

**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, May 25, 2021 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: 988 0763 2925

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/98807632925>

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

Meeting ID: 988 0763 2925

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

Vacant - Chairperson
Greg Cornett - Vice-Chairperson
Douglas Wayne Hobgood - Commissioner
Chris Colombo - Commissioner

Alan Waters - Commissioner
Augustino Molis - Commissioner
Stephanie Gordon - Alternate

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
Of
May 25, 2021**

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, May 25, 2021 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:

- a.** Discussion / possible action to approve April 20, 2021 Meeting Minutes

(5) NEW BUSINESS

- a.** Discussion / possible action regarding a Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765

- b. Discussion / possible action regarding a Final Plat application for Sunset Grove Section 3, located near Delany Road and Prairie
- c. Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 2, located near Victory Springs & Fleming Road
- d. Discussion / possible action regarding a draft annual progress report of the Planning and Zoning Commission and a proposed work program for the coming year for submission to the city council pursuant to City Code Section 71-24(b)(10)

(7) REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners for items to be placed on future Commission agendas and announcements

(8) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **May 25, 2021**, 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: May 25, 2021

Agenda Item: Discussion / possible action regarding a Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765

Item Type: Plat - Final 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 deny Ambrose, Section 1 Final Plat, for the following reasons:

- 1) Infrastructure construction plans have not been submitted and approved by the City;
- 2) Applicant has not provided a drainage plan approved by the City and any other applicable governing entity (ex. Galveston County Drainage District 2);
- 3) Applicant has not provide performance and maintenance bond or completed infrastructure accepted by the City; and
- 4) Prior to filing of the plat, original tax certificates showing all balances paid must be provided.

(Note: Commission generally provides conditional approval when the underlined conditions have been met on a final plat).

Monday, May 17, 2021

Robert Mata
Costello Engineering & Surveying
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section One Final Plat
Letter of Recommendation to Approve
COLM Project No. PZ2021-012
Adico, LLC Project No. 18100-2-066

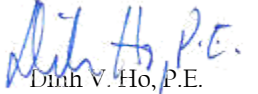
Dear Mr. Mata;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section One Final Plat received on or about May 14, 2021.

Based on our review, we have no objections to the final plat as resubmitted on May 14, 2021. Please provide two mylar prints and two copies of the plat to Attn: Margaret Corfield, Development Services, 1130 1st St., La Marque, TX 77568.

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: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-066

STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION ONE, 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 AMBROSE SECTION ONE, 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 AMBROSE SECTION ONE 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, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, THIS _____, DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANNON BOOZER
VICE PRESIDENT OF LAND

BY: KEVIN FREEMAN
DIVISION CONTROLLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, 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 _____, 2021.

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 EIGHTHS (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 AMBROSE SECTION ONE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
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 _____, 2021, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, 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
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 87.05 acre tract of land recorded in the name of M/I Homes of Houston, LLC, in Clerk's File Number (C.F. No.) 2020049570 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 87.05 acre tract):

Beginning at a 3/8-inch iron rod found at a northeasterly corner of said 87.05 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 the name of Russell S. McElhinny and wife, Gale R. McElhinny 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 (Tract 1) recorded in the name of Juan J. Ventura and Sonia Mabel Alfaro in C.F. No. 2018006662 of the O.P.R.R.P.G.C., same being;

1. Thence, with the common line of said 87.05 acre tract and said 15.640 acre tract and the west line of a call 6.060 acre tract of land recorded in the name of Juan J. Ventura and Sonia Mabel Alfaro 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;
2. Thence, continuing with the common line of said 87.05 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 the name of Galveston County Drainage District in Volume 2323, Page 604 of the Galveston County Deed Records (G.C.D.R.);
3. Thence, with the common line of said 3.819 acre tract and said 87.05 acre tract, South 02 degrees 56 minutes 38 seconds East, a distance of 524.72 feet to the north line of a 22 feet wide Houston Lighting and Power Company (HL&P) easement recorded in Volume 1445, Page 386 of the G.C.D.R., same being the city limits of La Marque common with the city limits of Hitchcock;

4. Thence, with said common city limits line and through said 87.05 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 87.05 acre, the following twenty-eight (28) courses:

5. North 02 degrees 43 minutes 04 seconds West, a distance of 15.00 feet;
6. South 87 degrees 16 minutes 56 seconds West, a distance of 254.70 feet;
7. North 22 degrees 48 minutes 48 seconds West, a distance of 212.14 feet;
8. 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 17.40 feet;
9. North 26 degrees 05 minutes 03 seconds West, a distance of 120.00 feet;
10. North 60 degrees 08 minutes 37 seconds East, a distance of 47.37 feet;
11. North 52 degrees 35 minutes 58 seconds East, a distance of 47.37 feet;
12. North 45 degrees 03 minutes 18 seconds East, a distance of 47.37 feet;
13. North 37 degrees 30 minutes 38 seconds East, a distance of 47.37 feet;
14. North 29 degrees 57 minutes 58 seconds East, a distance of 47.37 feet;
15. North 22 degrees 25 minutes 19 seconds East, a distance of 47.37 feet;
16. North 17 degrees 15 minutes 55 seconds East, a distance of 17.40 feet;

17. North 12 degrees 06 minutes 31 seconds East, a distance of 47.37 feet;
18. North 04 degrees 33 minutes 51 seconds East, a distance of 47.37 feet;
19. North 01 degrees 56 minutes 42 seconds West, a distance of 48.76 feet;
20. North 02 degrees 45 minutes 21 seconds West, a distance of 160.40 feet;
21. South 87 degrees 00 minutes 06 seconds West, a distance of 420.29 feet;
22. South 22 degrees 16 minutes 36 seconds West, a distance of 43.85 feet;
23. 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;
24. 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;
25. South 87 degrees 16 minutes 56 seconds West, a distance of 49.22 feet;
26. 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;
27. North 69 degrees 07 minutes 44 seconds West, a distance of 130.43 feet;
28. North 81 degrees 23 minutes 39 seconds West, a distance of 119.96 feet;
29. South 06 degrees 15 minutes 23 seconds West, a distance of 9.83 feet;
30. North 83 degrees 44 minutes 37 seconds West, a distance of 60.00 feet;
31. 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;
32. 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 said 87.05 acre tract and a call 2.090 acre tract of land recorded in the name of HL&P in C.F. No. 8647700 of the O.P.R.R.P.G.C.;

33. 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.;
34. Thence, with the north line of said 7.231 acre easement and through said 87.05 acre tract, North 87 degrees 48 minutes 51 seconds East, a distance of 1,365.09 feet;

Thence, continuing through said 87.05 acre tract, the following three (3) courses:

35. North 27 degrees 28 minutes 28 seconds East, a distance of 29.94 feet;
36. 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;
37. 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 87.05 acre tract;
38. Thence, with the south terminus line of said Fleming Street and an interior line of said 87.05 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:
M/I HOMES OF HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

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



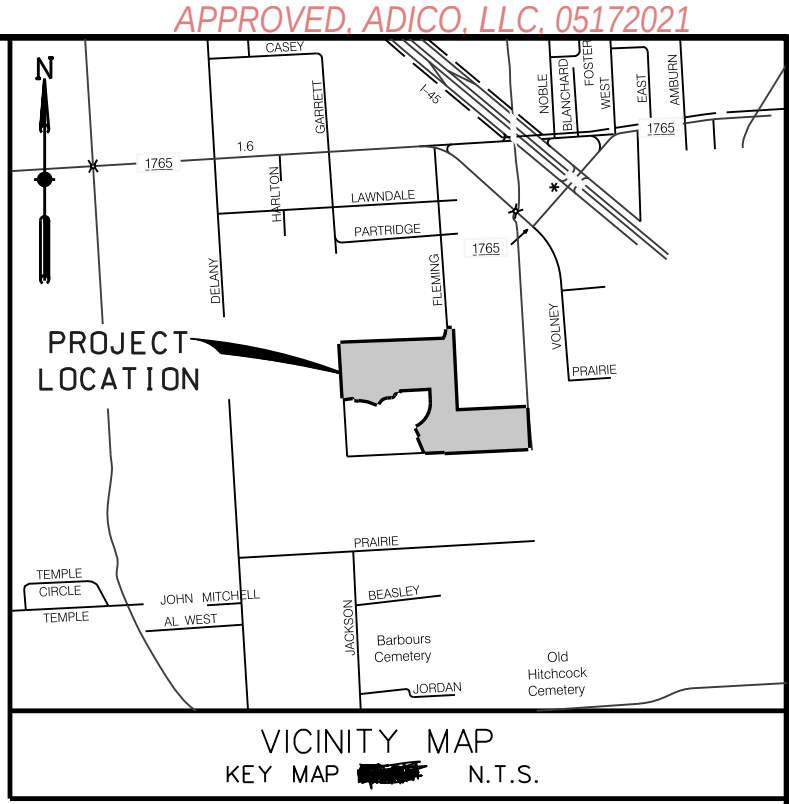
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

106 LOTS 6 BLOCKS 11 RESERVES
MAY, 2021

ENGINEER / SURVEYOR:

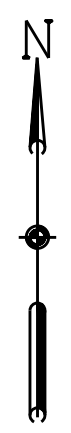


COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

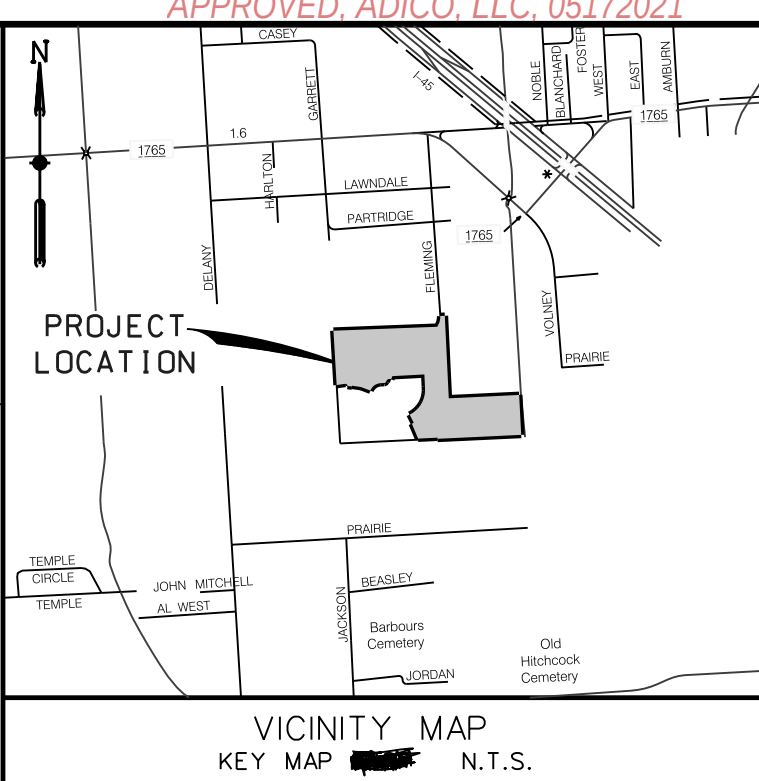


LEGEND

- 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

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

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
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

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

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

FINAL PLAT AMBROSE SECTION ONE

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
MAY, 2021

OWNER:

M/I HOMES OF
HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:

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



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



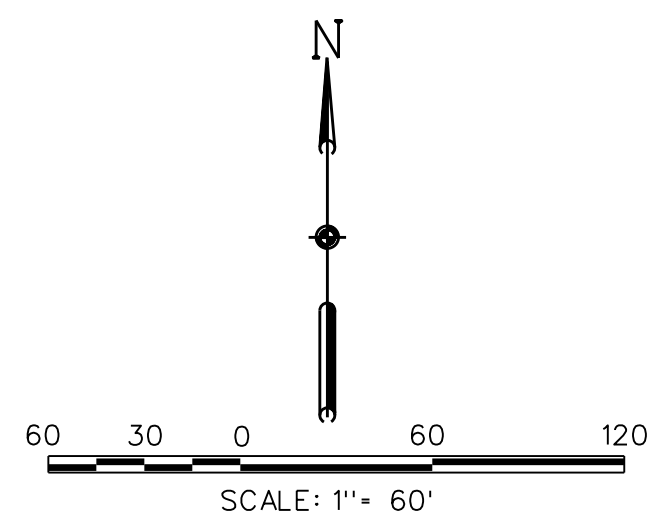
ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
EASEMENT	EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
HL&P	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON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

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	147.00	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	38.84	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



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

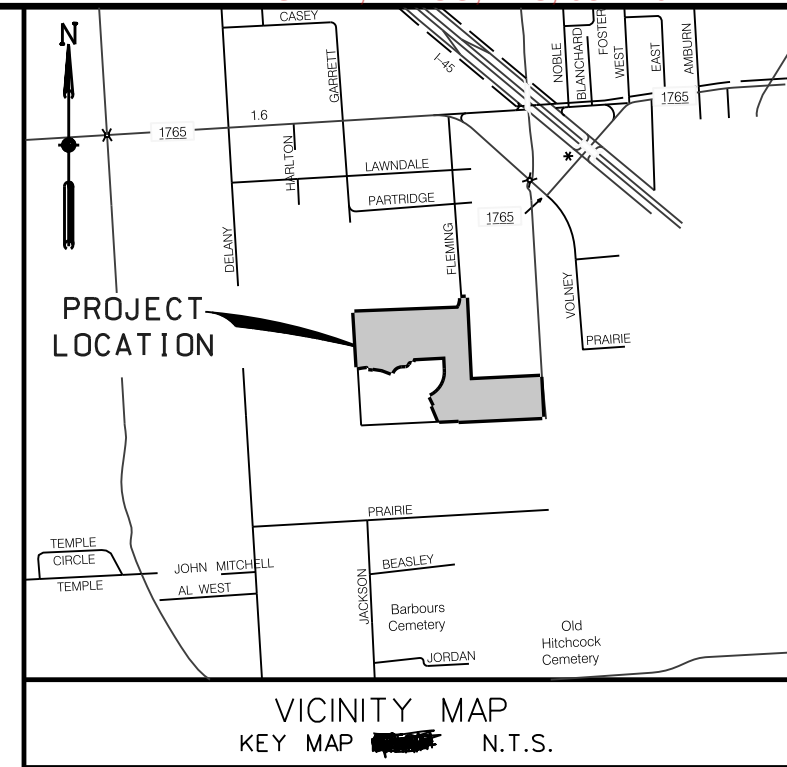
LINE DATA TABLE

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	N0°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	N8°48'51"E	36.00
L26	N02°43'04"W	15.00
L27	S72°44'05"E	120.11

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°58'43"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	505.00	69° 56' 33"	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°23'22"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"	S42°07'22"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
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° 28' 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

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



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

NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- AMBROSE SECTION ONE IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- 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 ADJUT 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.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).

FINAL PLAT AMBROSE SECTION ONE

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

MAY, 2021

ENGINEER / SURVEYOR:



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

PLANNER:

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



OWNER:
M/I HOMES OF
HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

7.23 ACRES
"TRACT I"
DANIEL M. BERGERON
C.F. NO.2003024159
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.

6.9833 ACRES
JESUS TORRES &
WIFE, AURA MURCIA
C.F. NO.2016036260
O.P.R.R.P.G.C.

RESERVE "A"
SUNSET GROVE
DETENTION
I.N. 2018038388
G.C.R.

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.

Tuesday, February 2, 2021

Jeff Ebersole
Costello, Inc.
2107 City West Blvd., 3rd Floor
Houston, TX 77042

Re: Detention Improvements and Mass Grading for Ambrose Development Construction Plans
Letter of No Objection
COLM Project No. CC 2020-014
Adico, LLC Project No. 18100-3-064

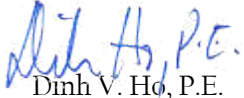
Dear Mr. Ebersole;

On behalf of the City of La Marque, Adico, LLC has reviewed the third submittal for the Detention Improvements and Mass Grading for Ambrose construction plans, received on or about February 2, 2021. The project has been reviewed in accordance with the City of La Marque Engineering Design Criteria Manual effective January 14, 2019.

Based on our review, we have no objections to the plans as resubmitted on February 2, 2021. Attached are the signed plans for your use.

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

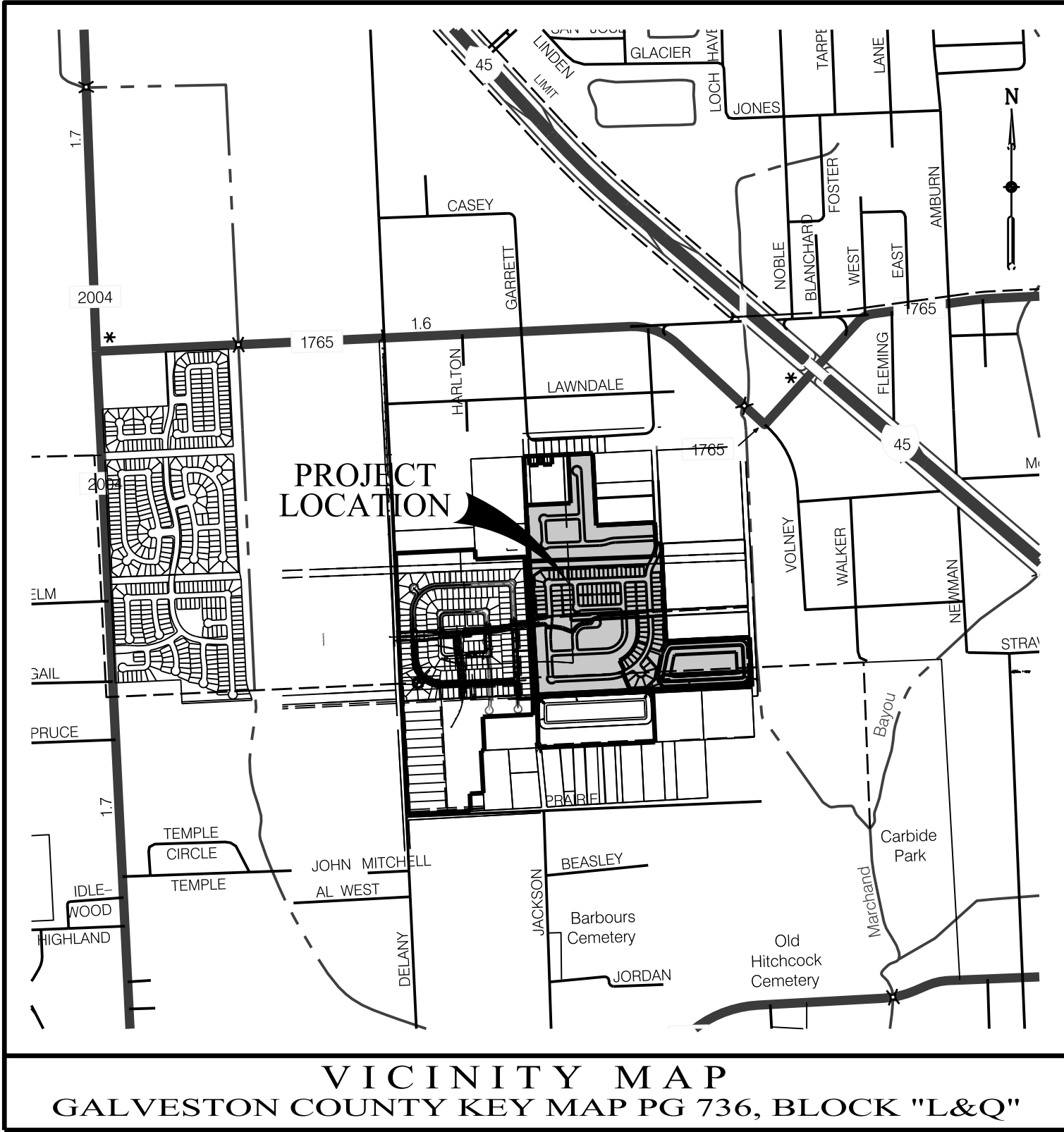
Sincerely,
Adico, LLC



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

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-3-064

CONSTRUCTION PLANS
FOR
DETENTION IMPROVEMENTS AND
MASS GRADING
FOR
AMBROSE
LOCATED IN
THE CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	GENERAL NOTES
3.	DETENTION POND PLAN
4.	BASIN DRAINAGE AREA LAYOUT
PLAN AND ROFILES	
5.	EXISTING OUTFALL 1 AND EXISTING OUTFALL 2
LAYOUTS	
6.	MASS GRADING LAYOUT #1
7.	MASS GRADING LAYOUT # 2
8.	CROSS SECTIONS
9.	POLLUTION PREVENTION PLAN
DETAILS	
10.	CITY OF LA MARQUE STORM DETAILS 1 OF 2
11.	CITY OF LA MARQUE STORM DETAILS 2 OF 2
12.	BACKSLOPE INTERCEPTOR STRUCTURE & OUTFALL DETAILS
13.	CITY OF LA MARQUE PPP DETAILS 1 OF 2
14.	CITY OF LA MARQUE PPP DETAILS 2 OF 2

Contractor shall notify the City of La Marque
c/o Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093
or inspections@adico-llc.com) 48 hours
before commencing work.

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



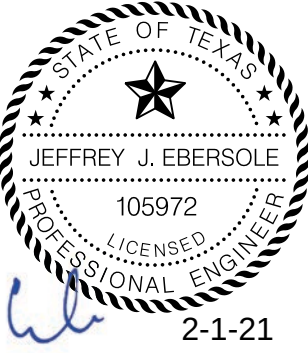
Dinh V. Ho, P.E.

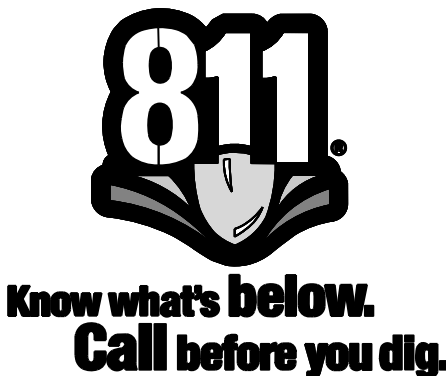
DINH V. HO, P.E., CITY ENGINEER

02022021

DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

NO.	REVISION	DATE	BY
 Engineering and Surveying 2107 CityWest Blvd., 3rd Floor Houston, Texas 77042 (713) 783-7788 (713) 783-3580, Fax TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486  JEFFREY J. EBERSOLE 105972 LICENSED PROFESSIONAL ENGINEER 2-1-21			
PRIVATE UTILITY LINES SHOWN			
Date: Centerpoint Energy/ Electric Facilities. (approved only for crossing underground ductlines, unless otherwise noted.) Valid At Time Of Review Only AT&T TEXAS/SBC UTILITY LINES SHOWN Date: Approved for AT&T TEXAS/SBC underground conduit facilities only. Signature valid for one year. Date: Centerpoint Energy/ Gas Facilities GAS service lines are not shown.) NOTICE: AT LEAST 48 HOURS BEFORE EXCAVATING IN STREET R.O.W. OR EASEMENTS CALL LONE STAR NOTIFICATION CENTER, (713) 223-4567 OR 1-800-669-8344 TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED. CALL CENTERPOINT AT 713-207-7777.			
SHEET		1	
OF		14 SHEETS	
JOB NO. 2020209-500			



P:\Saltgrass\AMBROSE\DETENTION POND\DGNS\2020-209 SHT 02 - NOT.dgn
2/1/2021 3:59:23 PM

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

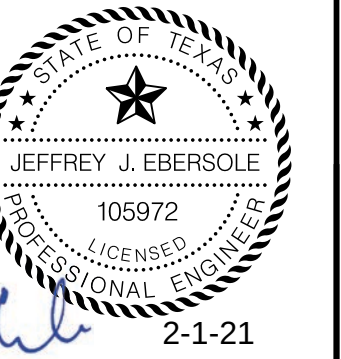
DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COCO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

DETENTION POND LAYOUT



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



Ad H. P.E.
DIN/H.V. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

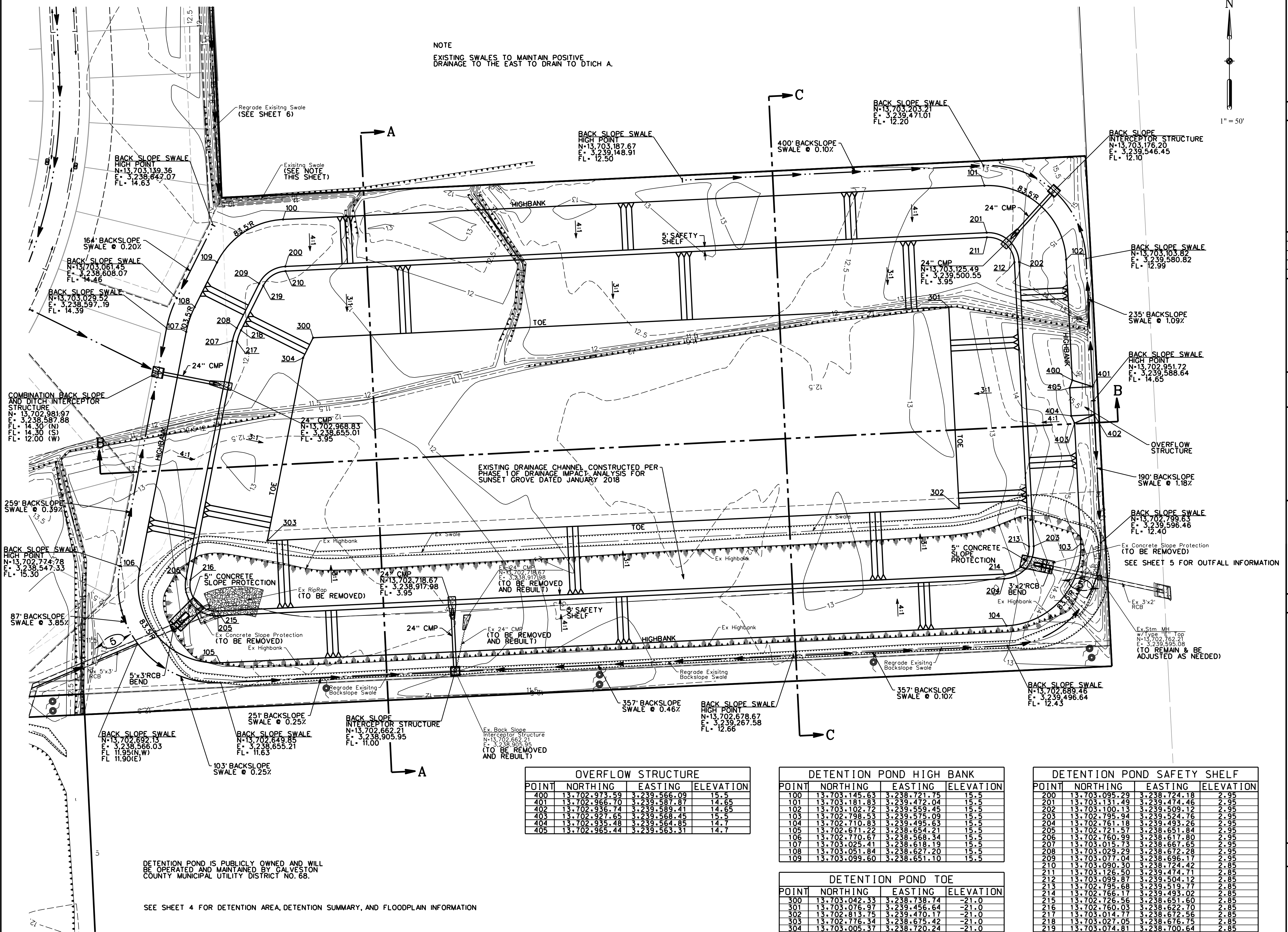
DRAWING SCALE: 1" = 50'

SHEET
3

OF 14 SHEETS

JOB NO. 2020209-500

NOTE
EXISTING SWALES TO MAINTAIN POSITIVE DRAINAGE TO THE EAST TO DRAIN TO DITCH A.



OVERFLOW STRUCTURE			
POINT	NORTHING	EASTING	ELEVATION
400	13,702,973.59	3,239,566.09	15.5
401	13,702,966.70	3,239,587.87	14.65
402	13,702,936.74	3,239,589.41	14.65
403	13,702,927.65	3,239,568.45	15.5
404	13,702,935.48	3,239,564.85	14.7
405	13,702,965.44	3,239,563.31	14.7

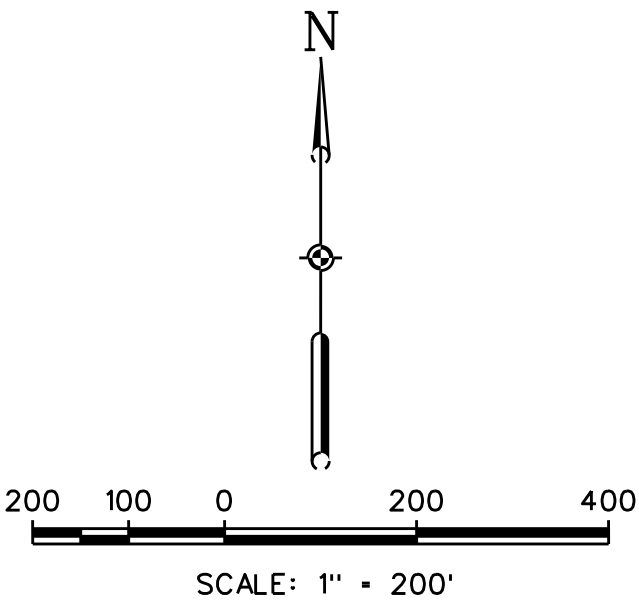
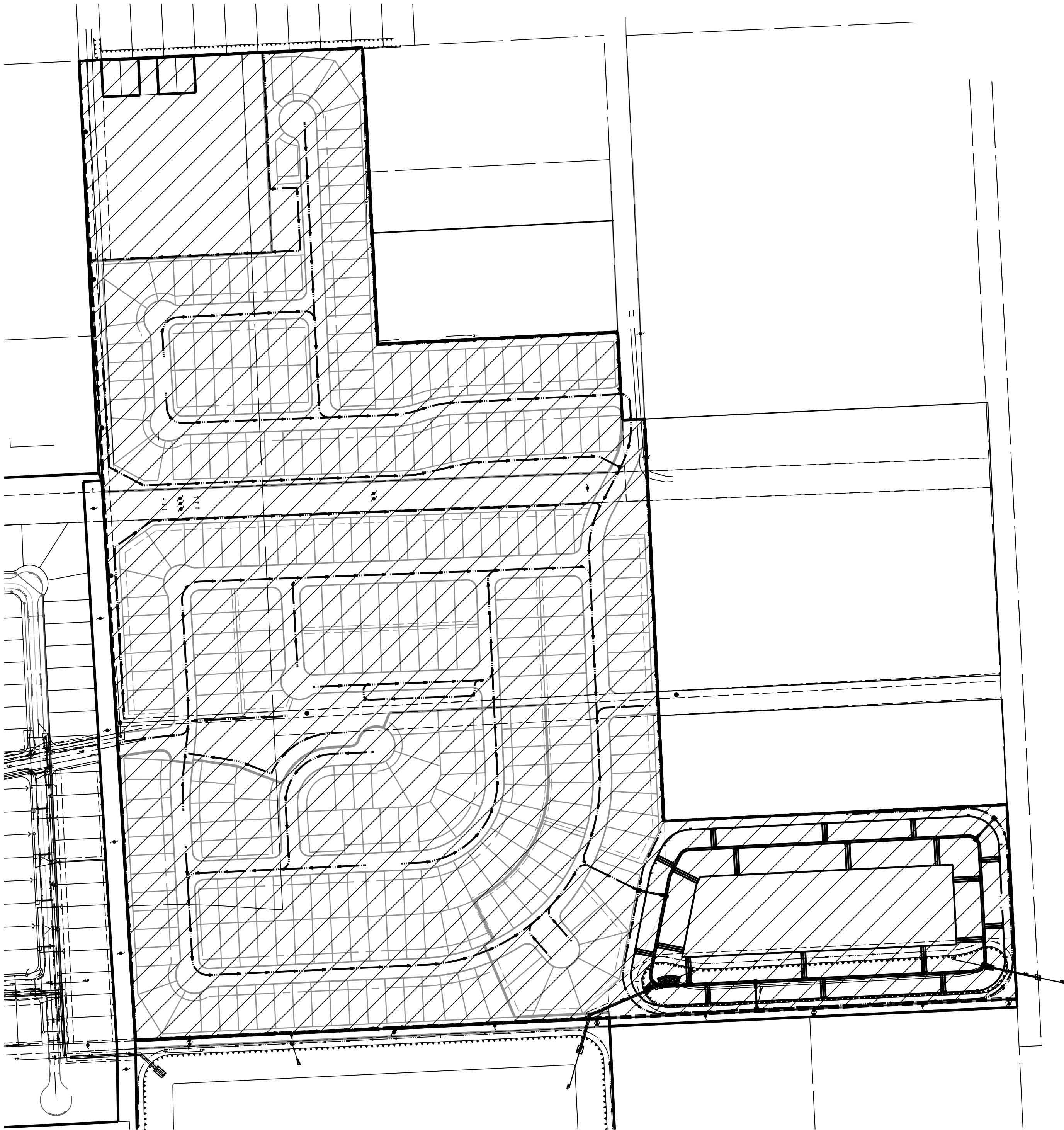
DETENTION POND HIGH BANK			
POINT	NORTHING	EASTING	ELEVATION
100	13,703,145.63	3,238,721.75	15.5
101	13,703,181.83	3,239,472.04	15.5
102	13,703,102.72	3,239,559.45	15.5
103	13,702,798.53	3,239,575.09	15.5
104	13,702,710.83	3,239,495.63	15.5
105	13,702,671.22	3,238,654.21	15.5
106	13,702,770.67	3,238,568.34	15.5
107	13,703,025.41	3,238,618.19	15.5
108	13,703,051.84	3,238,627.20	15.5
109	13,703,099.60	3,238,651.10	15.5

DETENTION POND TOE			
POINT	NORTHING	EASTING	ELEVATION
300	13,703,042.33	3,238,738.74	-21.0
301	13,703,076.97	3,239,456.64	-21.0
302	13,702,813.75	3,239,470.17	-21.0
303	13,702,776.34	3,238,675.42	-21.0
304	13,703,005.37	3,238,720.24	-21.0

DETENTION POND SAFETY SHELF			
POINT	NORTHING	EASTING	ELEVATION
200	13,703,095.29	3,238,724.18	2.95
201	13,703,131.49	3,239,474.46	2.95
202	13,703,100.13	3,239,509.12	2.95
203	13,702,795.94	3,239,524.76	2.95
204	13,702,761.18	3,239,493.26	2.95
205	13,702,721.57	3,238,651.84	2.95
206	13,702,760.99	3,238,617.80	2.95
207	13,703,015.73	3,238,667.65	2.95
208	13,703,029.29	3,238,672.28	2.95
209	13,703,077.04	3,238,696.17	2.95
210	13,703,090.30	3,238,724.42	2.85
211	13,703,126.50	3,239,474.71	2.85
212	13,703,099.87	3,239,504.12	2.85
213	13,702,795.68	3,239,519.77	2.85
214	13,702,766.17	3,239,493.02	2.85
215	13,702,726.56	3,238,651.60	2.85
216	13,702,760.03	3,238,622.70	2.85
217	13,703,014.77	3,238,672.56	2.85
218	13,703,027.05	3,238,676.75	2.85
219	13,703,074.81	3,238,700.64	2.85

DETENTION POND IS PUBLICLY OWNED AND WILL BE OPERATED AND MAINTAINED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 68.

SEE SHEET 4 FOR DETENTION AREA, DETENTION SUMMARY, AND FLOODPLAIN INFORMATION



LEGEND

 BASIN DRAINAGE AREA

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)
T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

BASIN DRAINAGE AREA LAYOUT

Costello

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486


JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



D.H. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 200'

SHEET	4
OF	14 SHEETS
JOB NO. 2020209-500	

DETENTION SUMMARY	100 YR	10 YR
AREA SERVICED	86.8 AC.	86.8 AC.
DETENTION STORAGE RATE = C's	0.94 AC-FT/AC.	—
DETENTION STORAGE REQUIRED	81.2 AC-FT	—
DETENTION STORAGE PROVIDED	81.2 AC-FT	—
MAXIMUM DESIGN WATER SURFACE ELEV.	13.30	11.98
MAXIMUM OUTFALL RATE ALLOWED	126.1 CFS	71.2 CFS
MAXIMUM OUTFALL RATE PROVIDED	65 CFS	66 CFS
RESTRICTOR SIZE	3x2' RCB	3x2' RCB
RESTRICTOR CALCULATIONS ARE LOCATED IN APPROVED "DRAINAGE IMPACT ANALYSIS REPORT"		

THIS BASIN IS PART OF A COMBINED SYSTEM. THE TOTAL AREA SERVICED IS 156.6 ACRES AT A DETENTION STORAGE RATE OF 1.16 PER THE APPROVED DRAINAGE IMPACT ANALYSIS.

DETENTION POND IS PUBLICLY OWNED AND WILL BE OPERATED AND MAINTAINED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 68.

THIS DEVELOPMENT LIES ENTIRELY IN THE SHADED "X" ZONE PER THE FEMA MAP NUMBER 48167C0385G EFFECTIVE DATE AUGUST 15, 2019

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)
T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

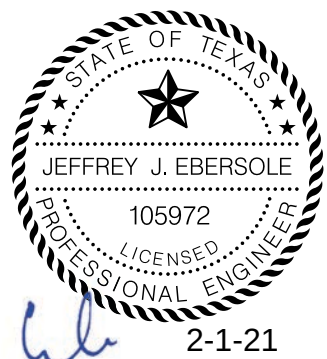
DETENTION IMPROVEMENTS AND MASS GRADING

PLAN AND PROFILE

5'x3' RCB STORM SEWER AND 3'x2' RCB STORM SEWER



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DINAH, HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE:

1" = 40' HORIZ.
1" = 4' VERT.

SHEET

5

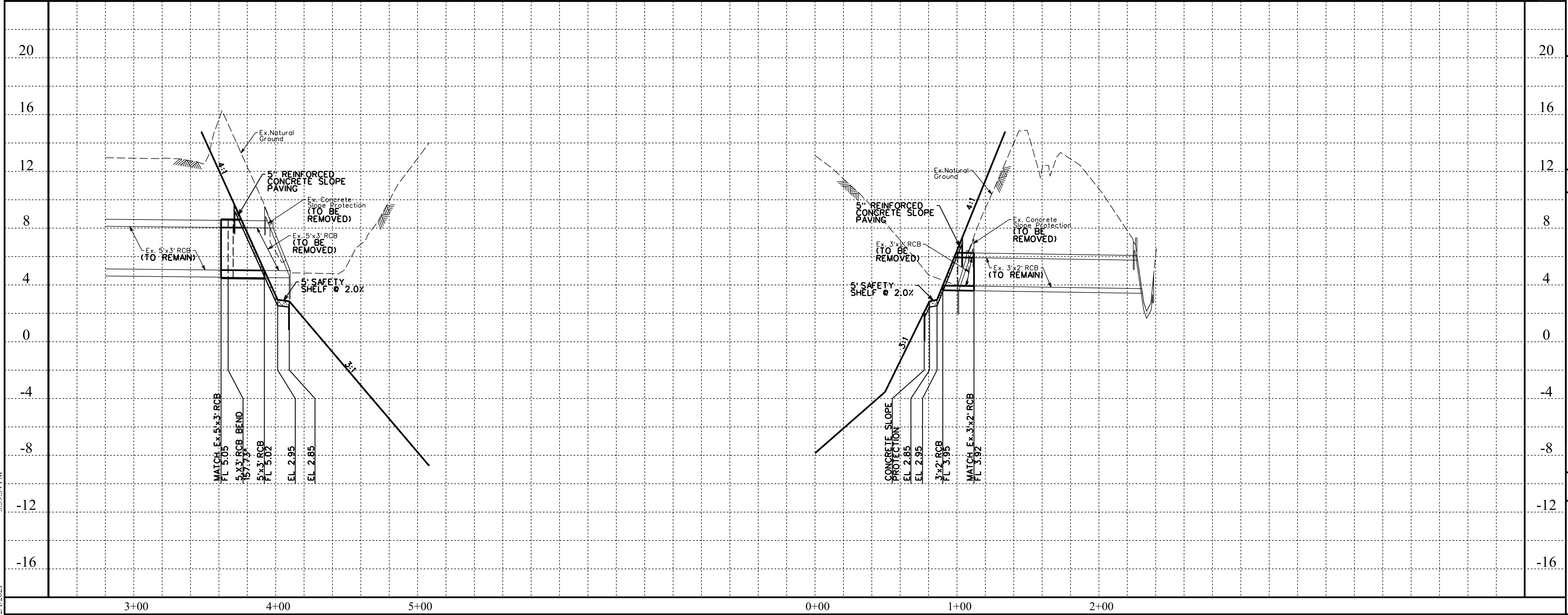
OF 14 SHEETS

JOB NO. 2020209-500

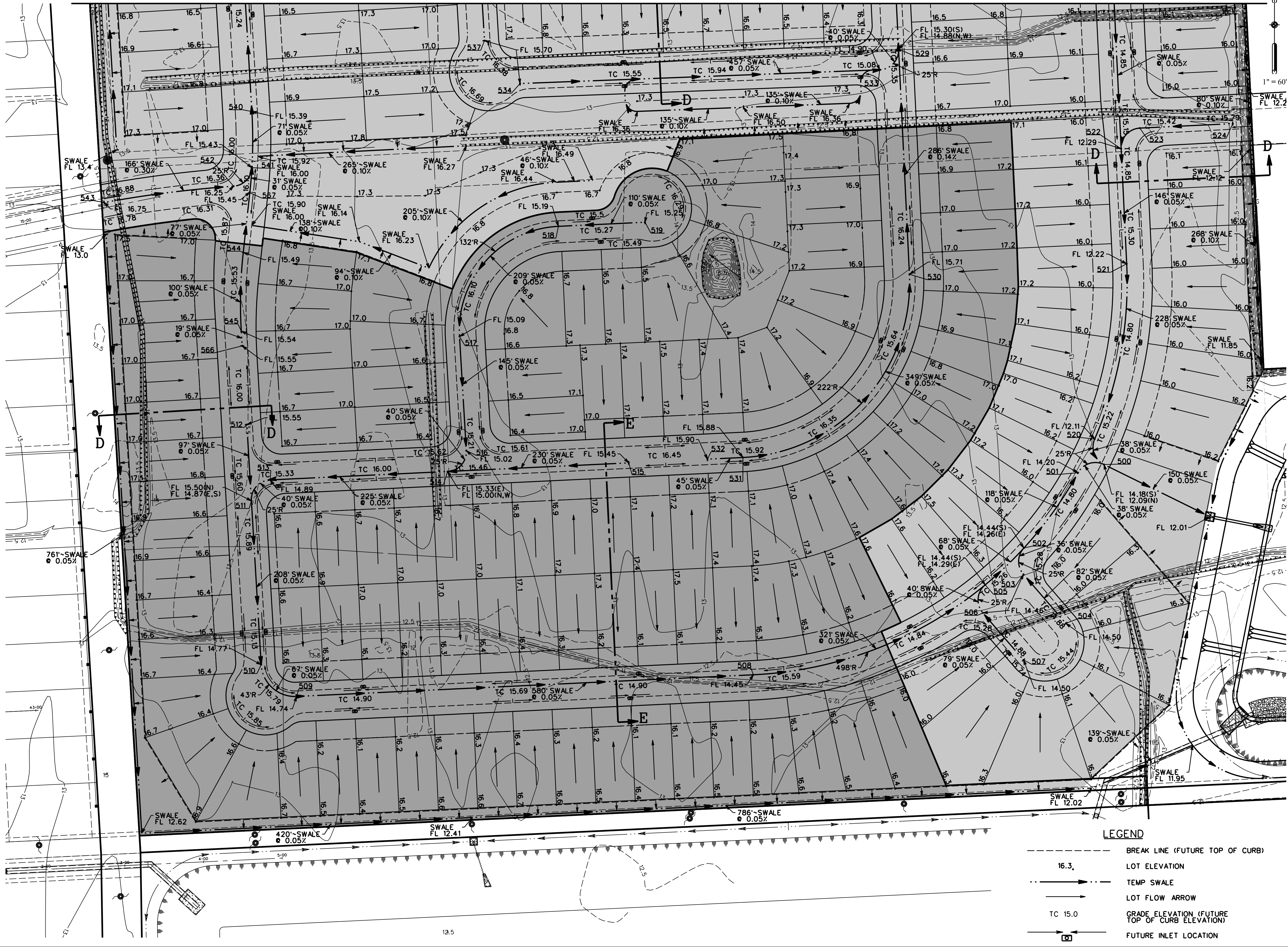
5' X 3' OUTFALL MODIFICATIONS

3' X 2' OUTFALL MODIFICATIONS

* ALL T/C's IN PLAN & PROFILE VIEW ARE BASED ON 6" CURB DESIGN * CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION *



MATCHLINE SEE SHEET 7



BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-MARK IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT. BENCH-MARK IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NOTE:
ALL EXISTING SANITARY MANHOLE RIMS SHALL BE ADJUSTED TO BE 3" ABOVE FINISHED GRADE.

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COCO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

FILL PLAN LAYOUT #1



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBP# FIRM REG. No. 280
TBP# FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DR. H. V. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

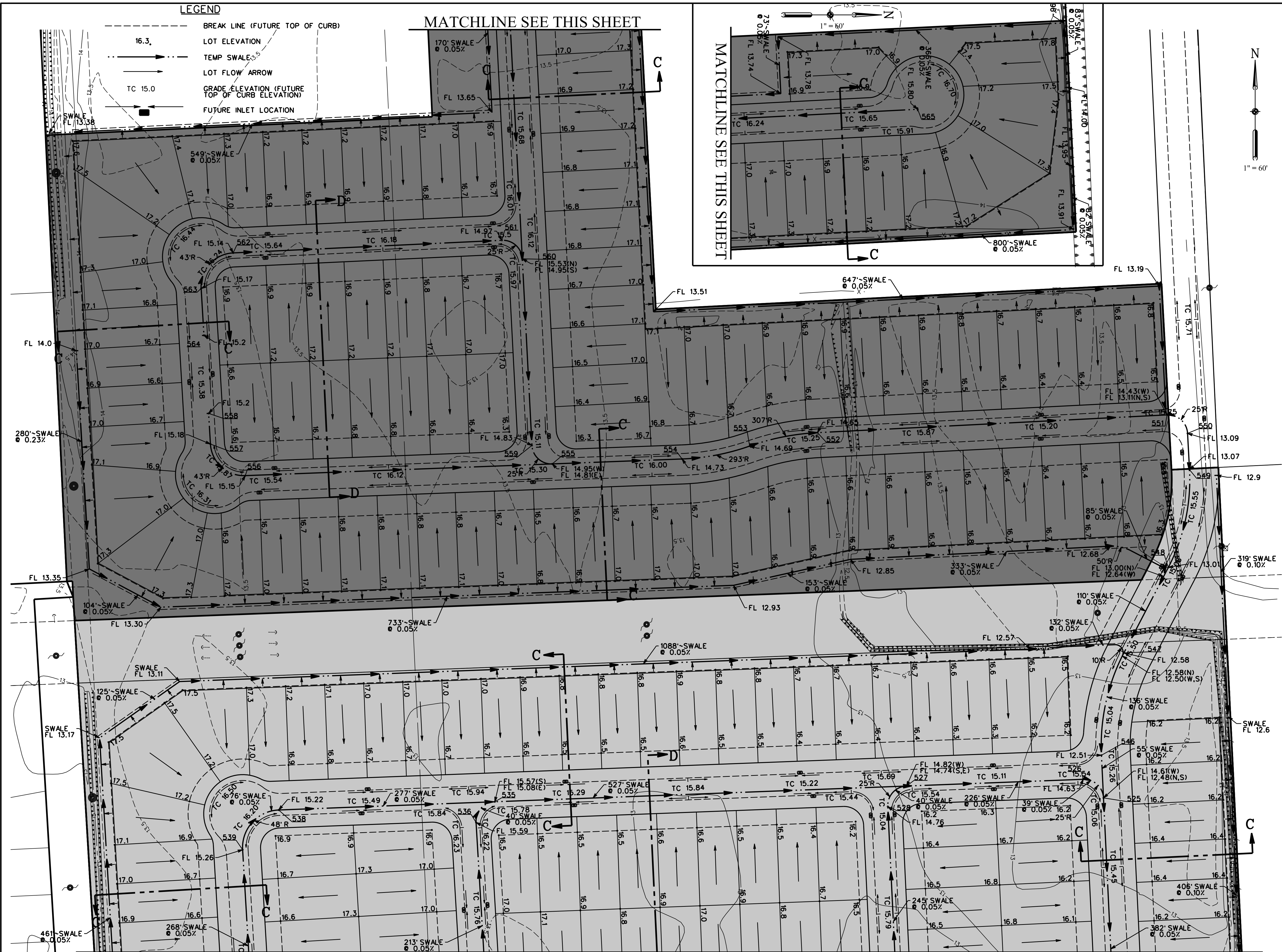
DRAWING SCALE: 1" = 60'

SHEET 6

OF 14 SHEETS

JOB NO. 2020209-500

- LEGEND**
- BREAK LINE (FUTURE TOP OF CURB)
 - 16.3 LOT ELEVATION
 - TEMP SWALE
 - LOT FLOW ARROW
 - TC 15.0 GRADE ELEVATION (FUTURE TOP OF CURB ELEVATION)
 - FUTURE INLET LOCATION



BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NOTE:
ALL EXISTING SANITARY MANHOLE RIMS SHALL BE ADJUSTED TO BE 3" ABOVE FINISHED GRADE.

NO.	REVISION	DATE	BY

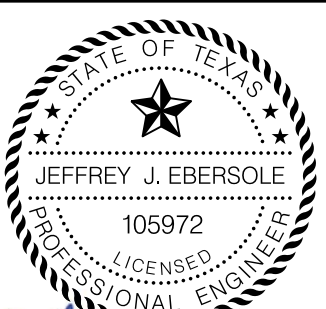
DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

MASS GRADING LAYOUT #2



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPB FIRM REG. NO. 280
TBPB FIRM REG. NO. 100480



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRECTOR, HO, P.E., CITY ENGINEER

02212021
DATE

DRAWING SCALE: 1" = 60'

SHEET **7**
OF 14 SHEETS
JOB NO. 2020209-500

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)
T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

CROSS SECTIONS

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



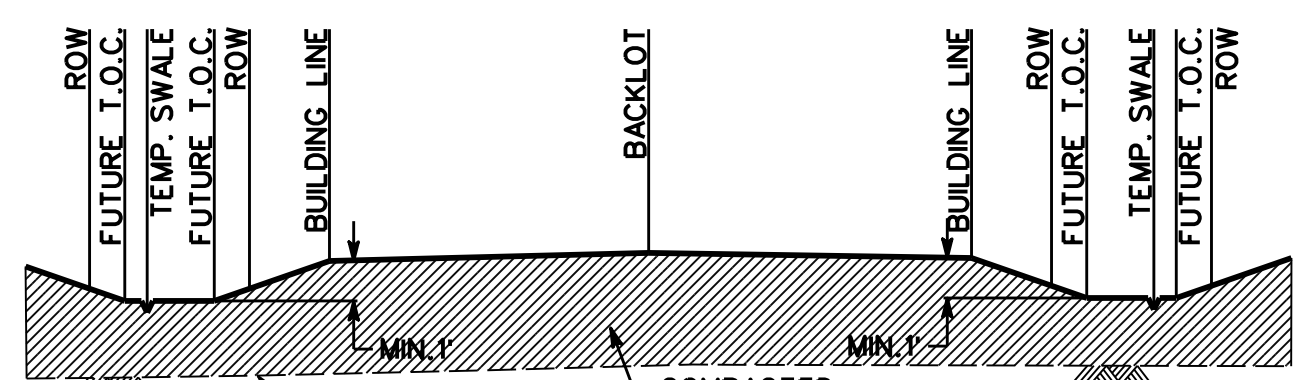
Jeffrey J. Ebersole
DIRECTOR, HO, P.E., CITY ENGINEER

02212021
DATE

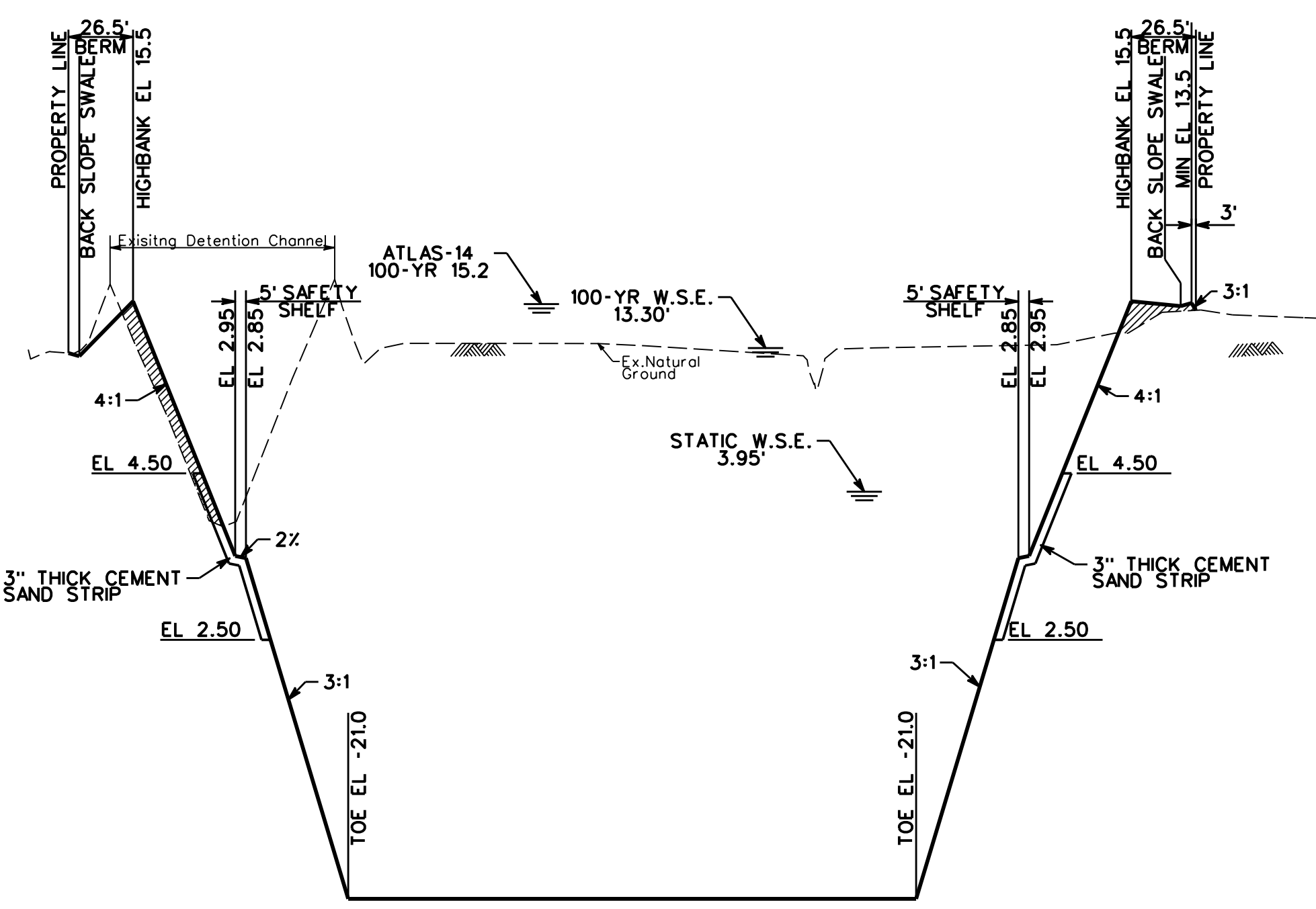
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: NTS

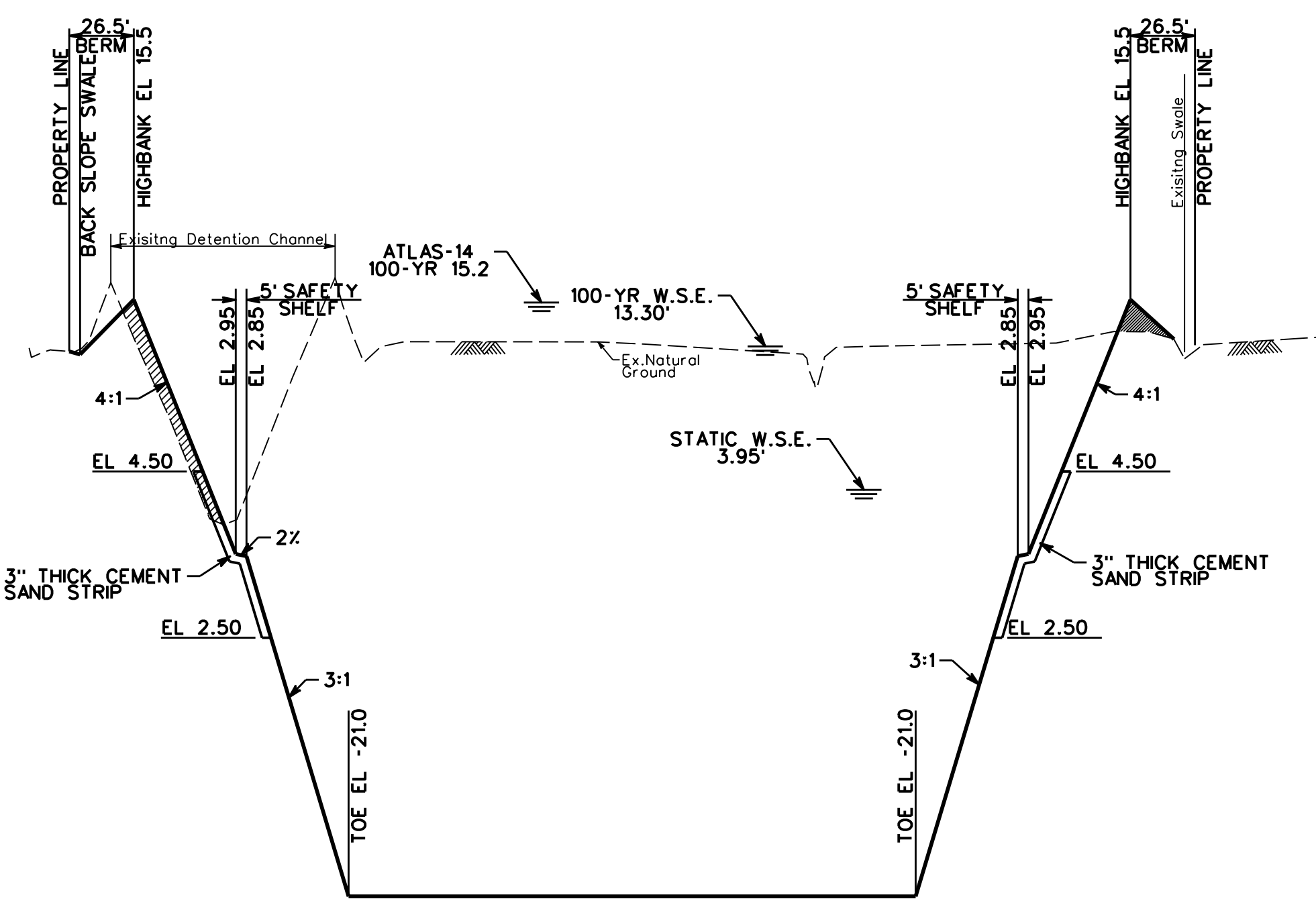
SHEET
8
OF 14 SHEETS
JOB NO. 2020209-500



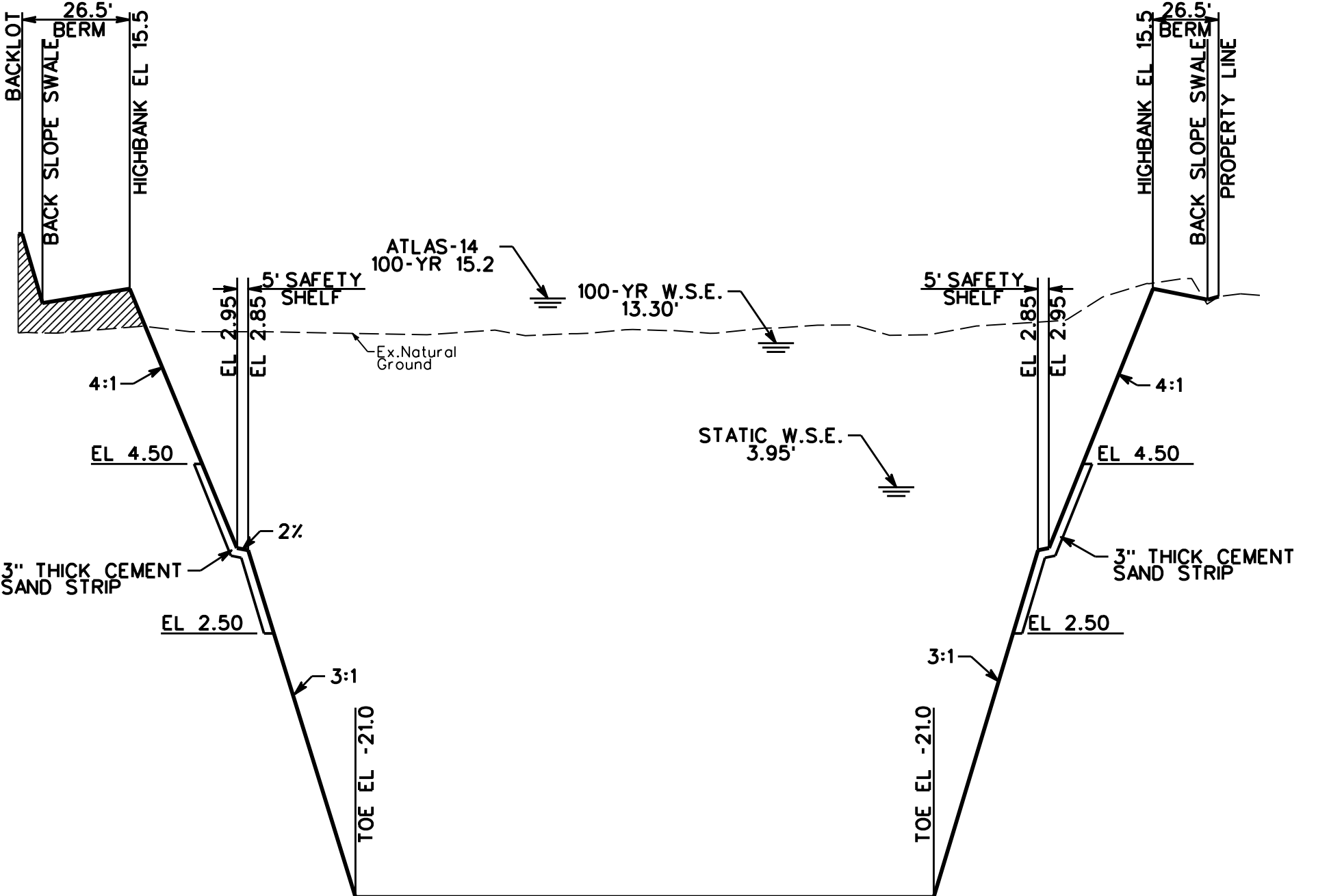
CROSS SECTION "D-D"
N.T.S.



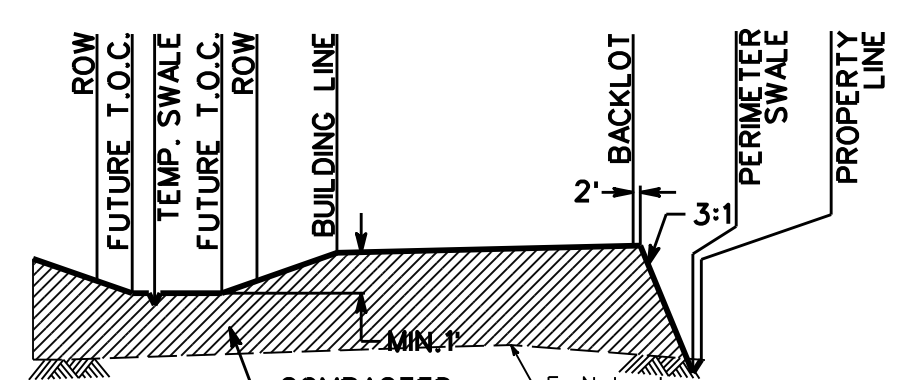
CROSS SECTION "A-A"
N.T.S.



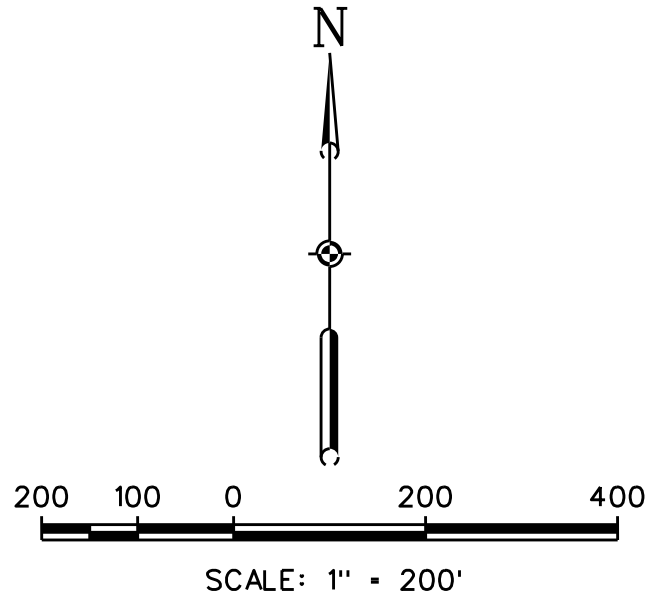
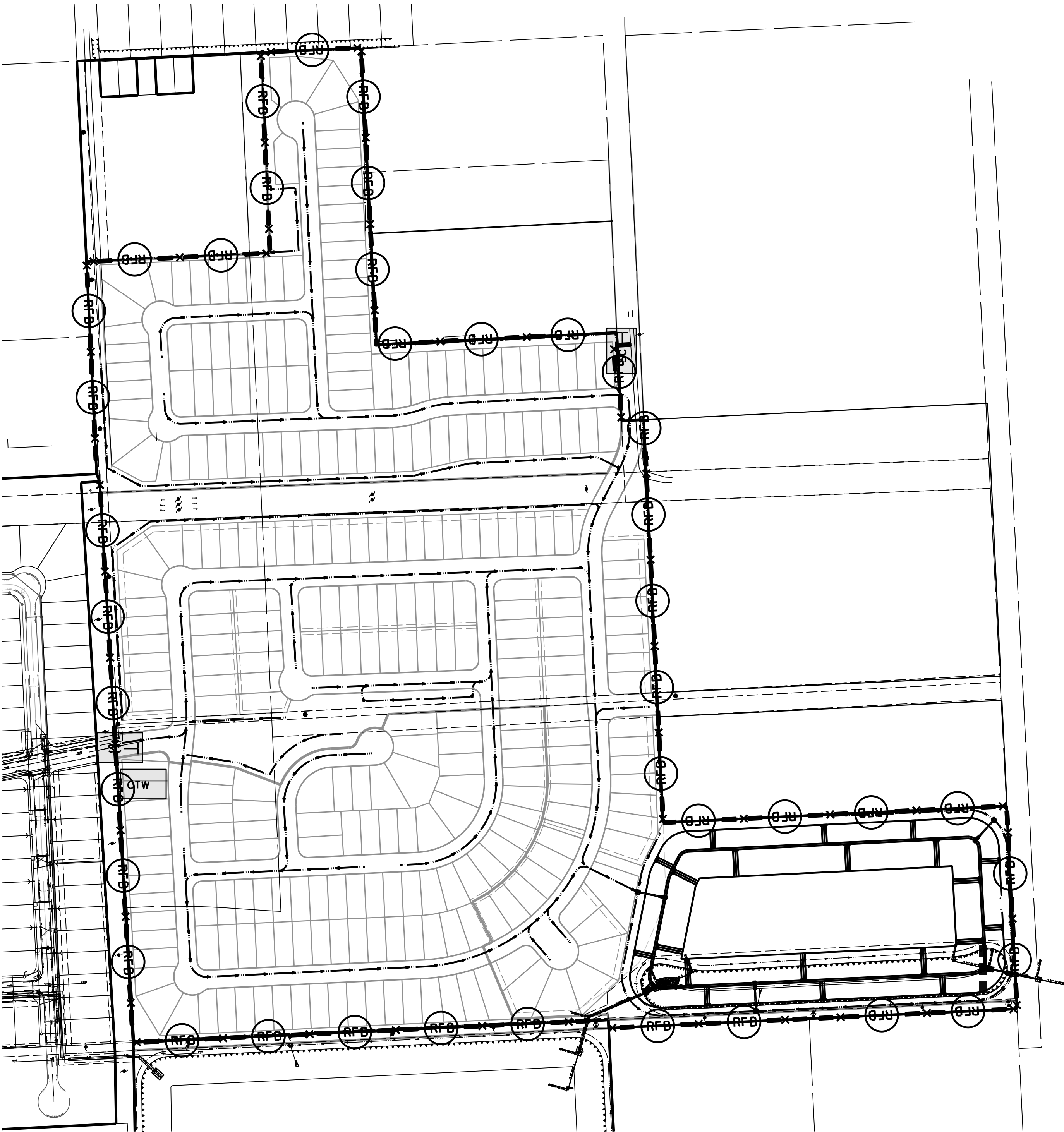
CROSS SECTION "A-A"
N.T.S.



CROSS SECTION "B-B"
N.T.S.



CROSS SECTION "C-C"
N.T.S.



LEGEND

- X (RFB) X REINFORCED FABRIC BARRIER
- SC STABILIZED CONSTRUCTION ACCESS
- ROCK DAM
- CTW CONCRETE TRUCK WASHOUT

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)
T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

POLLUTION PREVENTION PLAN

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.

DATE 02212021

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 200'

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80'H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)
T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80'H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80'H&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY
DESIGNED BY:			
DESIGN CHECKED BY:			
DRAWN BY:			
COGO CHECKED BY:			
SURVEY CHECKED BY:			
QA/QC BY:		DATE:	
QA/QC REVISIONS BY:			

DETENTION IMPROVEMENTS AND MASS GRADING

CITY OF LA MARQUE
STORM DETAILS 1 OF 2

Costello

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100488



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DINHV, P.E., C.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: N.T.S.

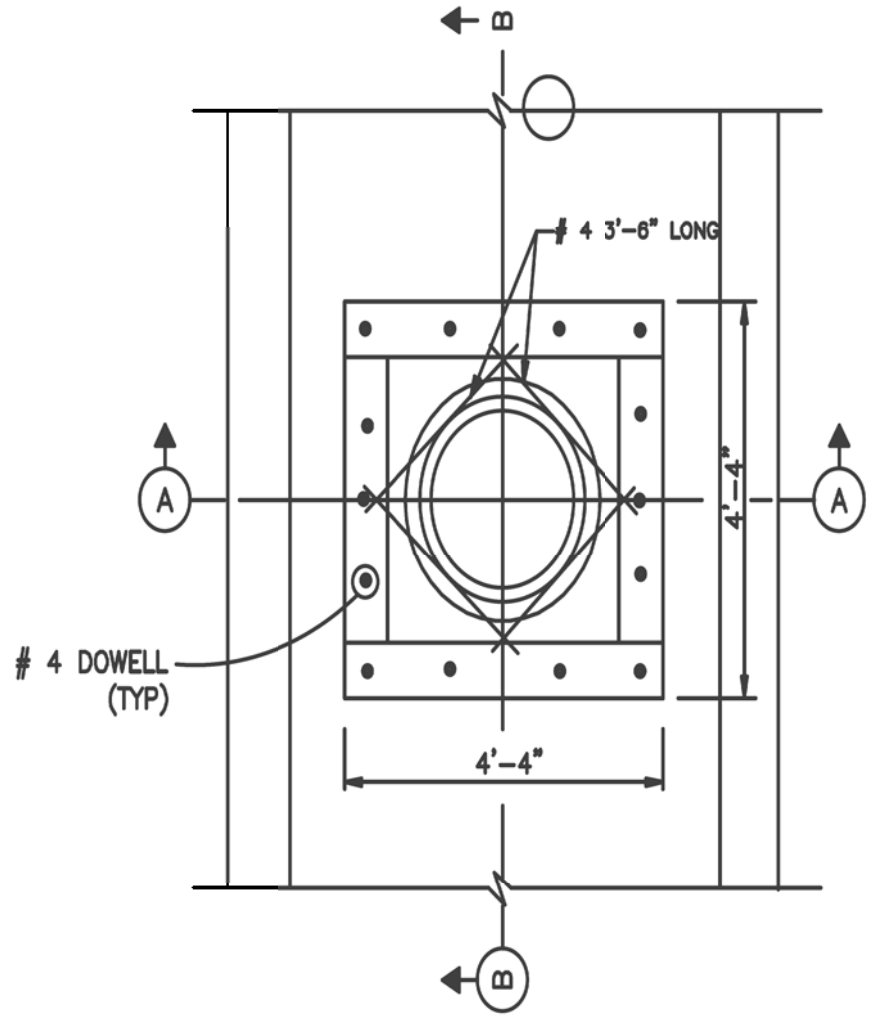
SHEET
10

OF 14 SHEETS

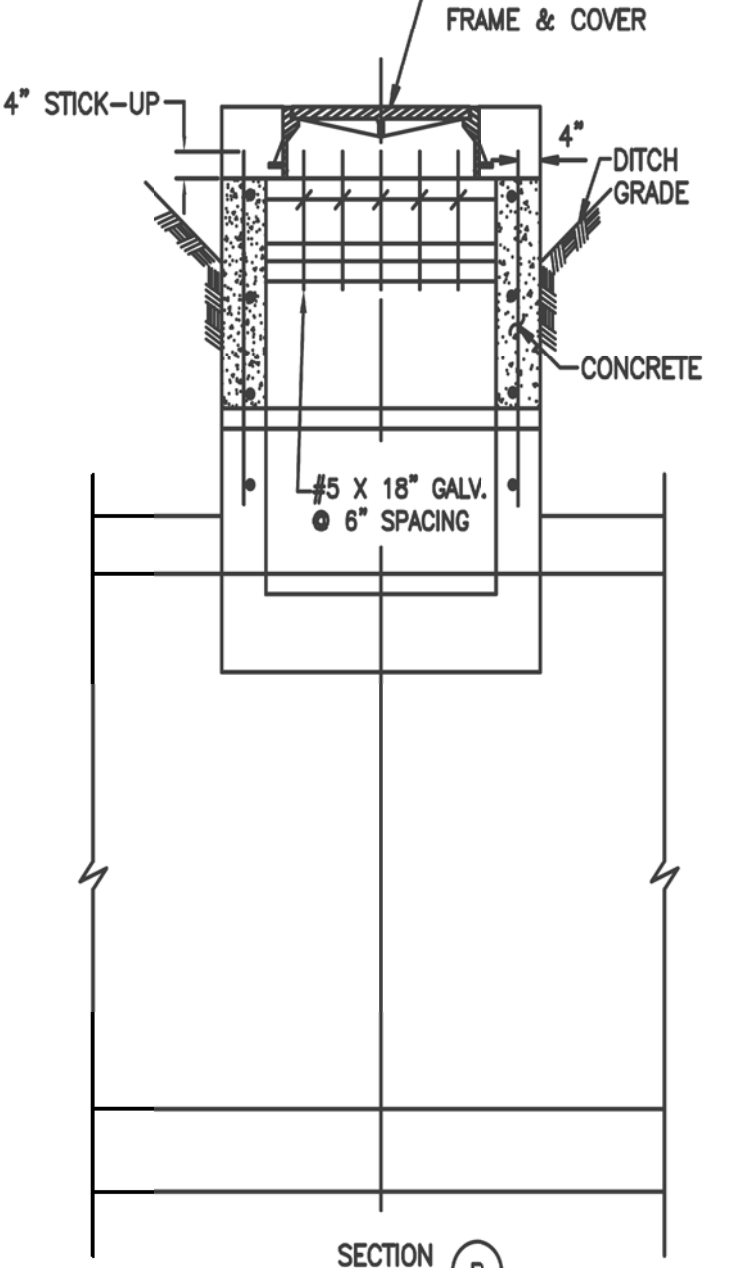
JOB NO. 2020209-500

NOTES:

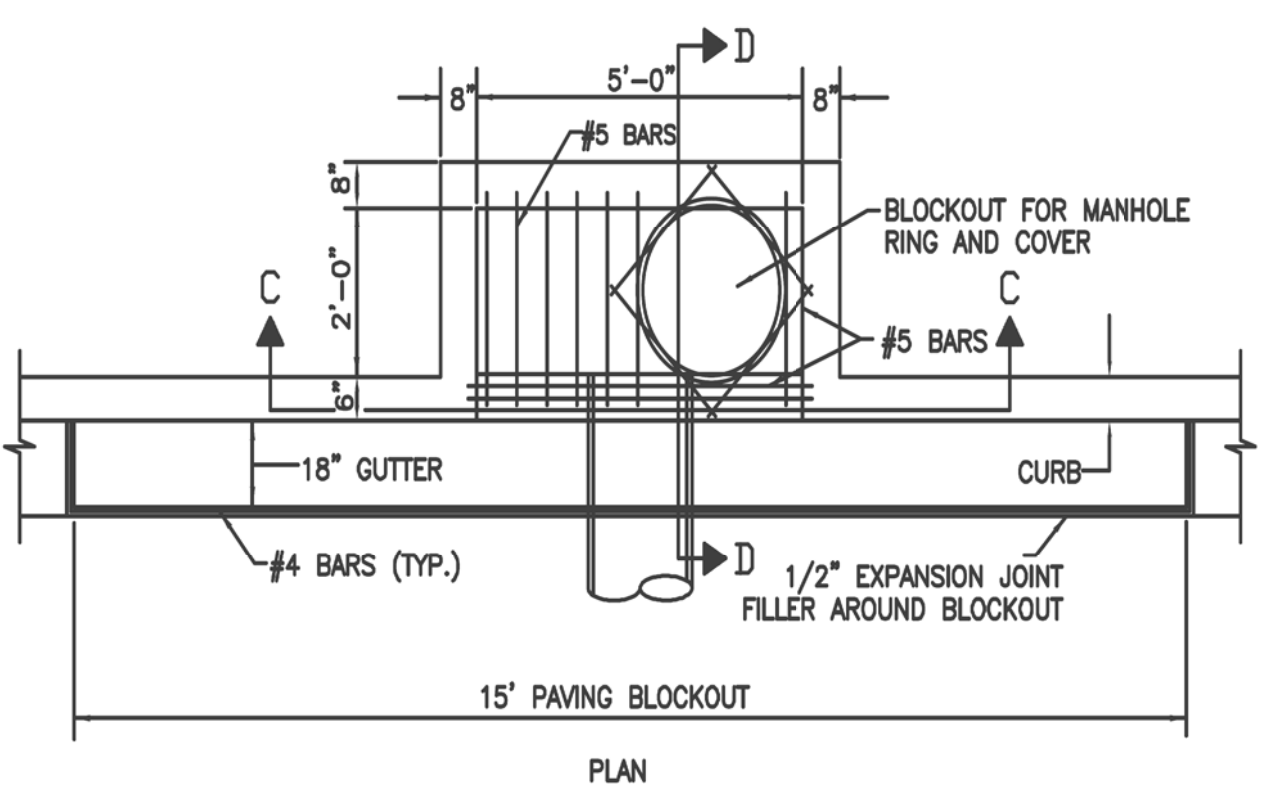
- ONLY CAST-IN-PLACE OR PRE-CAST MANHOLES SHALL BE USED.
- NO BRICKS OF ANY KIND WILL BE ALLOWED IN CONSTRUCTION OF MANHOLES OR INLETS.
- MANHOLES AND INLETS SHOULD BE PLACED AT THE LOT LINE.
- ALL DETENTION AND PERIMETER DRAINAGE SHALL BE COMPLETED BEFORE ANY INTERIOR CONSTRUCTION IS STARTED.
- THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MIN. 4000 PSI AT 28 DAYS.
- FOR CAST IN PLACE STORM INLETS: FOUR FIELD TEST CYLINDERS SHALL BE TAKEN FROM EACH MIX DESIGN PLACED EACH DAY ACCORDING ASTM C172-04 STANDARD PRACTICE FOR SAMPLING FRESHLY MIXED CONCRETE.
- THE CONTRACTOR SHALL INSTALL COP STORM DRAIN LABEL ON ALL C INLETS. THE CONTRACTOR SHALL REQUEST AND OBTAIN LABEL FROM PUBLIC WORKS. SASHCO SEALANTS CLEAR/WHITE LEXEL ADHESIVE CAULK OR APPROVED EQUAL SHALL BE USED AS ADHESIVE FOR INSTALLATION.



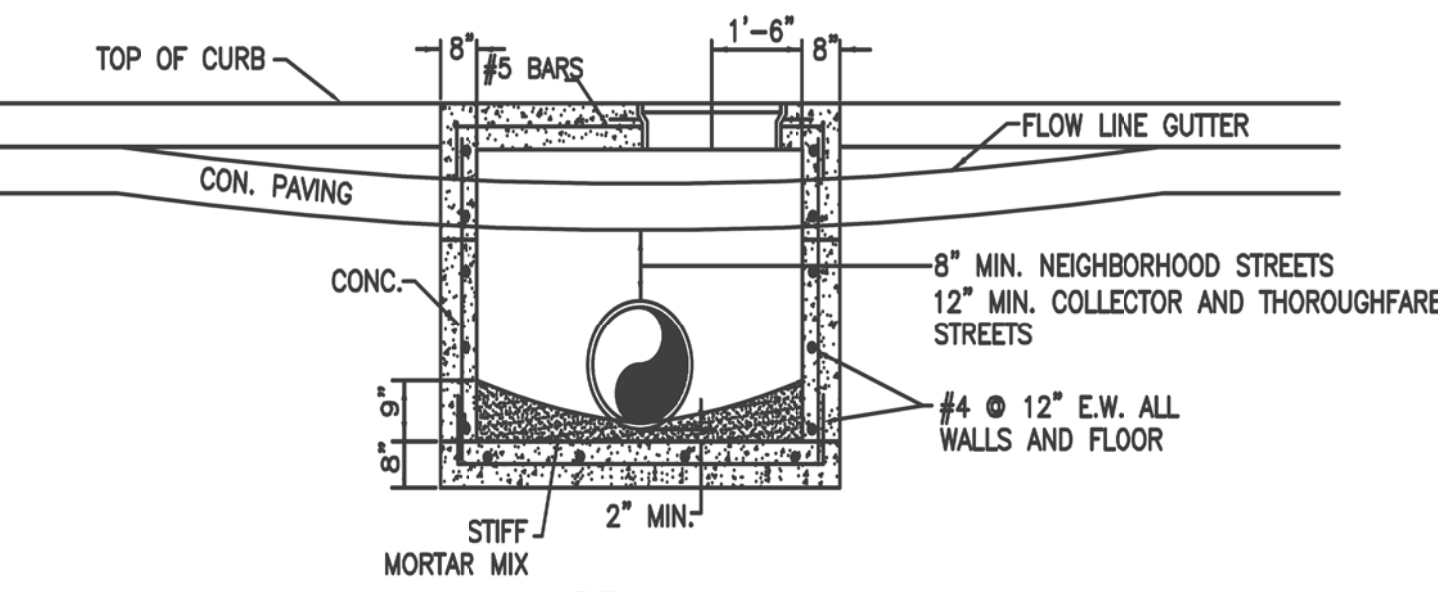
PLAN OF TYPE "E"
(COVER NOT SHOWN)



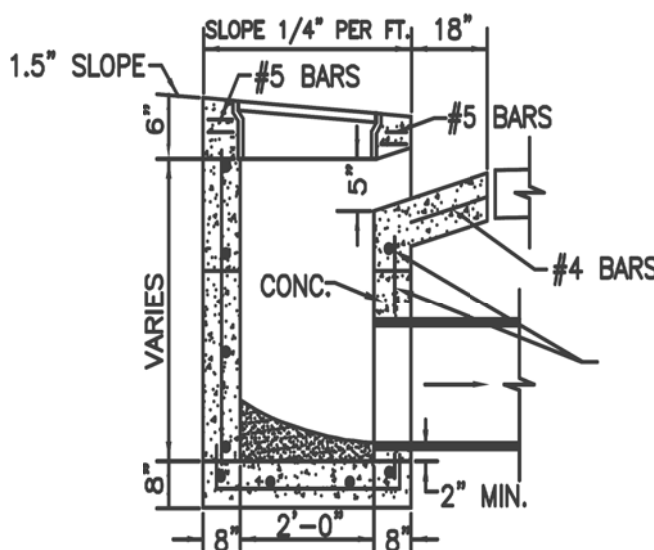
SECTION B



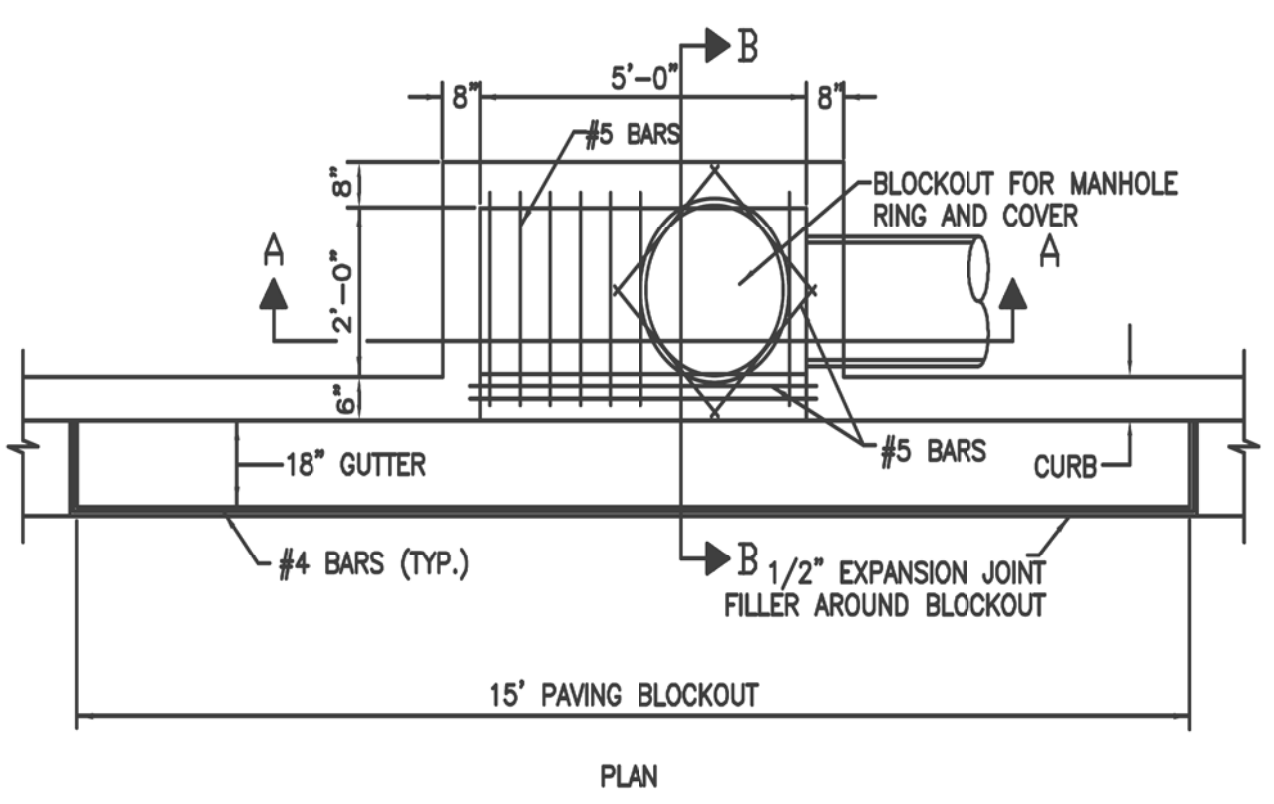
PLAN



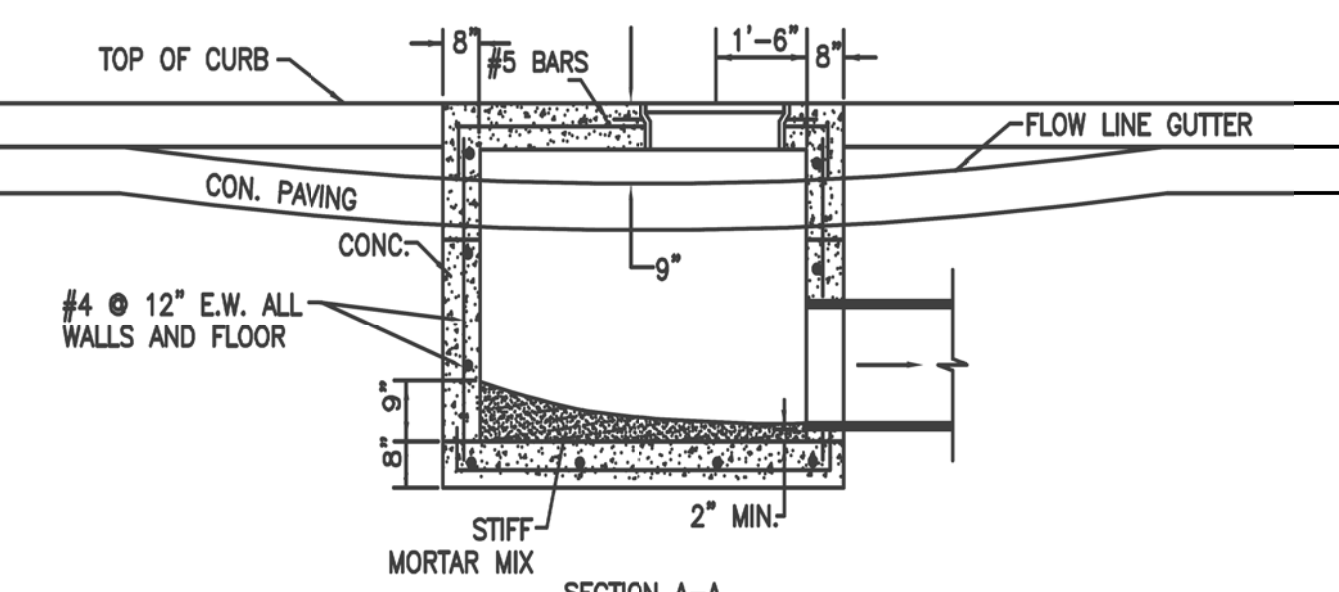
SECTION C-C



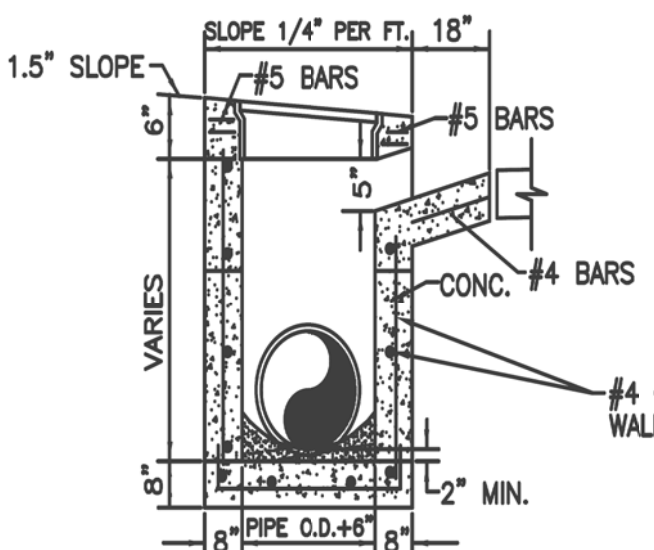
SECTION D-D



PLAN

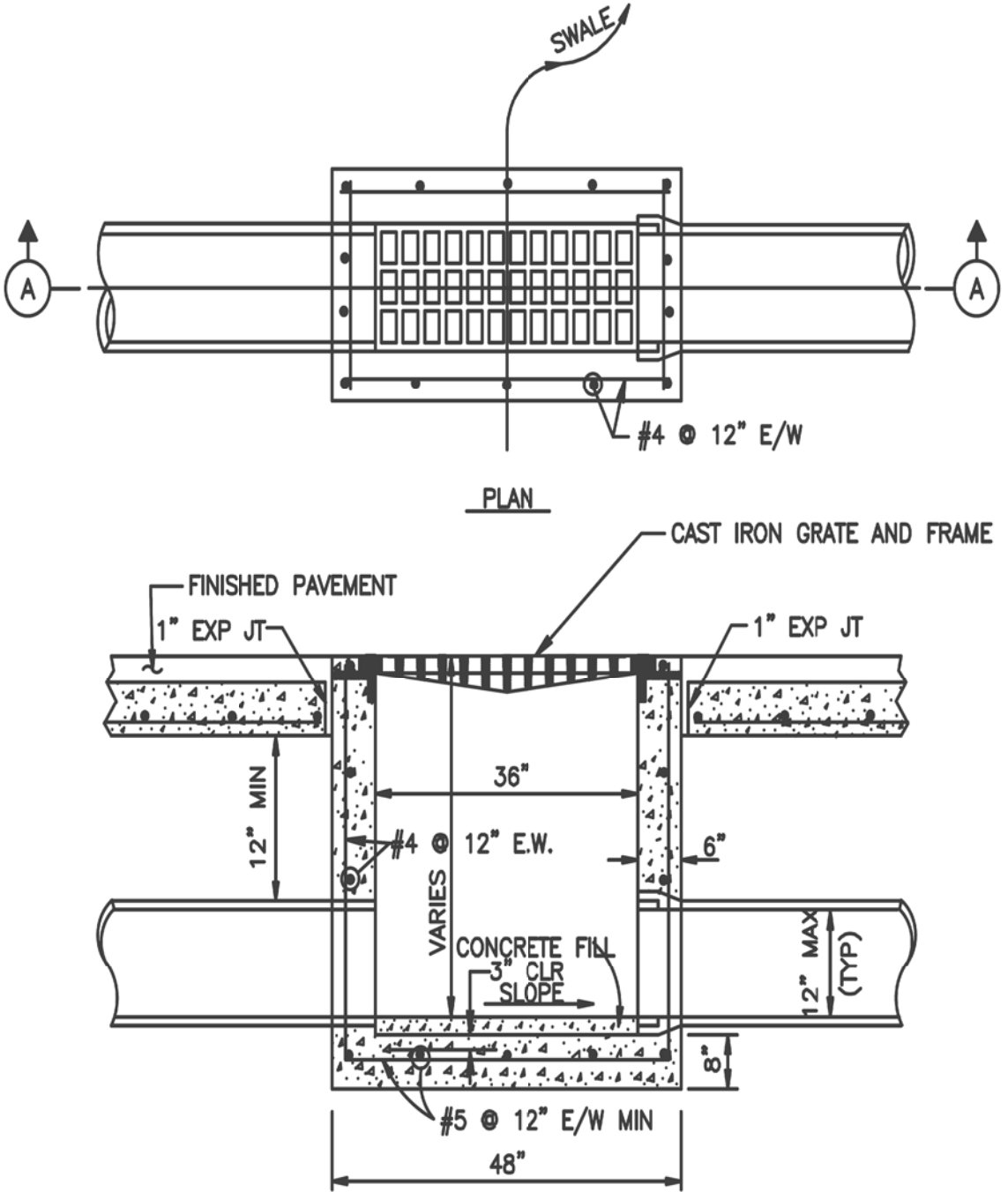


SECTION A-A



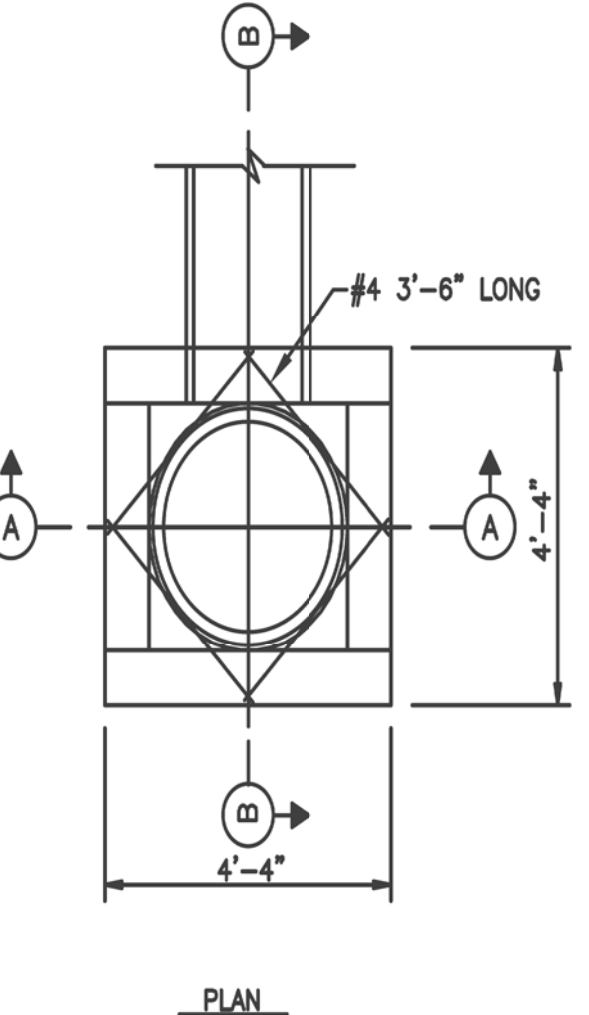
SECTION B-B

1 "C" INLET

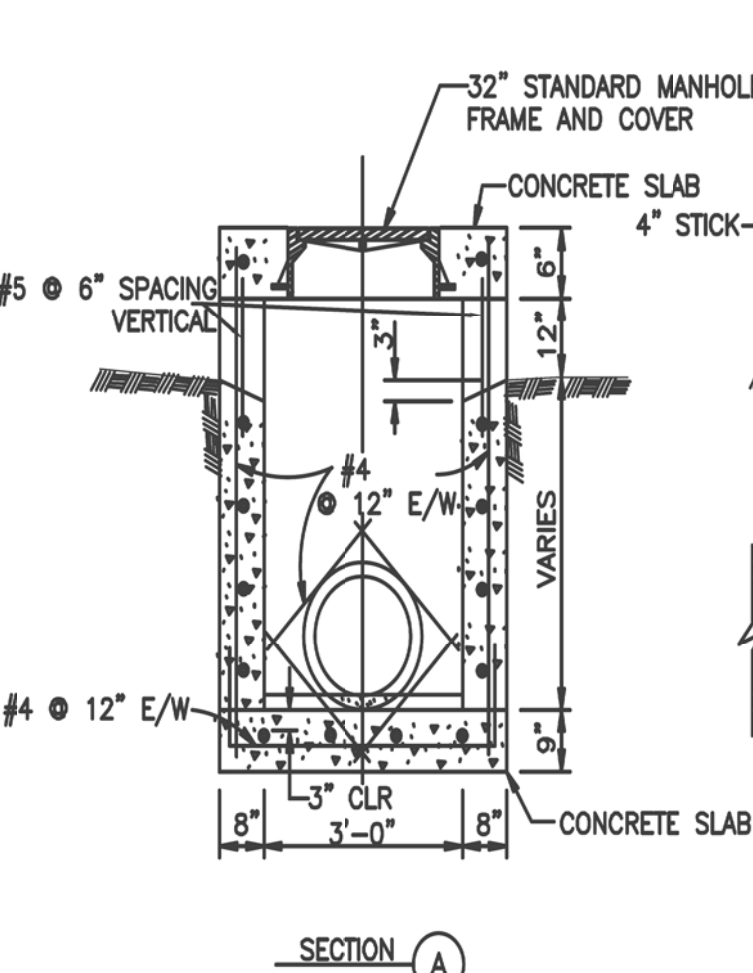


SECTION A

2 "D" INLET

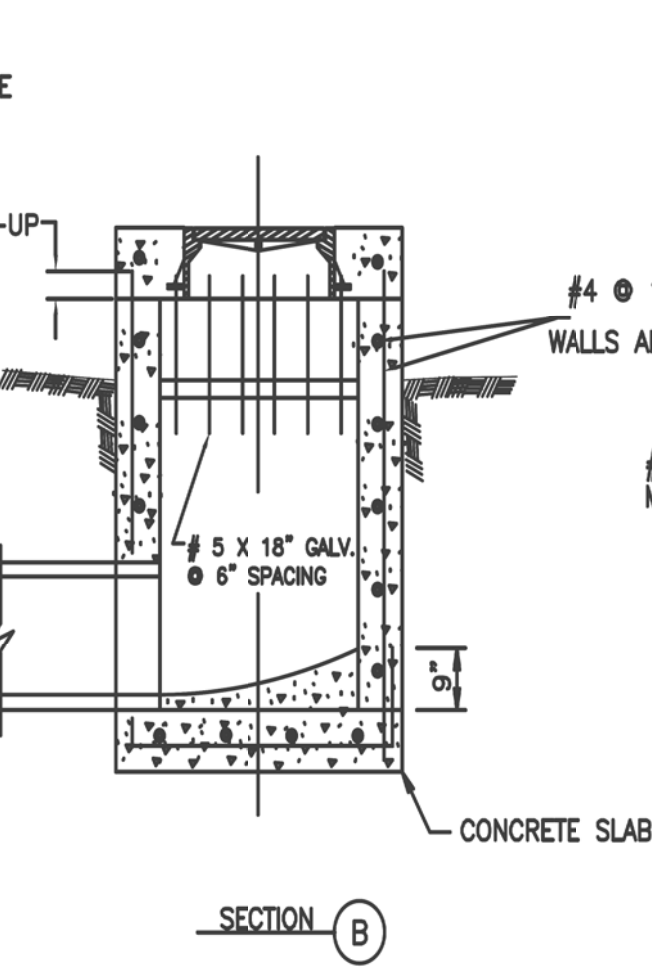


PLAN

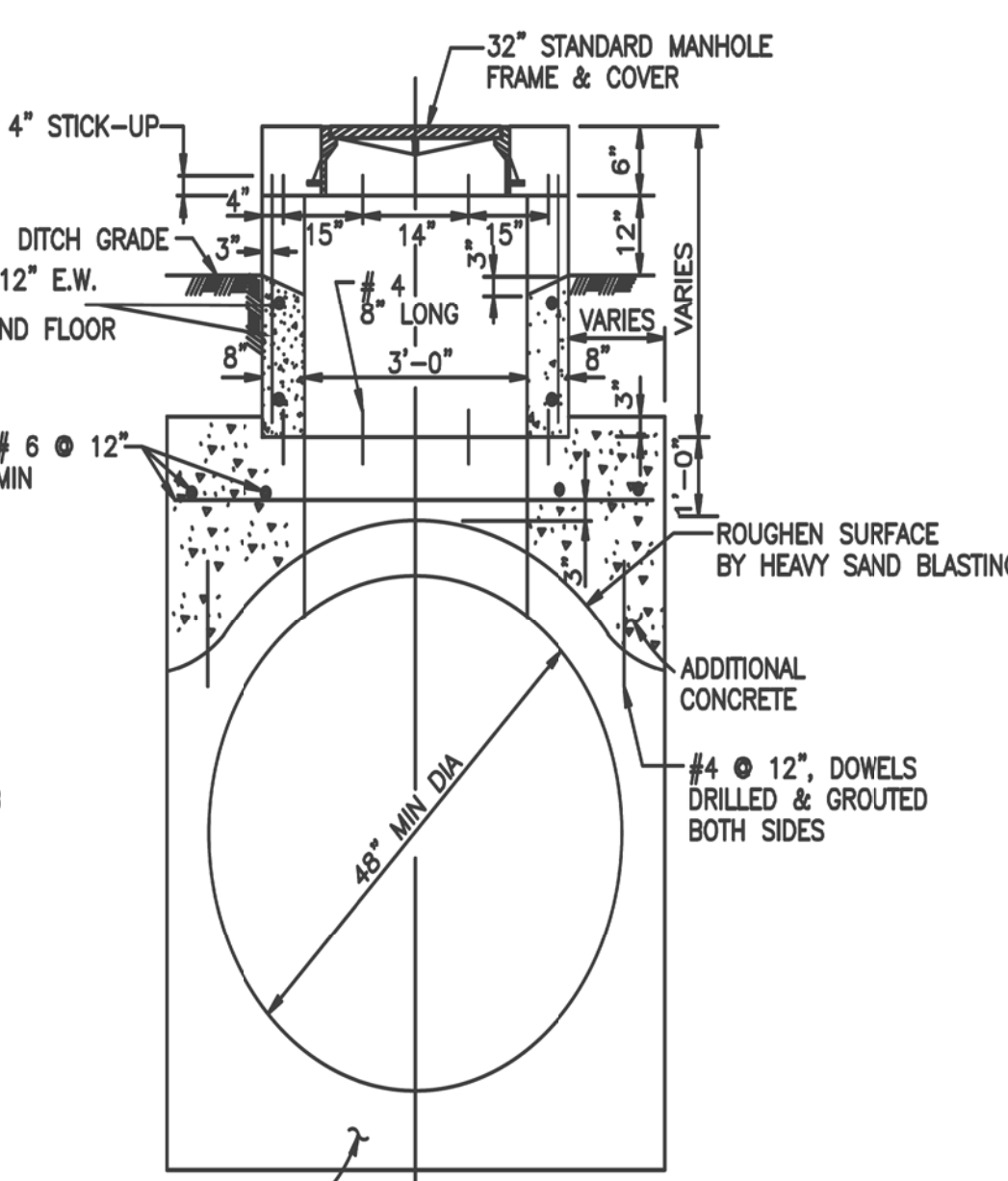


SECTION A

3 "E" INLET



SECTION B



SECTION A

4 "E" INLET



- BENCHMARK**
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700'
WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
- T.B.M. 3084-40-**
LOCATED +/- 1250 WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE
POLE CORNER IN THE 80' H/L&P EASEMENT AT SOUTH END OF FLEMING ST.
BENCH-ITE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)
- T.B.M. 3084-41-**
LOCATED ON FIRST POWER POLE NORTH OF 80' H/L&P EASEMENT ON EAST
R.O.W. OF FLEMING ST. +/- 77-NORTH OF CENTERLINE OF 80' H/L&P
EASEMENT, BENCH-ITE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

[illegible]

DESIGNED BY: _____
 DESIGN CHECKED BY: _____
 DRAWN BY: _____
 COGO CHECKED BY: _____
 SURVEY CHECKED BY: _____
 QA/QC BY: _____ DATE: _____
 QA/QC REVISIONS BY: _____

CITY OF LA MARQUE STORM DETAILS 2 OF 2

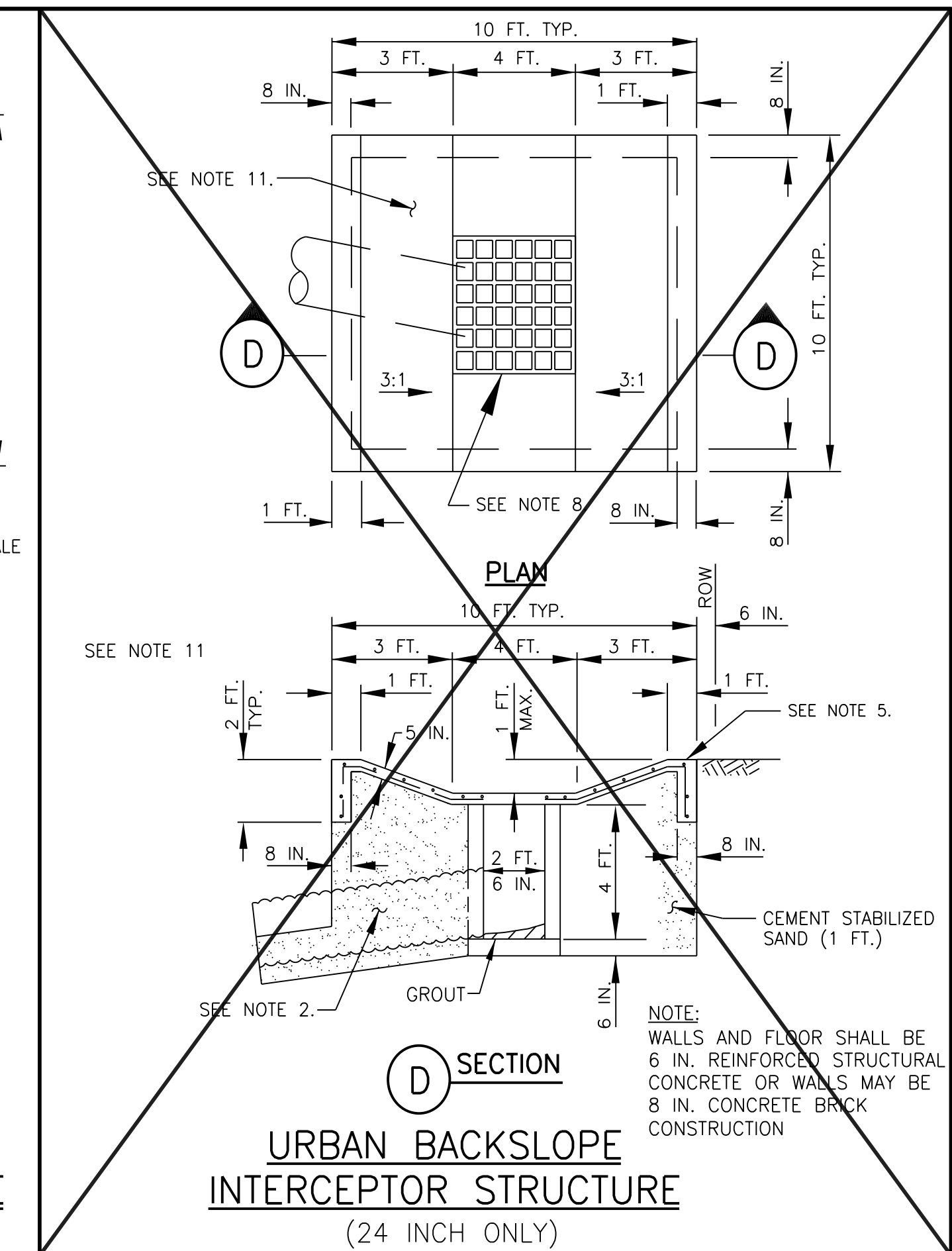
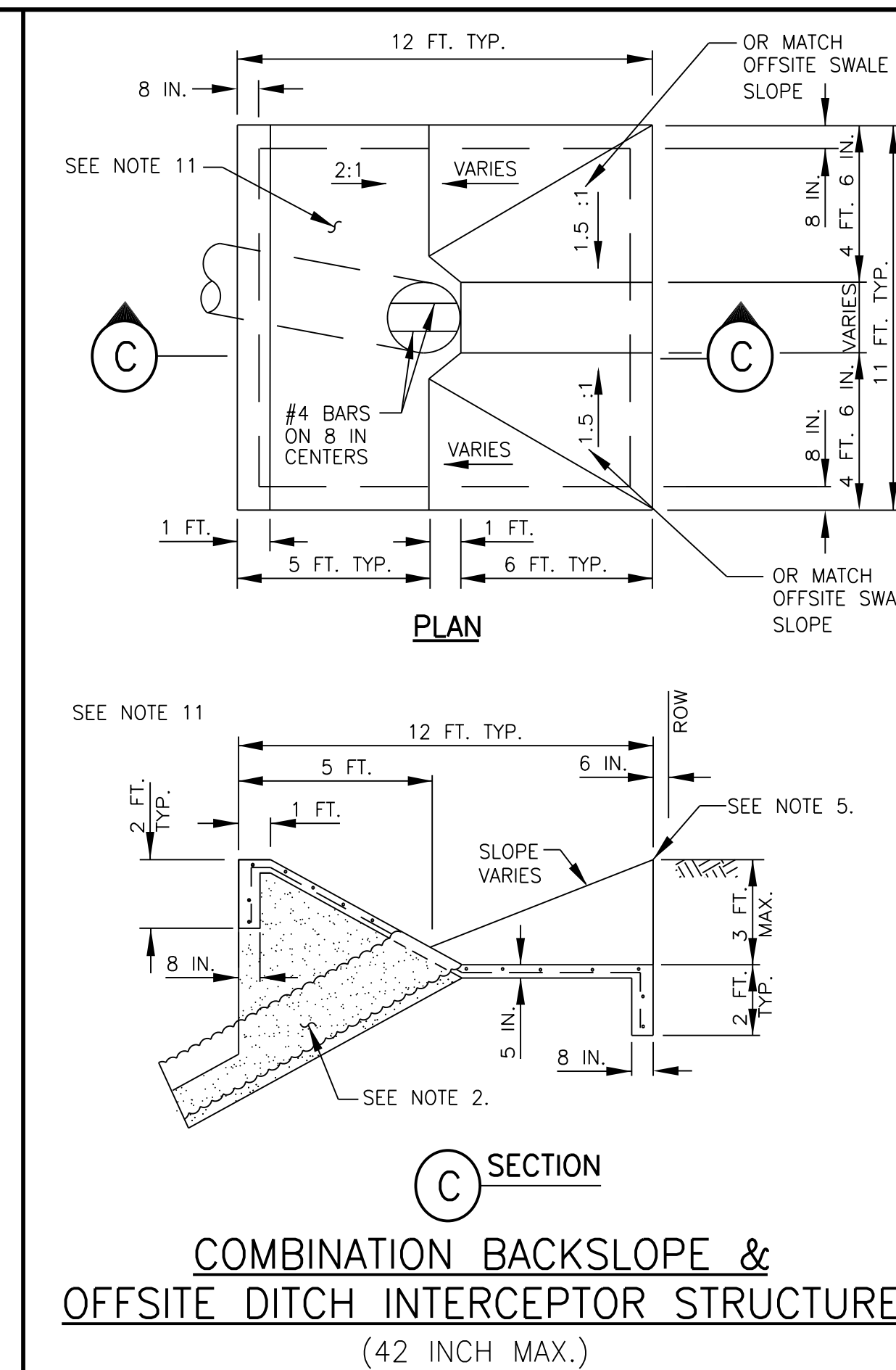
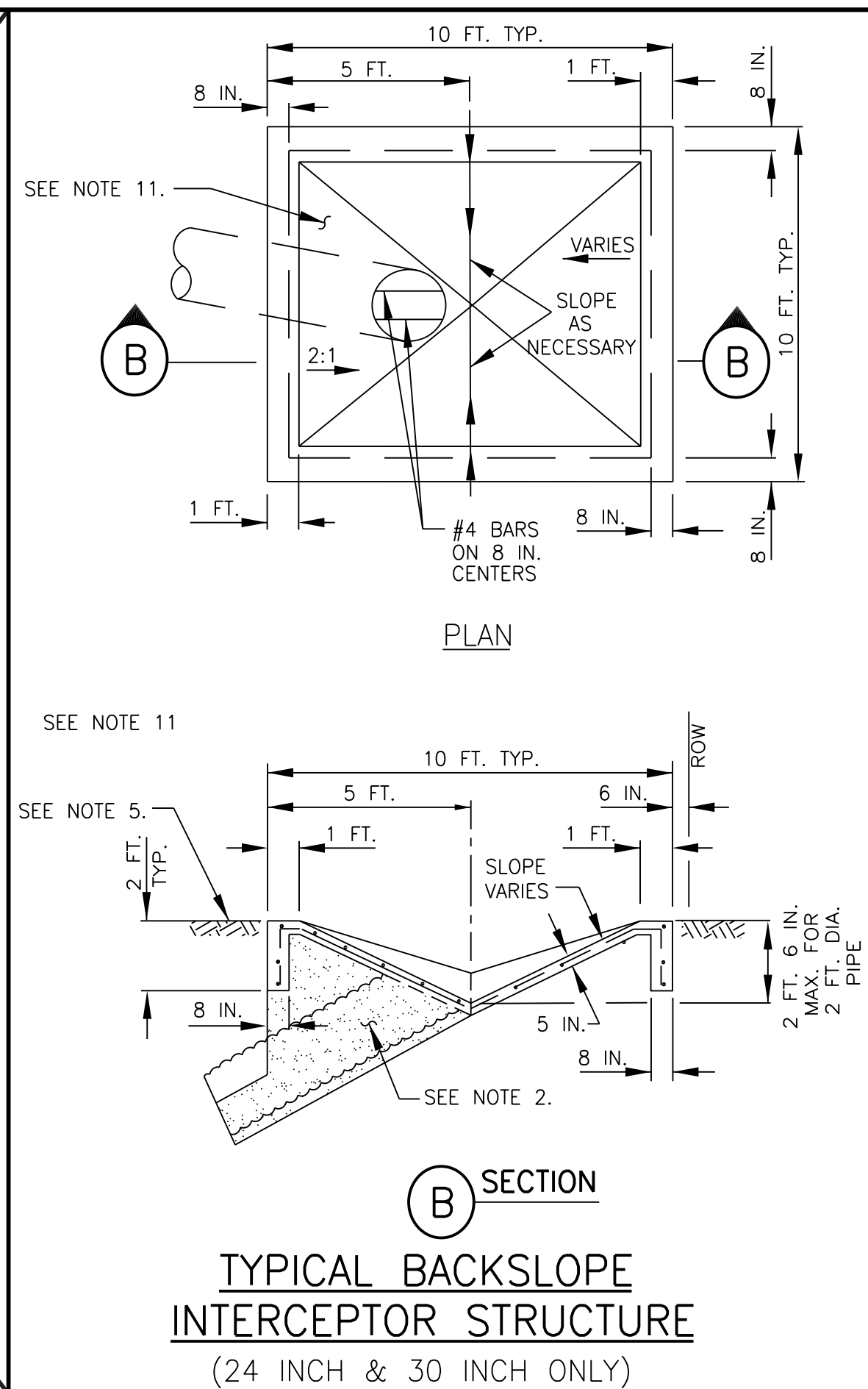
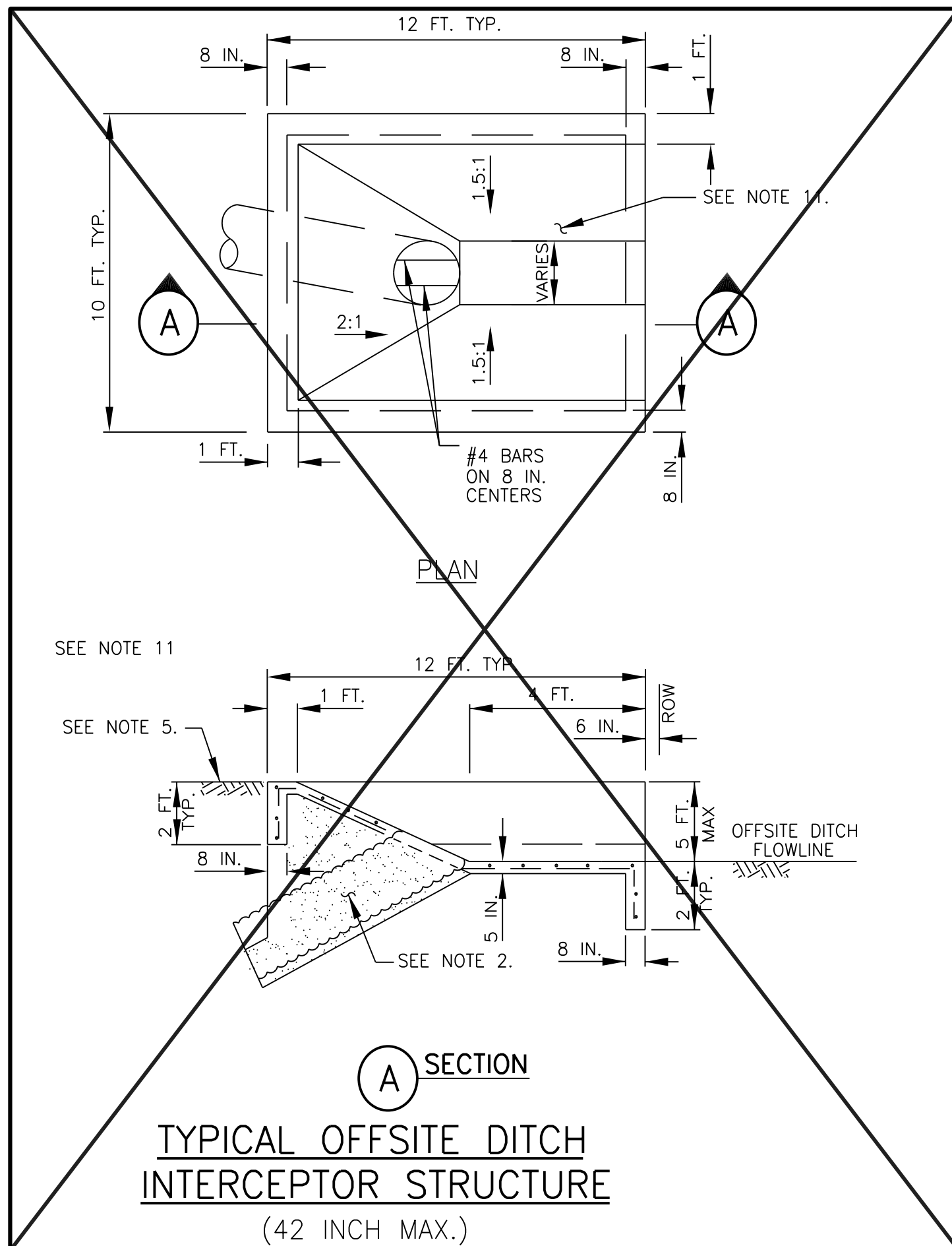
2-1-21

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

OB NO. 2020209-500



- NOTES:
1. NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY HIM TO SUIT CONDITIONS ENCOUNTERED.
 2. WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AND ENOUGH TIME AS APPROVED BY ENGINEER HAS ELAPSED.



BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST.
BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA			
NO.	REVISION	DATE	BY

DESIGNED BY: _____
 DESIGN CHECKED BY: _____
 DRAWN BY: _____
 COGO CHECKED BY: _____
 SURVEY CHECKED BY: _____
 QA/QC BY: _____ DATE: _____
 QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

BACKSLOPE INTERCEPTOR STRUCTURE & OUTFALL DETAILS

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIN# V. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE:

SHEET

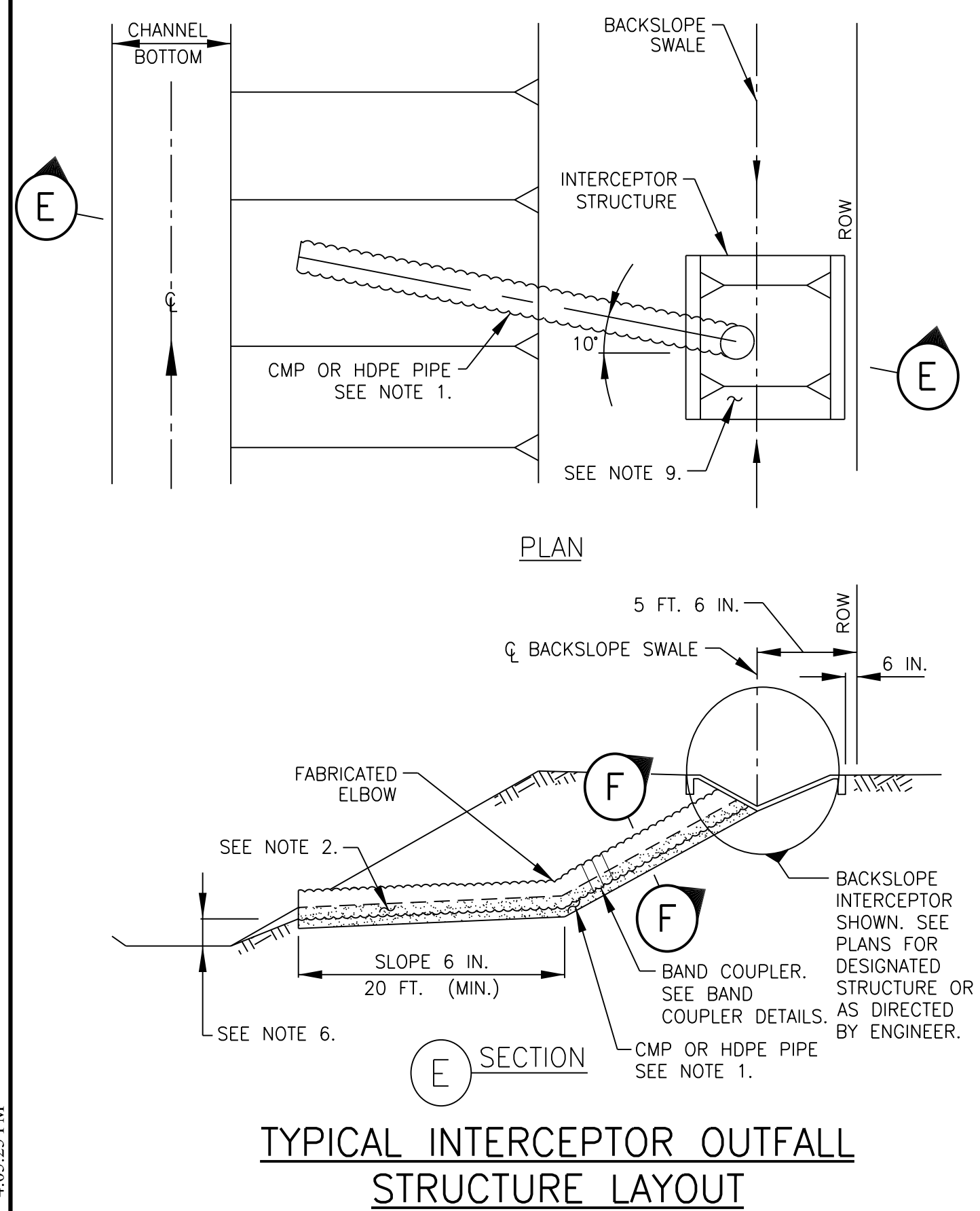
12

OF

14

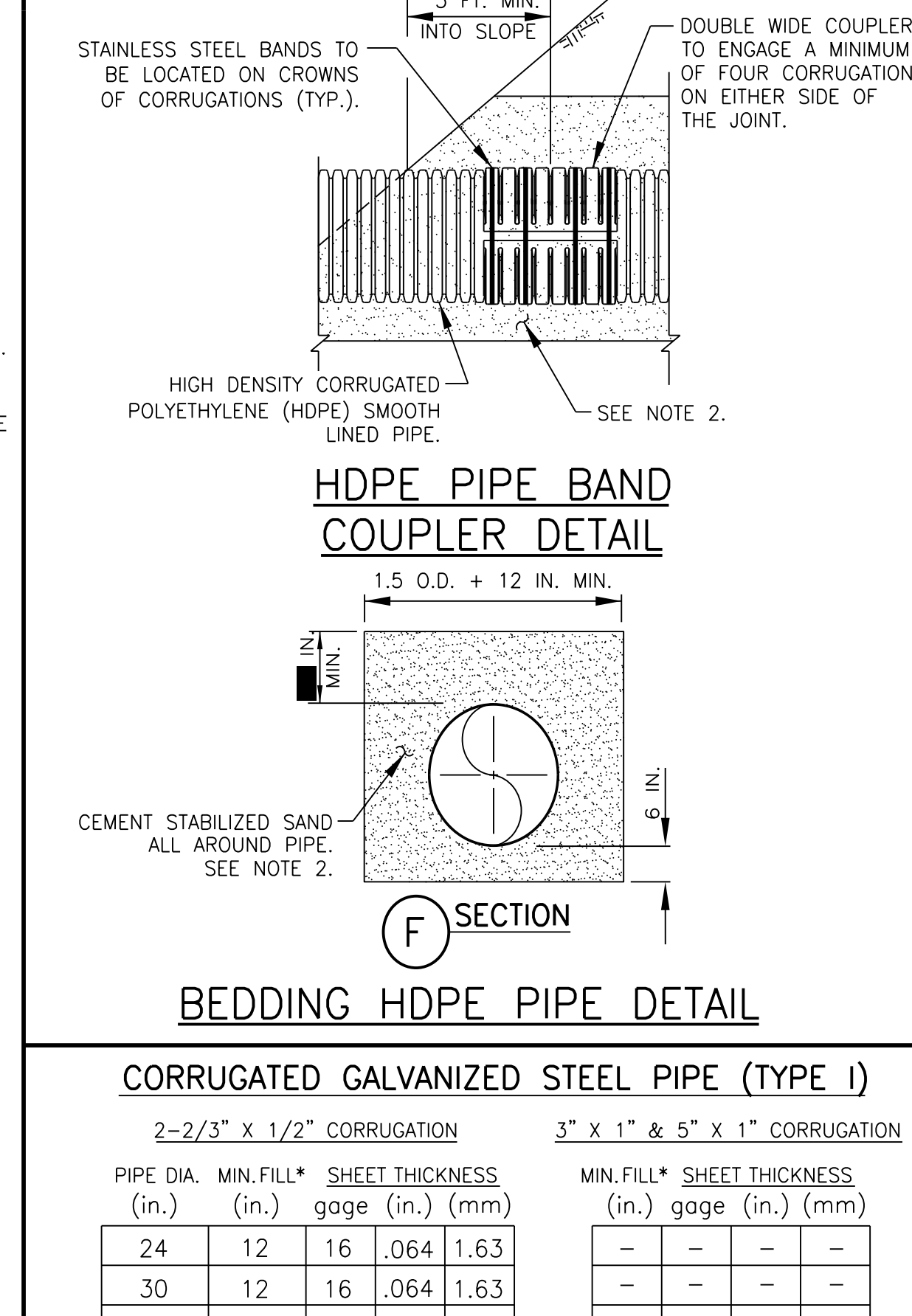
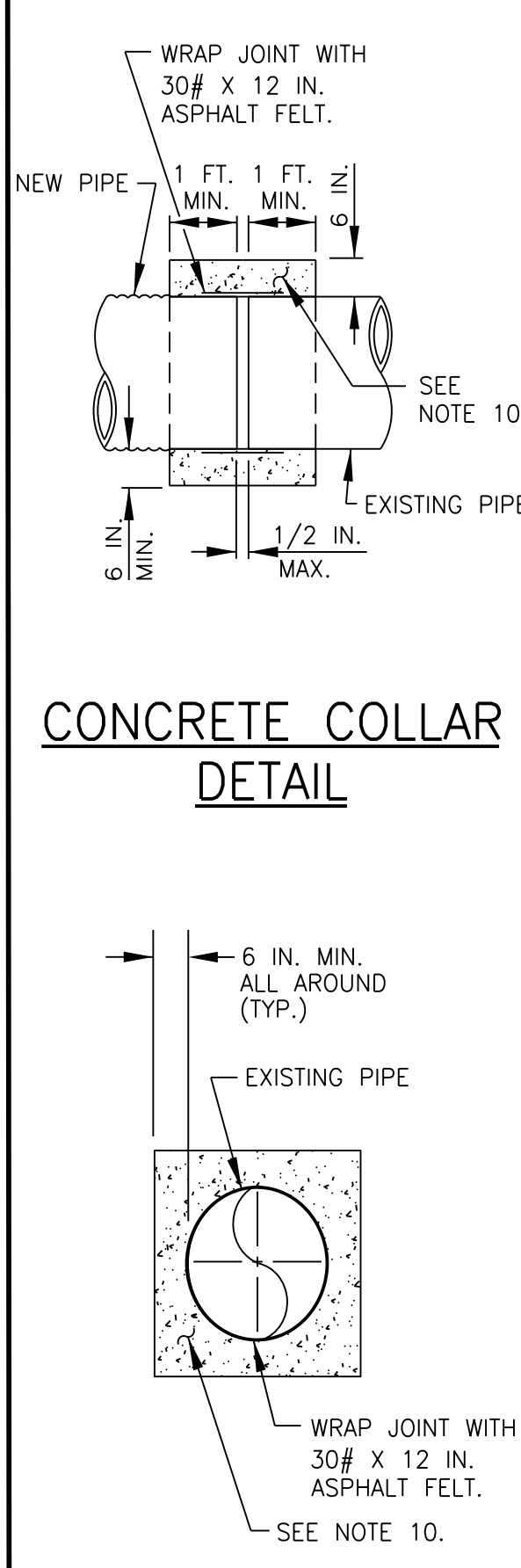
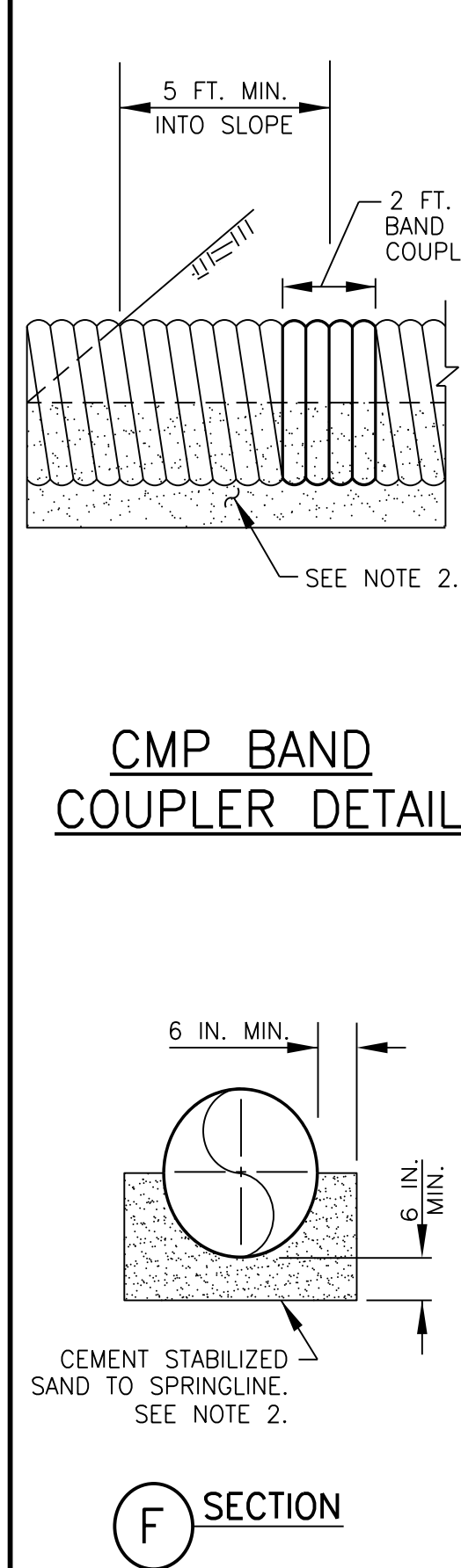
SHEETS

JOB NO. 2020209-500



PIPE OUT FALL IN CHANNELS

BOTTOM WIDTH	PIPE OUTLET INVERT
6 FEET ≤ BW ≤ 20 FT	1 FOOT ABOVE FLOWLINE
20 FEET < BW ≤ 60 FT	AT TOE OF SLOPE
BW > 60 FT	AT TOE OF SLOPE



CORRUGATED GALVANIZED STEEL PIPE (TYPE I)

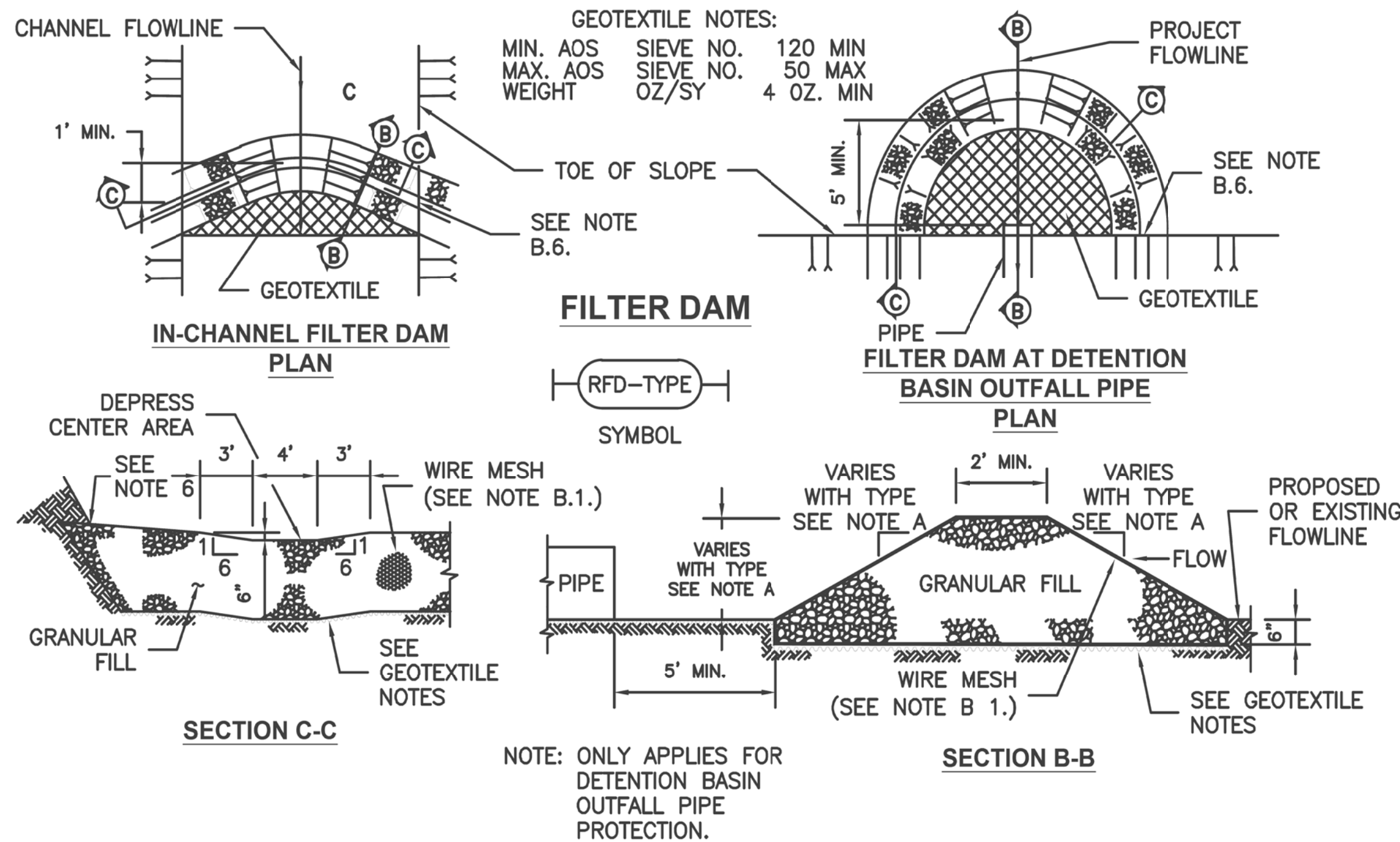
2-2/3" X 1/2" CORRUGATION					3" X 1" & 5" X 1" CORRUGATION				
PIPE DIA. (in.)	MIN. FILL* (in.)	SHEET THICKNESS gage (in.)	(mm)		PIPE DIA. (in.)	MIN. FILL* (in.)	SHEET THICKNESS gage (in.)	(mm)	
24	12	16	.064	1.63	24	12	16	.064	1.63
30	12	16	.064	1.63	30	12	16	.064	1.63
36	12	16	.064	1.63	36	12	16	.064	1.63
42	12	16	.064	1.63	42	12	16	.064	1.63
48	12	16	.064	1.63	48	12	16	.064	1.63

* MINIMUM DEPTH OF COVER ABOVE TOP OF PIPE, MAXIMUM DEPTH OF COVER ABOVE TOP OF PIPE IS 20 FEET.
 FOR LARGER PIPE SIZES SEE: STORM SEWER AND RIPRAP DETAILS SHEET



B NO. 2020209-500

P:\Salinas\AMBROSE\DETENTION POND\DCNS\2020-209 SHT 14 - COLAM PPP DETS 2 OF 2.dgn
2/1/2021 4:15:13 PM



A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM)
 - c. SLOPES - 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED).
 - a. HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
 - a. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - a. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - b. 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364-FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIRS NECESSARY IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREA ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION

ALL INSPECTION WILL BE PERFORMED BY A CERTIFIED INSPECTOR EVERY SEVEN DAYS OR TWO WEEKS, AS WELL AS AFTER EVERY HALF-INCH OR MORE OF RAIN (AS RECOMMENDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT SHOULD BE MADE FOR EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED ACCORDING TO THE INSPECTION REPORT.

WASTE MATERIALS

THE DUMPSTER USED TO STORE ALL WASTE MATERIAL WILL MEET ALL STATE AND THE CITY OF LA MARQUE SOLID WASTE ORDINANCE. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING)

IN THE EVENT OF A SPILL WHICH MAY BE CONSIDERED HAZARDOUS, THE CITY OF LA MARQUE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT 409-938-9260.

SANITARY WASTE

CONTRACTOR SHALL PROVE SANITARY WASTE FACILITIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPACING. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR FIRM AS NEEDED OR AS REQUIRED BY LOCAL REGULATIONS.

ADDITIONAL

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS.

CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS.

ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING, DEBRIS, AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED OWRK.

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY
-----	----------	------	----

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

CITY OF LA MARQUE
POLLUTION PREVENTION
DETAILS 2 OF 2

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRTY V. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: N.T.S.

SHEET

14

OF

14

SHEETS

JOB NO. 2020209-500



January 29, 2021

Board of Directors
Galveston County Drainage District No. 2
5000 F.M. 1765
La Marque, Texas 77568
Via email: GCDD2@aol.com

Re: District Engineer's Recommendation for Approval
Construction Plans entitled "Detention Improvements and Mass Grading for Ambrose"
Prepared by Costello, Inc dated January 21, 2021
GCDD2 Review Number: 2021-004 Ditch 10A
CI Job No. 1991007-001

Dear Board of Directors:

Costello, Inc. is in receipt of the above referenced construction plans for review on behalf of Galveston County Drainage District No. 2 ("District"). Based on the submitted plan, approximately **12.49 acres** of detention will be drained to the District's Ditch 10A system via an existing outfall culvert as identified in the previously approved Drainage Impact Analysis and Phase 1 detention plans for the Sunset Grove/Ambrose Development. The project is located in the Ditch 10 watershed which requires the use of onsite detention. **Please submit a final hard copy of the construction plans to the district office before starting any construction. Contact Mr. Roland Buchanan, at 409-935-2041, at least 24-hours before starting any construction activity within the District right-of-way or easement.**

The construction plans as submitted are hereby recommended for approval by the District board. Please note that district approval is good for 1-year. Be advised that the District approval is only for the design area to be drained to the ditch. Internal storm sewer design, extreme event routing to prevent future structures from being flooded by a rainfall event exceeding the storm sewer capacity, and necessary perimeter swales designed to convey offsite sheet flow away from the proposed development are the responsibility of the local city municipality. If you have any questions or require any additional information, please feel free to contact me at 713-783-7788 or by email at swilcox@costelloinc.com.

Sincerely,
Costello, Inc.
Galveston County Drainage District No. 2
District Engineer

J. Stephen Wilcox, P.E., CFM
Partner/Project Manager
Hydrology & Hydraulics

cc: Mr. Roland Buchanan, GCDD2 District Manager

W:\1991\91007\01\Development Review\2021-004 Ditch 10A - Ambrose Detention Pond\GCDD2_2021.01.29_Eng Rec Approval.docx



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: May 25, 2021

Agenda Item: Discussion / possible action regarding a Final Plat application for Sunset Grove Section 3, located near Delany Road and Prairie

Item Type: Plat - Final 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 Sunset Grove, Section 3 Final Plat, subject to the following conditions:

- 1) Applicant must provide performance and maintenance bond or completed infrastructure accepted by the City prior to issuance of building permits; and
- 2) Prior to filing of the plat, one mylar and two prints of the plat in the condition for filing and original tax certificates showing all balances paid must be provided.

Monday, May 17, 2021

Robert Mata
Costello Engineering and Surveying
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Sunset Grove Section Three Final Plat
Letter of Recommendation to Approve
COLM Project No. PZ2021-011
Adico, LLC Project No. 18100-2-065

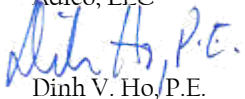
Dear Mr. Mata;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Sunset Grove Section Three Final Plat received on or about May 14, 2021.

Based on our review, we have no objections to the final plat as resubmitted on May 14, 2021. Please provide two mylar prints and two copies of the plat to Attn: Margaret Corfield, Development Services, 1130 1st St., La Marque, TX 77568.

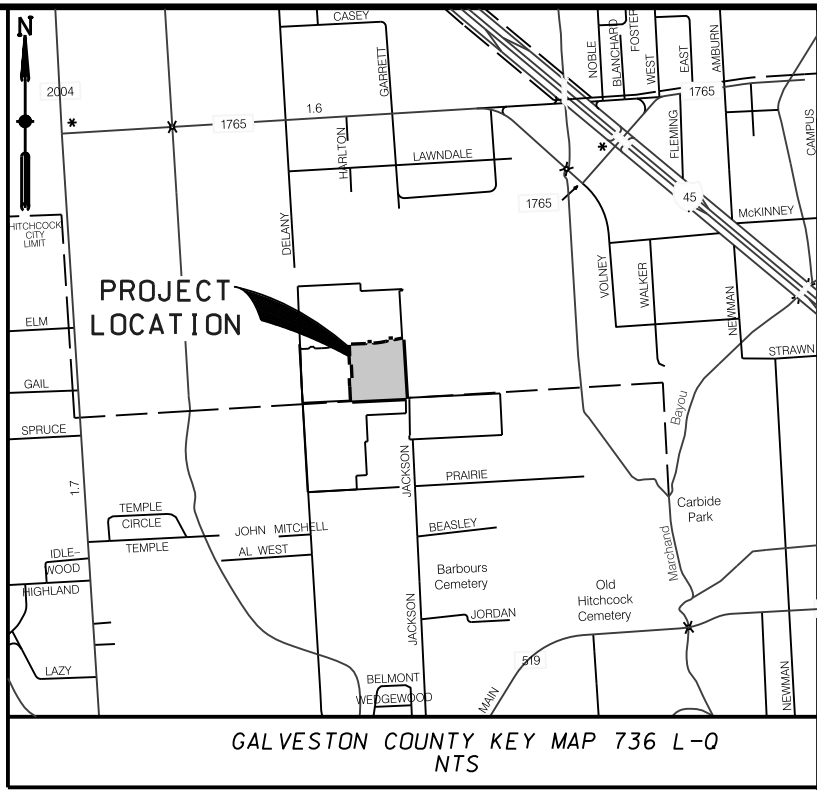
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



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

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-065



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 THREE, 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 THREE 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 THREE 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 RYAN HAWKINS, LAND DEVELOPMENT MANAGER, THIS ____ DAY OF 2021.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: MARK EUBANKS
VICE PRESIDENT OF FINANCE

BY: RYAN HAWKINS
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, LAND DEVELOPMENT MANAGER 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 2021.

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 EIGHTHS (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 THREE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
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 _____, 2021, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, 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
13.29 ACRES

Being a 13.29 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 13.29 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC., in Clerk's File Number 2017076084 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.); said 13.29 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 east line of said 80.00 acre tract);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Sunset Grove Section One, a subdivision recorded under Instrument Number 2020009671 of the Galveston County Records;

Thence, through said 80.00 acre tract, the following twelve (12) courses:

- North 87 degrees 48 minutes 51 seconds East, a distance of 208.48 feet;
- 39.50 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 31 minutes 54 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 32 minutes 53 seconds East, a distance of 35.52 feet;
- North 02 degrees 43 minutes 04 seconds West, a distance of 0.40 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 60.00 feet;
- 40.15 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 00 minutes 22 seconds, a radius of 25.00 feet and a chord that bears South 48 degrees 43 minutes 15 seconds East, a distance of 35.97 feet;
- 172.98 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 44 minutes 32 seconds, a radius of 1,470.00 feet and a chord that bears North 81 degrees 54 minutes 18 seconds East, a distance of 172.88 feet;
- North 78 degrees 32 minutes 02 seconds East, a distance of 21.05 feet;
- 35.45 feet along the arc of a curve to the left, said curve having a central angle of 81 degrees 15 minutes 06 seconds, a radius of 25.00 feet and a chord that bears North 37 degrees 54 minutes 29 seconds East, a distance of 32.56 feet;
- North 02 degrees 43 minutes 04 seconds West, a distance of 16.93 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 60.00 feet;
- 43.09 feet along the arc of a curve to the left, said curve having a central angle of 98 degrees 44 minutes 54 seconds, a radius of 25.00 feet and a chord that bears South 52 degrees 05 minutes 31 seconds East, a distance of 37.95 feet;
- North 78 degrees 32 minutes 02 seconds East, a distance of 102.94 feet to the common line of said 80.00 acre tract and a called 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;
- Thence, with said common line, South 03 degrees 24 minutes 39 seconds East, a distance of 819.96 feet to the north line of a 22-foot wide Houston Lighting & Power Company (HL&P) easement recorded in Volume 1445, Page 386 of the Galveston County Deed Records, same being the City Limit Line of La Marque and Hitchcock, Texas;
- Thence, with said easement and City Limit Line, South 87 degrees 16 minutes 56 seconds West, a distance of 755.46 feet the southeast corner of aforesaid Sunset Grove Section One;

Thence, with the east line of said Sunset Grove Section One, the following nine (9) courses:

- North 02 degrees 43 minutes 04 seconds West, a distance of 195.00 feet;
- South 87 degrees 16 minutes 56 seconds West, a distance of 2.00 feet;
- North 02 degrees 43 minutes 04 seconds West, a distance of 120.00 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 38.44 feet;
- North 02 degrees 43 minutes 04 seconds West, a distance of 190.00 feet;
- South 87 degrees 16 minutes 56 seconds West, a distance of 26.44 feet;
- North 02 degrees 43 minutes 04 seconds West, a distance of 115.00 feet;
- North 42 degrees 16 minutes 56 seconds East, a distance of 14.14 feet;
- North 02 degrees 11 minutes 09 seconds West, a distance of 139.45 feet to the **Point of Beginning** and containing 13.29 acres of land.

FINAL PLAT
SUNSET GROVE
SECTION THREE
BEING A SUBDIVISION OF 13.29 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 13 AND 14 OF DELANY ROAD ACRES
VOLUME 18, PAGE 760, G.C.M.R.

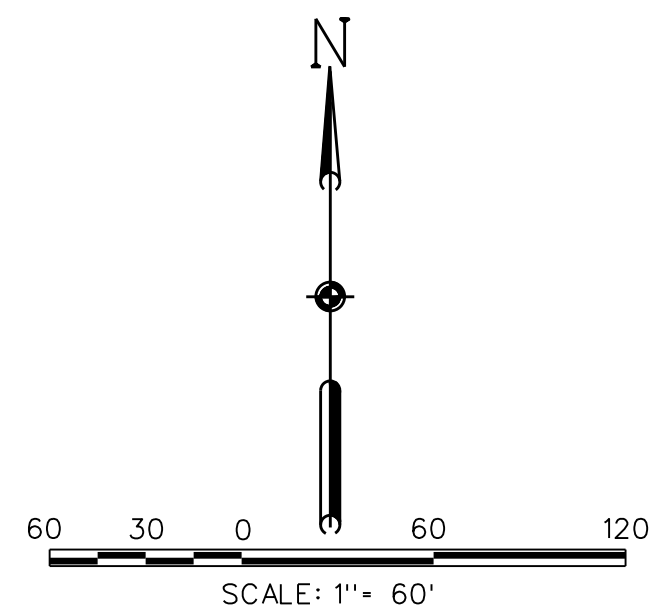
48 LOTS 5 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: MAY, 2021

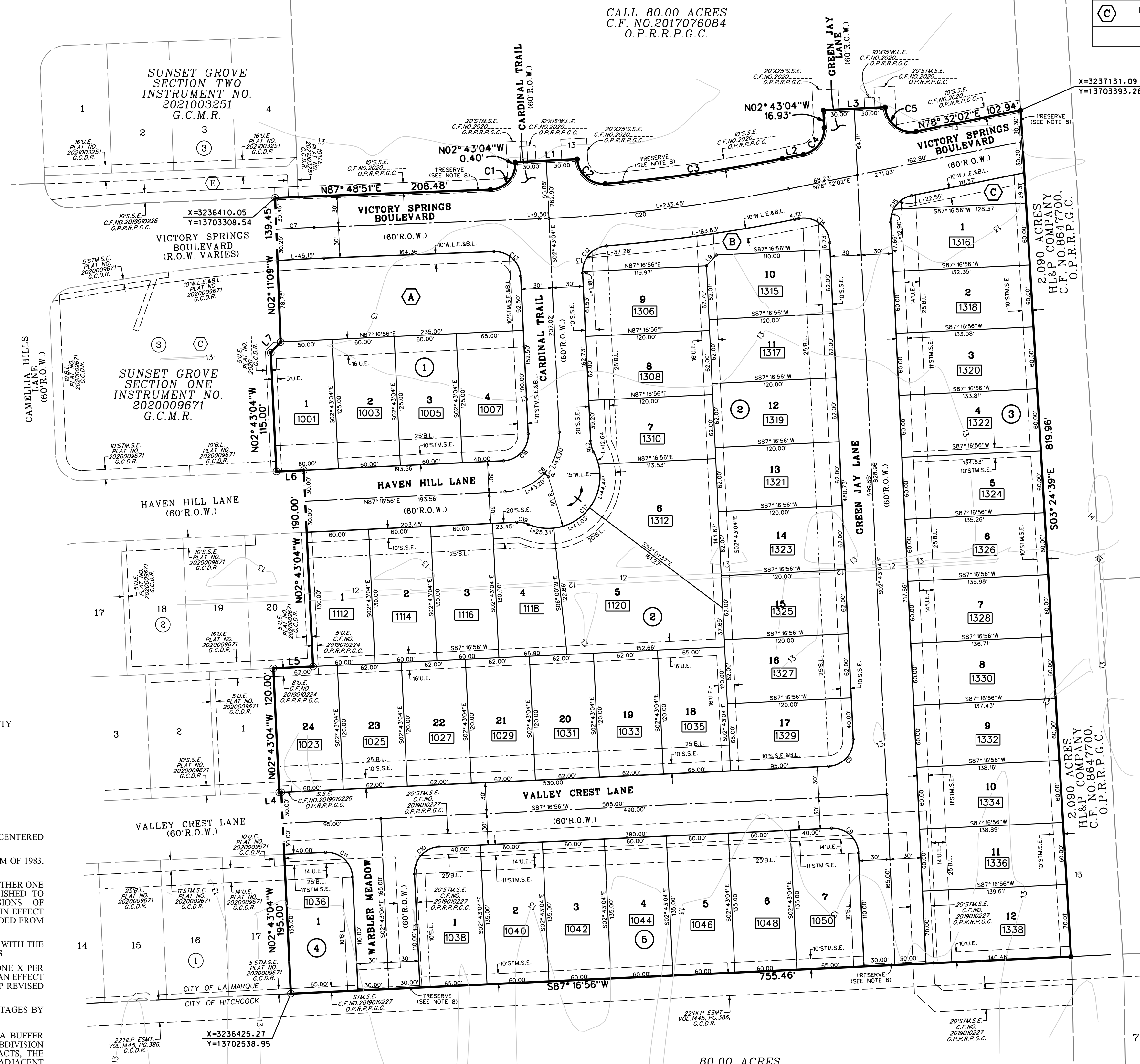
DEVELOPER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 RICHMOND AVE.
HOUSTON, TX 77082

PLANNER:
7gen PLANNING
7GEN PLANNING
Planning and Landscape Architecture
2107 CITYWEST BOULEVARD, 4TH FLOOR
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

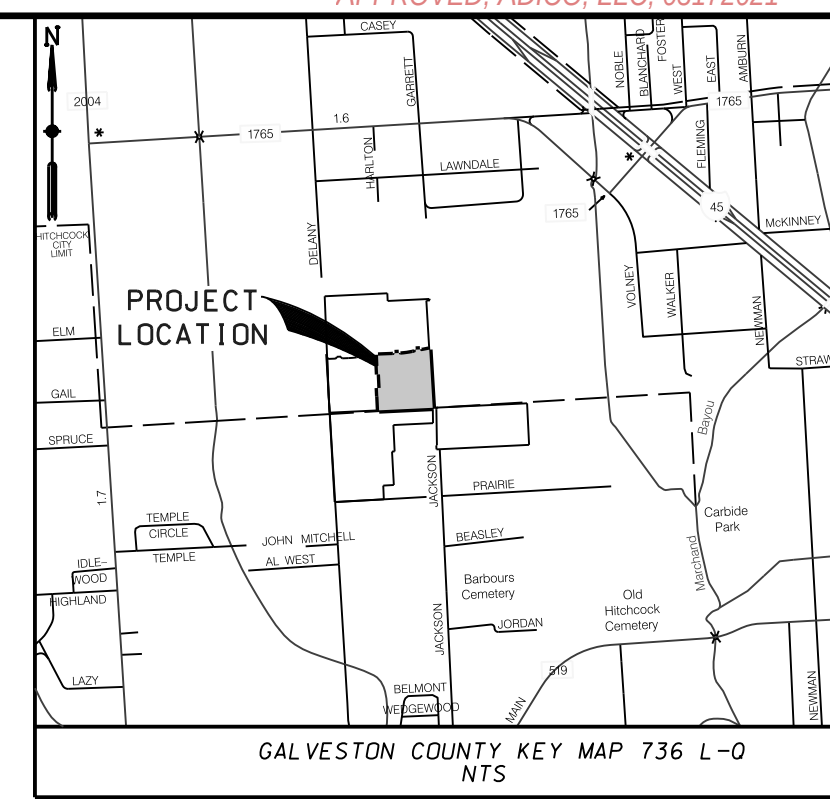
ENGINEER/SURVEYOR:
Costello
ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

**LEGEND**

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



RESERVE TABLE			
A	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE	0.4188 AC.	18,244 SQ. FT.
B	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE	0.1400 AC.	6,101 SQ. FT.
C	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE	0.0562 AC.	2,447 SQ. FT.
TOTAL		0.6150 AC.	26,792 SQ. FT.

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.50	25.00	90° 31' 54"	N42° 32' 53"E	35.52
C2	40.15	25.00	92° 0' 22"	S48° 43' 15"E	35.97
C3	172.88	1470.00	6° 44' 32"	N81° 54' 18"E	172.88
C4	35.45	25.00	81° 15' 6"	N37° 54' 29"E	32.56
C5	43.09	25.00	98° 44' 54"	S52° 05' 31"E	37.95
C6	86.39	55.00	90° 0' 0"	S42° 16' 56"W	77.78
C7	36.66	1500.00	1° 24' 1"	N87° 05' 50"E	36.66
C8	39.27	25.00	90° 0' 0"	S42° 16' 56"W	35.36
C9	39.27	25.00	90° 0' 0"	S47° 43' 04"E	35.36
C10	39.27	25.00	90° 0' 0"	S42° 16' 56"W	35.36
C11	39.27	25.00	90° 0' 0"	N47° 43' 04"W	35.36
C12	38.46	25.00	98° 8' 9"	S41° 21' 01"W	34.78
C13	39.04	25.00	89° 28' 6"	N47° 27' 03"W	35.19
C14	43.09	25.00	98° 44' 54"	S52° 05' 31"E	37.95
C15	35.45	25.00	81° 15' 6"	S37° 54' 29"W	32.56
C16	39.27	25.00	90° 0' 0"	S42° 16' 56"W	35.36
C17	123.42	50.00	14° 25' 31"	N42° 16' 56"E	84.39
C18	11.22	25.00	25° 42' 46"	N15° 34' 27"W	11.13
C19	11.22	25.00	25° 42' 46"	N79° 51' 41"W	11.13
C20	242.95	1500.00	09° 16' 48"	N83° 10' 26"E	242.69

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N87° 16' 56"E	60.00
L2	N78° 32' 02"E	21.05
L3	N87° 16' 56"E	60.00
L4	S87° 16' 56"W	2.00
L5	N87° 16' 56"E	38.44
L6	S87° 16' 56"W	26.44
L7	N42° 16' 56"E	14.14
L8	N47° 43' 04"W	5.00
L9	N42° 19' 35"E	14.13

NOTES:

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
S.T.M.S.E. INDICATES STORM SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
ESMT. INDICATES EASEMENT
VOL. PG. INDICATES VOLUME, PAGE
G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORD
O.R.R.P. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
F.M.E. INDICATES FORCE MAIN EASEMENT
G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
G.C.D. INDICATES GALVESTON COUNTY DRAINAGE DISTRICT
H.L.P. INDICATES HOUSTON LIGHTING AND POWER
F.H.E. INDICATES A FIRE HYDRANT EASEMENT
R.B. INDICATES RADIAL BEARING
I.R. INDICATES A IRON ROD
FND. INDICATES FOUND
U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
W.M.E. INDICATES WATER METER EASEMENT
R.O.W. INDICATES RIGHT OF WAY
- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- SUNSET GROVE SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.
- 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 ADJUT 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 HERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG ALL VICTORY SPRINGS BOULEVARD STREET FRONTAGE (NOT INCLUDING LOTS) AND RESERVES.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD NO. 68.
- THIS PLAT IS SUBJECT TO A WATER LINE EASEMENT AS SET FORTH AND RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2019010225.
- ALL BACKLOT STORM SEWER SHALL BE MAINTAINED BY THE HOA.

STEPHEN F. AUSTIN LEAGUE
NO. 4, A-2

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

FINAL PLAT SUNSET GROVE SECTION THREE

BEING A SUBDIVISION OF 13.29 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 13 AND 14 OF DELANY ROAD ACRES
VOLUME 18, PAGE 760, G.C.M.R.

48 LOTS 5 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: MAY, 2021

PLANNER:

7gen
PLANNING

7GEN PLANNING
Planning and Landscape Architecture
2107 CITYWEST BOULEVARD, 4TH FLOOR
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:

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
TBFLS FIRM REG. NO. 100486

DEVELOPER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATON

11314 RICHMOND AVE.
HOUSTON, TX 77082

CALL 5.00 ACRES
C.F. NO. 8446048
O.P.R.R.P.G.C.

80.00 ACRES
C.F. NO. 2017076084
O.P.R.R.P.G.C.



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: May 25, 2021

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 2, located near Victory Springs & Fleming 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: Concerns from neighbors regarding drainage plan

Recommendation: Motion to deny Ambrose, Section 2 Preliminary Plat, for the following reasons:

- 1) Infrastructure construction plans have not been submitted and approved by the City;
- 2) Applicant has not provided drainage plan approved by the City and any other applicable governing entity (ex. Galveston County Drainage District 2);
- 3) Applicant must provide performance and maintenance bond or completed infrastructure accepted by the City;
- 4) An updated plat including corrections in response to comments from Adico is required;
- 5) Applicant must provide updated city planning letter;
- 6) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 7) Applicant must provide original tax certificates showing all balances paid.

Friday, May 21, 2021

Robert Mata
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section 2 Preliminary Plat
First Review
COLM Project No. PZ2021-013
Adico, LLC Project No. 18100-2-067

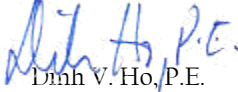
Dear Mr. Mata;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Ambrose Section 2 Preliminary Plat received on or about May 19, 2021.

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


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

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-067

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060 FAX (713) 222-7213

CITY PLANNING SEARCH REPORT

April 28, 2021

City of Houston Planning Commission
611 Walker Street, 5th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records GALVESTON County, Texas, as of April 23, 2021 insofar as they pertain to:

Ambrose Section 2

Being a 19.16 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 19.16 acre tract being a portion of a call 87.05 acre tract of land recorded in Clerk's File Number 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.P.G.C.), Texas; said 19.16 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):

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

M/I HOMES OF HOUSTON, LLC, a Delaware limited liability company.

EASEMENTS AND OTHER ENCUMBRANCES:

Easement recorded in Volume 943, Page 131, of the Deed Records, Galveston County, Texas.

Right of Way Deed and Utility Easement recorded July 05, 1995 in County Clerk's File No. 9524165, of the Official Public Records, Galveston County, Texas.

Easement and Right of Way Deed recorded December 06, 1995 in County Clerk's File No. 9546727, of the Official Public Records, Galveston County, Texas.



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: May 25, 2021

Agenda Item: Discussion / possible action regarding a draft annual progress report of the Planning and Zoning Commission and a proposed work program for the coming year for submission to the city council pursuant to City Code Section 71-24(b)(10)

Item Type: Commission Report

Standard for Approval: Commission's discretion; direction to staff and communication to Council

References: City Code Chapter 71, specifically Section 71-24(b)(10) which provides, "*Duties and powers.* The planning and zoning commission is hereby charged with the duty and invested with the authority to:"... "Submit each May, a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year."

Council approval: Not required, though direction may be given to the Commission by Council once the proposed work program is presented

Public comments: General questions and concerns regarding notice requirements, process for proposing draft regulations and role of the Commission

Recommendation: Motion to [approve, or approve subject to the following changes] draft annual progress report and proposed work program for the coming year and to [direct staff to provide report to Council, or nominate Commission member to present report to Council]

(Note: Progress reports from the Commission do not appear to have been formally presented in previous years, so this will be the first report in this format if the Commission is in favor)

La Marque Planning and Zoning Commission
May 2021 Annual Progress Report and Proposed Work Program

(1) Duty/Power: Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the state and of the city.

Progress: The Commission reviews maps, digital imagery, and information provided by applicants. The Commissioners inspect property from public right-of-way when they deem it necessary and helpful for discharge of their responsibilities.

Proposed: The Commission intends to continue current practice.

(2) Duty/Power: Recommend to the city council approval or disapproval of proposed changes in the zoning plan.

Progress: The Commission has become more aware of “spot zoning”, familiar with Planned Development Districts, and has provided timely recommendations to Council regarding all applications for zone changes following public hearings.

Proposed: The Commission intends to continue providing timely recommendations to Council regarding the City’s zoning plan and to continue holding public hearings on each zoning item. While the Commission has obtained good attendance and public participation in video conference meetings, the Commission anxiously looks forward to returning to the in-person meeting format.

(3) Duty/Power: Formulate and recommend to the city council, for its adoption, a city plan for the orderly growth and development of the city and its environs and from time-to-time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.

Progress: The Commission has requested, reviewed and recommended an updated zoning map to Council for their consideration.

Proposed: The Commission has identified additional corrections to the zoning map that may be needed, but these corrections have not been included in the currently proposed map if they did not fall within the scope of the public notice provided for the categories of updates. The Commission desires to make additional city-initiated zone changes to correct for a potentially large number of non-conforming uses created by a previous zoning map many years ago, correct for annexed areas that were left unzoned, and adjust zoning district boundaries that do not line up with parcel boundaries. In addition, the City’s comprehensive plan is approximately 20 years old and may need to be updated. Subject to either receipt of a grant or appropriation of funds by Council, the Commission suggests developing an updated comprehensive plan for the City to control projected growth, facilitate the movement of people and goods, and facilitate the health, recreation, safety, and general welfare of the citizens of the city. Other than corrective updates to the zoning map, the Commission does not intend to do large-scale updates before a new

comprehensive plan can be developed that involves intense public review and input.

(4) Duty/Power: Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in V.T.C.A. Local Government Code § 211.007. All powers granted under said section are specifically adopted and made a part hereof.

Progress: The Commission requested, reviewed and recommended changes to the Thoroughfare Overlay District following multiple public meetings and public hearings. The Commission considered developer-submitted requests for changes to the zoning regulations regarding the outside storage requirements applicable to the C-1 General Commercial zoning district and recommended denial of these changes.

Proposed: The Commission has requested that staff draft additional corrections to the City's zoning regulations, including clarification of the language related to outside storage in the C-1 General Commercial zoning district, correction of clerical errors in the I-1 and I-2 Industrial zoning districts, careful review and update of the authorized uses in each zone (ex. servants quarters, telegraph offices), adoption of updated sign regulations specific to each zoning district, and simplification of the regulations and/or language where possible or development of guidance for the public to allow easier understanding and application of the zoning regulations.

(5) Duty/Power: Exercise all the powers of a commission as to approval or disapproval of plans, plats, or re-plats set out in V.T.C.A. Local Government Code § 212.006.

Progress: The Commission was one of the first in Texas to recommend adoption of new subdivision regulations in compliance with significant legislative changes to Texas Local Government Code Chapter 212. The Commission implemented these changes quickly and now provides timely review of all plats, including action by the Commission within 30 days or less of receipt by the City of complete plat applications. As part of this process, the Commission has implemented stricter review of infrastructure construction plans for new subdivisions, including the requirement that infrastructure be complete or bonded prior to issuance of building permits.

Proposed: The Commission intends to recommend minor changes in the subdivision ordinance, if needed, based on experience considering plats under the new legislative requirements.

(6) Duty/Power: Study and recommend the location, extension and planning of public rights-of-ways, parks or other public places, and on the vacating or closing of same.

Progress: The Commission has considered all right-of-way abandonment applications timely. The Commission has recommended certain abandonments, but has denied many due to lack of approval from public and private utilities and/or lack of consent from adjacent land owners.

Proposed: The Commission intends to continue current practices.

(7) Duty/Power: Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art that are, or may become, the property of the city.

Progress: No items pertaining to this duty/power have been brought before the Commission.

Proposed: The Commission may consider and provide recommendations on a capital improvements plan or similar plan if

(8) Duty/Power: Initiate in the name of the city, for consideration at public hearing, all proposals: a. For the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places; b. For the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the city.

Progress: The Commission has not considered or recommended any opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places on behalf of the City. The Commission has recommended change of zoning district boundaries on an area-wide basis as detailed in item no. 3 of this report.

Proposed: The Commission is not anticipated to recommend any opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places on behalf of the City. The Commission intends to recommend change of zoning district boundaries on an area-wide basis as detailed in item no. 3 of this report.

(9) Duty/Power: Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.

Progress: The Commission has not considered or recommended any items related to this Duty/Power.

Proposed: The Commission is not anticipated to recommend any changes related to this Duty/Power.

(10) Duty/Power: Submit each May, a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year.

Progress: This will be the first formal progress report provided Council in some time.

Proposed: The Commission intends to continue providing formal reports in the future unless provided direction otherwise by Council.

Excerpts from City Code and City Charter regarding Planning and Zoning Commission

Sec. 71-24. - Planning and zoning commission.

- (a) *Organization of planning and zoning commission.* There is hereby created a planning and zoning commission. The commission shall be composed of five regular members, all of whom shall be residents and real property taxpayers of the City of La Marque, and none of whom shall hold any other position in the city government. Three members of the first commission shall be appointed for a term of two years and two for a term of one year, and service shall be without pay. Thereafter, new members shall be appointed for a term of two years. Any vacancy shall be immediately filled for the unexpired term. A chairperson shall be elected from among the appointed members to serve for a term of one year. The city council shall appoint two alternate members of the commission for a term of two years who shall serve in the absence of one or more of the regular members when requested to do so by the chairperson of the commission. The members of the Commission shall be appointed solely with reference to their fitness and without reference to party affiliation, and shall serve without compensation. Members may be removed by the city council only for inefficiency, neglect of duty, or malfeasance in office. Three members, regular or alternate, shall constitute a quorum. The council member representing district "C" shall be an ex-officio non-voting member of the planning and zoning commission, and shall be allowed to sit at the dais with the commission.
- (b) *Duties and powers.* The planning and zoning commission is hereby charged with the duty and invested with the authority to:
- (1) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the state and of the city.
 - (2) Recommend to the city council approval or disapproval of proposed changes in the zoning plan.
 - (3) Formulate and recommend to the city council, for its adoption, a city plan for the orderly growth and development of the city and its environs and from time-to-time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.
 - (4) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in V.T.C.A. Local Government Code § 211.007. All powers granted under said section are specifically adopted and made a part hereof.
 - (5) Exercise all the powers of a commission as to approval or disapproval of plans, plats, or re-plats set out in V.T.C.A. Local Government Code § 212.006.
 - (6) Study and recommend the location, extension and planning of public rights-of-ways, parks or other public places, and on the vacating or closing of same.

Excerpts from City Code and City Charter regarding Planning and Zoning Commission

- (7) Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art that are, or may become, the property of the city.
- (8) Initiate in the name of the city, for consideration at public hearing, all proposals:
 - a. For the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places;
 - b. For the change of zoning district boundaries on an area-wide basis.No fee shall be required for the filing of any such proposal in the name of the city.
- (9) Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.
- (10) Submit each May, a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year.

(Ord. No. 953, 12-12-2005; Ord. No. 957, § 1, 1-23-2006; Ord. No. O-2014-0023, 12-15-2014; Ord. No. O-2017-0023, § 3, 1-8-2018)

ARTICLE X. - MUNICIPAL PLANNING AND ZONING

Section 10.01. - Planning Commission.

The city council shall appoint a planning and zoning commission as prescribed by city council by city ordinance.

(Res. No. R-2014-0026, § 1, 11-17-2014)

Section 10.02. - Planning commission; powers and duties.

The planning commission shall have the following powers and duties:

- (a) make, amend, extend and add to the master plan for the physical development of the city as defined in Section 10.03 of this charter;
- (b) exercise control over platting and subdividing of land within the city and its extraterritorial jurisdiction;
- (c) draft for the city council an official map of the city and recommend or disapprove proposed changes in such map;

Excerpts from City Code and City Charter regarding Planning and Zoning Commission

- (d) make and adopt as provided in Section 10.06 of this charter plans for zoning and recommend or disapprove proposed changes in such plan;
- (e) submit annually to the city manager, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming six year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;
- (f) recommendations of the planning commission shall be submitted to the city council for execution in the form of ordinances.

(Ord. No. 601)

Section 10.03. - The master plan.

The master plan for the physical development of the city, with the accompanying maps, plats, charts, descriptive and explanatory matter, shall show the planning commission's recommendations for the development of city territory, and may include, among other things:

- (a) the general location, character and extent of streets, bridges, parks, waterways and other public ways, grounds and spaces;
- (b) the general location of public buildings, cemeteries, and other public property;
- (c) the general location and extent of public utilities, whether publicly or privately owned;
- (d) the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of such existing or future public ways, grounds, spaces, buildings, property or utilities;
- (e) the general extent and location of public housing projects and slum clearance projects;
- (f) provide for replanning, reconstruction or redevelopment of any area or district which may be destroyed wholly or partially by fire, flood, hurricane or other disaster.

Section 10.04. - Legal effect of master plan.

No street, park or public way, ground or space, no public building or structure and no public utility, whether publicly or privately owned, shall be constructed or authorized in the city, nor shall any real property be acquired by the city, until and unless the location and extent thereof shall have been submitted to and approved by the commission. In case of disapproval, the commission shall communicate its reasons to the city council, which shall have the power to overrule such disapproval, and upon such overruling, the city council or the appropriate office, department or agency shall have power to proceed. The failure of the commission to act within thirty days after

Excerpts from City Code and City Charter regarding Planning and Zoning Commission

the date of official submission to the commission shall be deemed approval, unless a longer period be granted by the city council or the submitting official.

Section 10.05. - Zoning board of adjustment.

The City Council shall appoint a Zoning Board of Adjustment of five members who shall be citizens of the City of La Marque and shall serve without pay. Three members of the first board shall be appointed for a term of two years and two for a term of one year. Thereafter, new members shall be appointed for a term of two years. Any vacancy shall be immediately filled for the unexpired term. Any member of the board may be removed for a cause by the City Council, upon the submission of a written charge and after a public hearing. The board shall adopt rules in accordance with the zoning ordinance of the city, shall select one of the number chairman and shall meet at the call of said chairman and at such other times as the board may determine. All meetings of such board shall be open to the public and minutes shall be kept of all proceedings showing the vote of each member present upon every question. The board shall have all the powers granted in the Texas Civil Statutes and the Local Government Code as now or hereafter amended, which shall include the power to hear and determine appeals from refusal of building permits, and to permit exceptions to or variations from the zoning regulations in classes of cases or situations in accordance with the principles, conditions and procedure specified in the zoning ordinance.

(Ord. No. 930, § 2, 3-22-2004)

State Law reference— Board of adjustment, V.T.C.A., Local Government Code §§ 211.008–211.013.

Section 10.06. - Zoning ordinances.

For the purpose of promoting the health, safety, morals and general welfare of the city, the city council may by ordinance regulate the location, height, bulk and size of buildings and other structures, the size of yards, courts and other open spaces, the density of population and the uses of buildings, structures and land for trade, industry, business, residence or other purposes. Such ordinances may provide that the zoning board of adjustment may, in appropriate cases and subject to appropriate principles, standards, rules, conditions and safeguards set forth in the ordinance, make special exceptions to the terms of the zoning regulations in harmony with their general purpose and intent. Such ordinances may provide that the zoning board of adjustment may authorize variances from the strict application of the regulations in such situations and subject to such limitations as may be set forth in the ordinance.