486



LEGEND

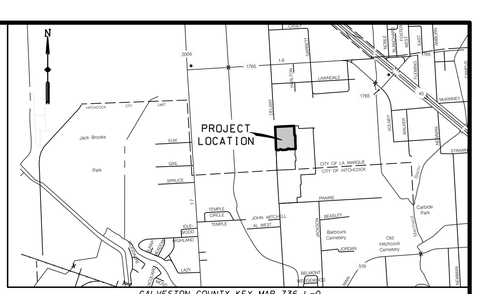
- ● • SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ◉ • FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC." UNLESS OTHERWISE NOTED
- 1 • INDICATES LOT NUMBER
- (1) • INDICATES BLOCK NUMBER
- (A) • INDICATES RESERVE
- • INDICATES STREET NAME BREAK
- 0000 • INDICATES ADDRESS

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87° 48'51"E	28.83
L2	S87° 48'51"W	5.19
L3	S87° 42'22"W	60.00
L4	S02° 17'38"E	10.97
L5	S87° 42'22"W	60.00
L6	N47° 14'24"W	5.00
L7	N42° 48'51"E	14.14
L8	S47° 17'38"E	14.14
L9	S42° 42'22"W	14.14
L10	N87° 48'51"E	0.55

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	83.53	1545.00	03° 05' 52"	S86° 15'55"W	83.52
C2	40.57	25.00	92° 59' 23"	N48° 47'20"W	36.27
C3	37.28	25.00	85° 26' 18"	S40° 25'31"W	33.92
C4	115.84	1455.00	04° 33' 42"	S85° 25'31"W	115.81
C5	39.27	25.00	90° 00'00"	N47° 17'38"W	35.36
C6	39.27	25.00	90° 00'00"	S42° 42'22"W	35.36
C7	39.27	25.00	90° 00'00"	N47° 17'38"W	35.36
C8	86.50	55.00	90° 06' 29"	N42° 45'36"E	77.86
C9	456.08	290.00	90° 06' 29"	S42° 45'36"W	410.51
C10	221.81	50.00	254° 10' 28"	S43° 29'00"W	79.77
C11	51.09	25.00	117° 06' 02"	N67° 58'48"W	42.65
C12	51.09	25.00	117° 06' 02"	S25° 03'13"E	42.65
C13	123.39	50.00	141° 23' 32"	S42° 45'36"W	94.38
C14	39.32	25.00	90° 06' 29"	N42° 45'36"E	35.39
C15	11.19	25.00	25° 38' 31"	S15° 06'54"E	11.10
C16	11.19	25.00	25° 38' 31"	S79° 21'54"E	11.10

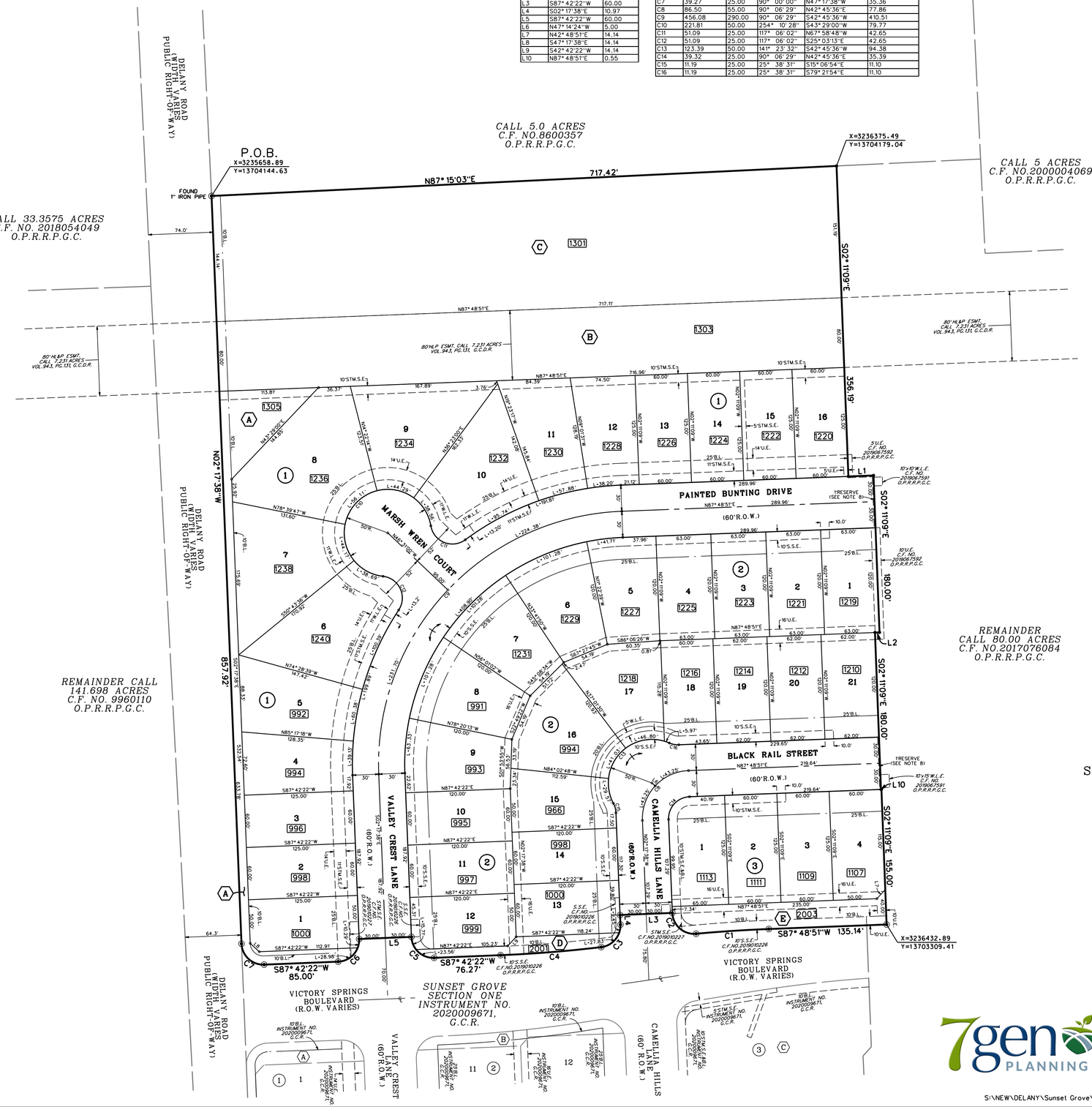


GALVESTON COUNTY KEY MAP 736 L-O
NTS

RESERVE TABLE			
(A)	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE	0.31 AC.	13.505 SQ. FT.
(B)	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES	1.32 AC.	57.363 SQ. FT.
(C)	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE	2.43 AC.	105.911 SQ. FT.
(D)	RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE	0.07 AC.	3.201 SQ. FT.
(E)	RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE	0.17 AC.	7.389 SQ. FT.
TOTAL		4.30 AC.	187.369 SQ. FT.

NOTES:

1. B.L. INDICATES BUILDING LINE
   U.E. INDICATES UTILITY EASEMENT
   W.L.E. INDICATES WATER LINE EASEMENT
   S.S.E. INDICATES SANITARY SEWER EASEMENT
   STM.S.E. INDICATES STORM SEWER EASEMENT
   D.E. INDICATES DRAINAGE EASEMENT
   ESMT. INDICATES EASEMENT
   VOL., PG. INDICATES VOLUME, PAGE
   G.C.R. INDICATES GALVESTON COUNTY RECORD
   O.P.R.R.R.P. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY
   P.O.B. INDICATES, POINT OF BEGINNING
   G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
   G.C.D.D. INDICATES GALVESTON COUNTY DRAINAGE DISTRICT
   HL& P INDICATES HOUSTON LIGHTING AND POWER
2. ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
4. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER 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.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
6. SUNSET GROVE SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48167C0385G, MAP REVISED AUGUST 15, 2019.
7. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.
8. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ALONG VICTORY SPRINGS BOULEVARD AND WITHIN THE RESERVES ALONG VICTORY SPRINGS BOULEVARD (THIS DOES NOT INCLUDE LOTS).
10. ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD NO. 68.



SUNSET GROVE SECTION TWO FINAL PLAT

BEING A SUBDIVISION OF 14.68 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

41 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: AUGUST 12, 2020

DEVELOPER:

KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 Richmond Ave.
Houston, Tx 77082

PLANNER:

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

Costello
ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

S:\NEW\DELANY\Sunset Grove\2017242-LPN02 Sec 2 Prelim plat\PLAT_2017242-LPN02-011

City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: October 27, 2020

Agenda Item: Discussion / possible action regarding a final plat for Landing at Delany Cove Section 13 near Delany Road and FM 1765

Item Type: Plat – Final Plat

History: Preliminary plat approved previously

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.

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

Council approval: Required

Public comments: None

Recommendation: Motion to approve a final plat for Landing at Delany Cove Section 13, subject to the conditions that:

1) Public infrastructure plans are approved;
2) Performance bond for public infrastructure construction is submitted and accepted by the City; and
3) Applicant provides original certified tax certificates.

ADICO
CONSULTING ENGINEERS

Wednesday, October 14, 2020

Kayla Williams
IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, TX 77040

Re: Landing at Delany Cove, Section 13 Final Plat
Letter of Recommendation to Approve with Conditions
Adico, LLC Project No. 18100-2-057

Dear Ms. Williams;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Landing at Delany Cove Section 13 Final Plat received on or about October 6, 2020.

Based on our review, the final plat is approved with conditions. Final plat approval is subject approval of construction plan.

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: 18100-2-057

CONDITIONAL APPROVAL SUBJECT TO APPROVAL OF CONSTRUCTION PLANS, ADICO, LLC, 10142020

STATE OF TEXAS

COUNTY OF GALVESTON

We, Lennar Homes of Texas Land and Construction, Ltd, a Texas limited partnership, d/b/a Friendswood Development Company, acting by and through Michael W. Johnson, Vice President of U.S. Home Corporation, a Delaware corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd, a Texas limited partnership, d/b/a Friendswood Development Company, owners of the property in the above and foregoing map of LANDING AT DELANY COVE SEC 13, 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 LANDING AT DELANY COVE SEC 13 in the S.F. AUSTIN LEAGUE NO. 4, ABSTRACT 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of LANDING AT DELANY COVE SEC 13 where building setback lines or public easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public easements shown in said adjacent acreage.

This is to certify that we, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. a Texas limited partnership, d/b/a Friendswood Development Company, by U.S. Home Corporation, a Delaware corporation, its General Partner, 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, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, a Texas Limited Partnership, d/b/a Friendswood Development Company, has caused these presents to be signed by Michael W. Johnson, Vice President of U.S. HOME CORPORATION, a Delaware Corporation, its General Partner, this _____ day of _____, 2020.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD,
a Texas Limited Partnership,
d/b/a Friendswood Development Company

By: U.S. Home Corporation,
a Delaware Corporation,
its General Partner

By: _____
Michael W. Johnson, Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President, 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.

_____
Notary public in and for the
State of Texas

My Commission Expires _____

I, Michael L. Swan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that 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 metal) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

_____
Michael L. Swan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5551

We hereby certify that the above and foregoing Plat of LANDING AT DELANY COVE SEC 12 Subdivision, was approved by the planning commission of the City of La Marque, Texas, on the _____ day of _____, A. D., 2020, and by the city council of the City of La Marque, Texas, on the _____ day of _____, A.D., 2020.

_____
Hugh Cash
Chairperson, Planning Commission

_____
Bobby Hocking
Mayor of the City of La Marque, Texas.

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2020, at _____ o'clock, ___M., and duly recorded on _____, 2020, at _____ o'clock, ___M. Instrument no. _____, Galveston County Records.

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

_____
Dwight D. Sullivan, County Clerk
Galveston County, Texas

By: _____
Deputy

LANDING AT DELANY COVE SEC 13

METES AND BOUNDS DESCRIPTION
OF 11.862 ACRES OF LAND
IN THE S. F. AUSTIN LEAGUE NO. 4 SURVEY, A-2
GALVESTON COUNTY, TEXAS

Being 11.862 acres of land in the S. F. Austin League No. 4 Survey A-2, Galveston County, Texas, and being a portion of the 217.0 acre tract described as Tract 1 in the deed from HLL Land Acquisitions of Texas, L.P. and HLL II Land Acquisitions of Texas, L.P. to Lennar Homes of Texas Land and Construction, Ltd. recorded under File No. 2008-033075 in the Official Public Records of Real Property of Galveston County, Texas, and more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the most westerly northwest corner of said 217.0 acre tract, in the east right-of-way line of FM 2004 (120' R.O.W.);

THENCE South 02° 43' 12" East - 1039.45 feet, with said east right-of-way line, to a 5/8-inch iron rod with cap stamped "IDS" found in a south line of a called 1.760 acre tract described in the deed from Lennar Homes of Texas Land and Construction, LTD. to Galveston County Municipal Utility District No. 32 recorded under file number 2018048332 in the Official Public Records of Real Property of Galveston County, Texas;

THENCE South 87° 20' 04" West - 764.30 feet, with a south line of said 1.760 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 87° 20' 04" East - 639.36 feet, with a south line of said 1.760 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract, in an east line of said 1.760 acre tract;

THENCE South 02° 47' 29" East - 1357.45 feet, with an east line of said 1.760 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract, in the north right-of-way line of Meadow Lake Village Drive (60' R.O.W.);

THENCE South 87° 12' 31" West - 100.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of LANDING AT DELANEY COVE SEC. 7 according to the plat thereof recorded under Film Code Number 2018001017 in the Official Public Records of Real Property of Galveston County, Texas and the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 05", a chord bearing and distance of North 47° 47' 27" West -35.36 feet, and an arc distance of 39.27 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said LANDING AT DELANEY COVE SEC. 7, and the end of said curve;

THENCE North 02° 47' 24" West - 25.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said LANDING AT DELANEY COVE SEC. 7, and an angle corner of the herein described tract;

THENCE North 56° 01' 13" West - 18.73 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said LANDING AT DELANEY COVE SEC. 7, and an angle corner of the herein described tract;

THENCE North 70° 02' 25" West - 77.77 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said LANDING AT DELANEY COVE SEC. 7, and an angle corner of the herein described tract;

THENCE South 87° 16' 48" West - 117.25 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said LANDING AT DELANEY COVE SEC. 7, and an angle corner of the herein described tract;

THENCE North 06° 08' 35" West - 107.45 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 04° 16' 48" West - 69.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 06° 30' 38" East - 156.08 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 02° 38' 31" West - 431.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 87° 21' 29" East - 18.25 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

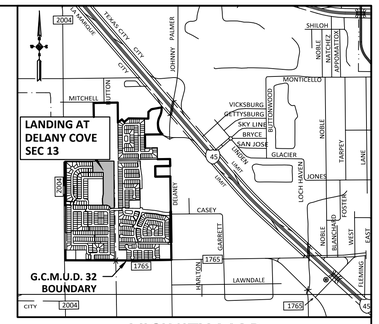
THENCE North 02° 38' 31" West - 180.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 87° 21' 29" West - 350.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 02° 38' 31" West - 120.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 87° 21' 29" East - 1.76 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 02° 38' 31" West - 205.10 feet to the **POINT OF BEGINNING** of the herein described tract and containing 11.862 acres of land.



VICINITY MAP
N.T.S.

NOTES:

1. **B.L. indicates a building line**
UE indicates a utility easement
STM.S.E. indicates a storm sewer easement
W.L.E. indicates a water line easement
S.S.E. indicates a sanitary sewer easement
VOL., PG. indicates Volume, Page
G.C.M.R. indicates Galveston County Map Records
D.R.G.C. indicates Deed Records of Galveston County
O.P.R.R.P. indicates Official Public Records of Real Property
G.C.O.P.R.R.P. indicates Galveston County Official Public Records of Real Property
Esmt. indicates Easement
H.L.& P. indicates Houston Lighting and Power
F.H.E. indicates a fire hydrant easement
RB indicates radial bearing
D.E. indicates a drainage easement
I.R. indicates a iron rod
Fnd. indicates found
U.V.E. indicates unobstructed visibility easement
W.M.E. indicates water meter easement
● indicates found 5/8" iron rod (Unless otherwise noted)
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (Unless otherwise noted)
505 indicates street address
2. **All non-perimeter easements on property lines are centered unless otherwise noted.**
3. **All bearings are based on the Texas Coordinate System of 1983, South Central Zone.**
4. **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.**
5. **All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of La Marque, Texas.**
6. **A 5-foot side lot building line is hereby dedicated on all common lot lines.**
7. **Reserves A-C shall be maintained by the property owner's association.**
8. **According to Flood Insurance Rate Map No. 48167C0245 G, published by the Federal Emergency Management Agency, dated August 15, 2019, the property shown hereon lies within the area designated as "Shaded Zone X", defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile.**
9. **Minimum slab elevations are established as follows:**
A. 17.50 (NAVD 88)
10. **Sidewalks and pedestrian trails within reserves shall be maintained by the H.O.A.**
11. **This plat is located within the Delany Cove Phase II PDD and subject to the requirements of the District per Ordinance No. O-2019-0026.**
13. **This plat lies within the boundary of Galveston County M.U.D. No. 32.**
14. **This plat lies within the boundary of Galveston County Drainage District No. 2.**
15. **Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.**

FINAL PLAT
LANDING AT DELANY COVE SEC 13

A SUBDIVISION OF

11.862 ACRES

LOCATED IN

S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

56 LOTS 2 BLOCKS 6 RESERVES

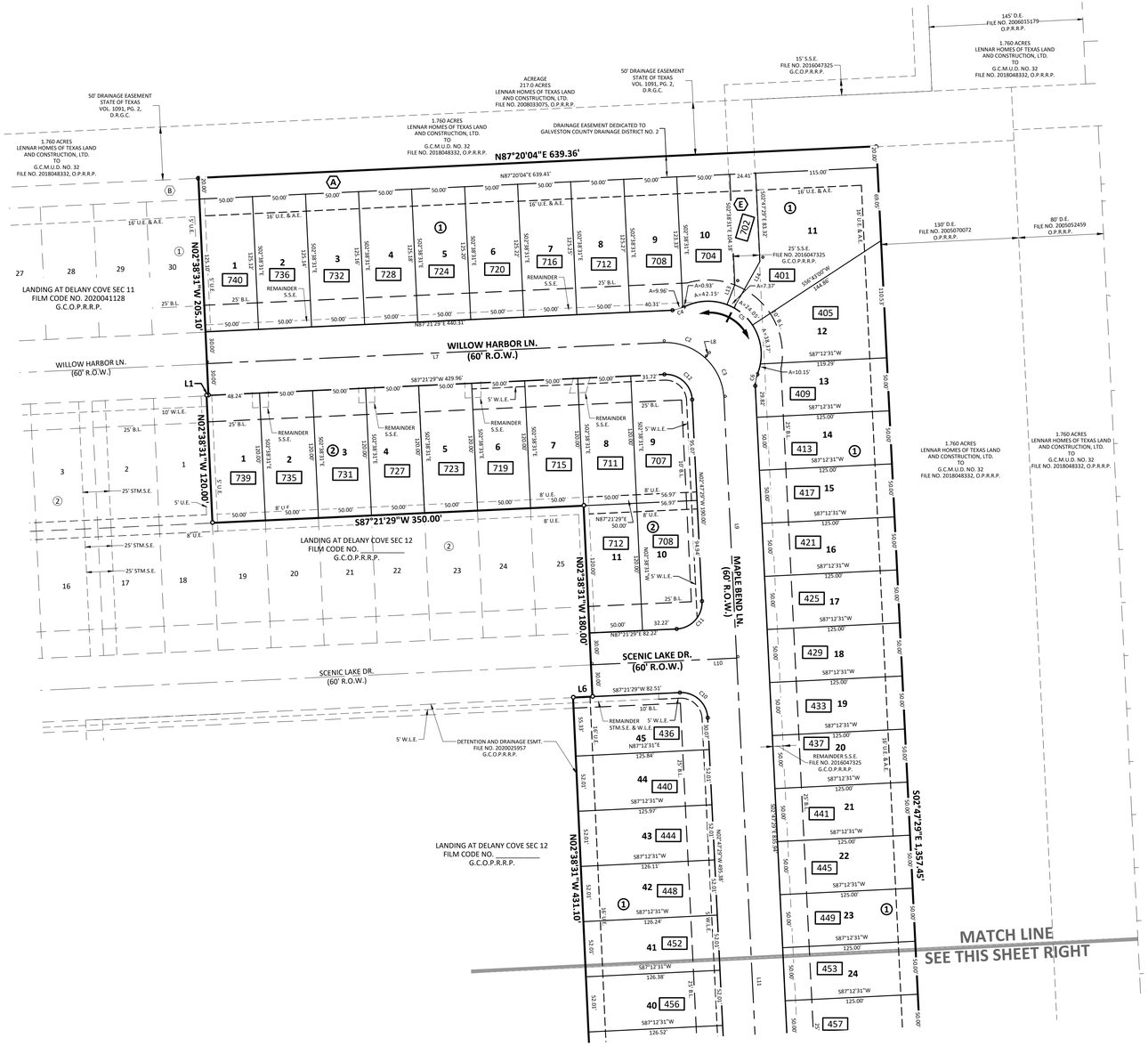
OWNER: **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**
A TEXAS LIMITED PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

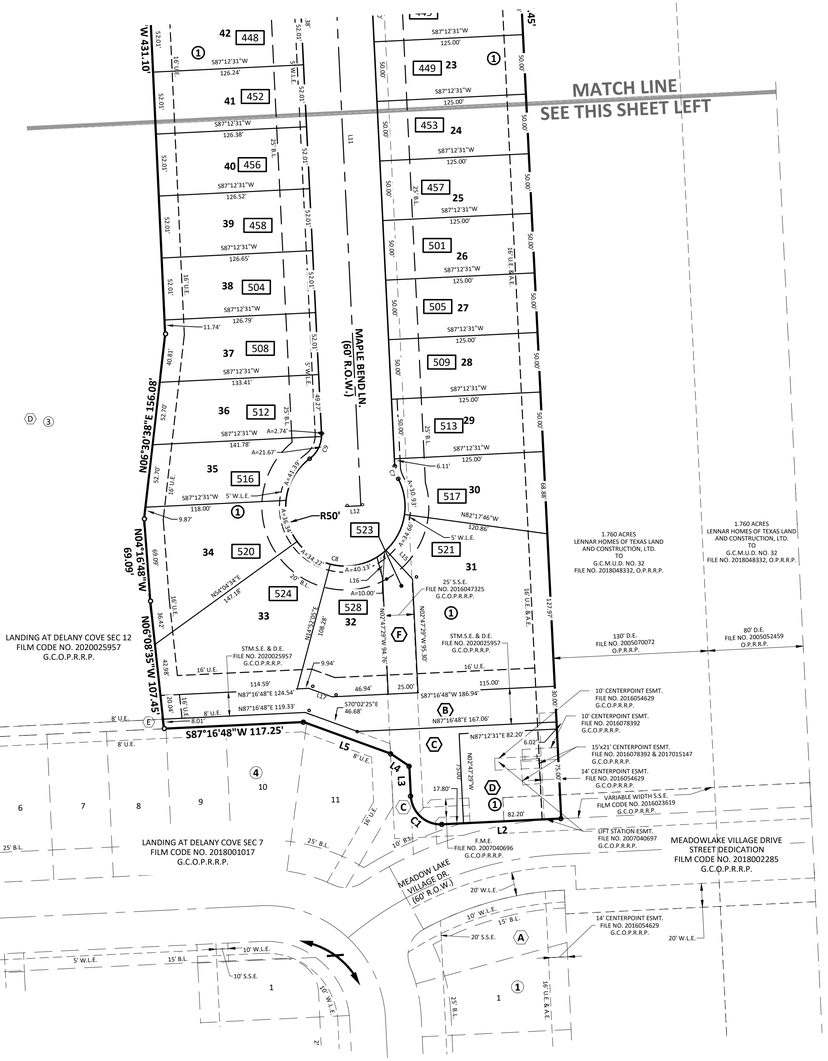
ENGINEER: IDS Engineering Group
13430 NW. Freeway, Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

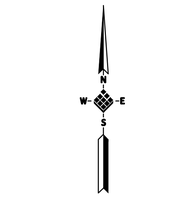
September 22, 2020 IDS JOB NO. 0371-182-00 SHEET 1 OF 2

I:\Work\39\Projects\03800\03718200 LADC 513 PP\CAD\DWG\LDC 13 C-PLAT.dwg | Lang | Plotted Sep 22, 2020 at 2:42pm by kahman (Last Saved by: kahman)

CONDITIONAL APPROVAL SUBJECT TO APPROVAL OF CONSTRUCTION PLANS, ADICO, LLC, 10142020







LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°21'29"E	1.76'
L2	S87°12'31"W	100.00'
L3	N02°47'24"W	25.00'
L4	N56°01'13"W	18.73'
L5	N70°02'25"W	77.77'
L6	N87°21'29"E	18.25'
L7	S87°21'29"W	429.96'
L8	S42°20'42"W	4.38'
L9	S02°47'29"E	245.14'
L10	S87°21'29"W	137.36'
L11	S02°47'29"E	612.37'
L12	S87°12'31"W	13.00'
L13	S21°41'20"W	20.00'
L14	S29°09'11"W	50.00'
L15	N42°34'36"W	32.82'
L16	N14°46'29"W	20.59'
L17	N70°02'25"W	20.75'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	90°00'05"	25.00'	39.27'	25.00'	N47°47'27"W	35.36'
C2	44°59'13"	55.00'	43.18'	22.77'	N70°08'54"W	42.08'
C3	44°51'49"	55.00'	43.07'	22.71'	S25°13'24"E	41.97'
C4	24°57'05"	25.00'	10.89'	5.53'	N74°52'57"E	10.80'
C5	139°54'58"	50.00'	122.10'	137.06'	S47°38'07"E	93.94'
C6	25°06'51"	25.00'	10.96'	5.57'	S09°45'57"W	10.87'
C7	24°57'05"	25.00'	10.89'	5.53'	S15°16'01"E	10.80'
C8	260°53'44"	50.00'	227.67'	58.65'	N77°17'42"W	76.10'
C9	55°56'39"	25.00'	24.41'	13.28'	N25°10'50"E	23.45'
C10	89°51'02"	25.00'	39.20'	24.93'	N47°43'00"W	35.31'
C11	90°08'58"	25.00'	39.34'	25.07'	N42°17'00"E	35.40'
C12	89°51'02"	25.00'	39.20'	24.93'	N47°43'00"W	35.31'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	A	DRAINAGE AND OPEN SPACE	12,788	0.294
B	B	LANDSCAPING, OPEN SPACE, DETENTION AND DRAINAGE	8,423	0.193
C	C	LANDSCAPING, OPEN SPACE AND UTILITIES	5,937	0.136
D	D	LIFT STATION	6,165	0.142
E	E	LANDSCAPING, OPEN SPACE AND UTILITIES	2,622	0.060
F	F	LANDSCAPING, OPEN SPACE AND UTILITIES	2,790	0.064

OPEN SPACE TABLE		
SECTION	PLAT ACREAGE	OPEN SPACE ACREAGE
LANDING AT DELANY COVE SEC. 11	12.328	1.308
LANDING AT DELANY COVE SEC. 12	16.368	7.678
LANDING AT DELANY COVE SEC. 13	11.862	0.747
TOTAL	40.558	9.733
TOTAL OPEN SPACE FOR SECTIONS 11, 12 & 13 = 24%		

FINAL PLAT
LANDING AT DELANY COVE SEC 13

A SUBDIVISION OF

11.862 ACRES

LOCATED IN

S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

56 LOTS 2 BLOCKS 6 RESERVES

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

ENGINEER: IDS Engineering Group
13430 NW. Freeway, Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

September 22, 2020 IDS JOB NO. 0371-182-00 SHEET 2 OF 2

\\houvfs3\Projects\03\00\03711820\LADC S13 PP\CAD\DWG\LDC 13 C-PLAT.dwg [Plat] Posted Sep 22, 2020 at 2:42pm by taltman (Last Saved By: taltman)