



*CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA*

TUESDAY, December 27, 2022

4:00 PM

COUNCIL CHAMBERS

1109-B BAYOU

LA MARQUE, TX 77568

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

TO PARTICIPATE VIA ZOOM:

PUBLIC TOLL-FREE DIAL-IN NUMBER: **1 (346) 248-7799**

MEETING ID: **92887385489**

<https://zoom.us/j/92887385489>

Alan Waters

Greg Cornett

Augustino Molis

Bradley Stephenson

Chris Colombo

Graylan Alexander

Stephanie Gordon

Chairman

Vice Chairman

Member

Member

Member

Member

Member



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
Of
December 27, 2022**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Regular Meeting in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference hosted through (ZOOM) on Tuesday, December 27, 2022, beginning 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) INVOCATION AND PLEDGE OF ALLEGIANCE

Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

(4) CITIZEN'S PARTICIPATION

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, press the unmute button if attending via zoom on a smartphone, tablet, or computer, or stand if attending in person, and the Chairperson will call on you in turn.**

(5) APPROVAL OF MINUTES:

- a. Discussion / possible action to approve November 22, 2022, Meeting Minutes

(6) PUBLIC HEARINGS

- a. None

(7) OLD BUSINESS

- a. None

(8) NEW BUSINESS

- a. Discussion / possible action regarding a Replat of All of lots 1, 2, 13, 14, the East 144 feet of Lot 3 and the East 144 feet of Lot 12, of Block 5 and Part of 11th Street in the City of La Marque, TX being +/- 1.3046 acres in Division O of the Cook & Stewart Subdivision in the John D. Moore League in Galveston County, Texas
- b. Discussion / possible action regarding a final plat application of Ocean - La Marque, being +/- 1.5434 acres situated in the W K Wilson League Abstract 208, La Marque, Texas, Galveston County.

(9) DIRECTORS REPORT

- a. No Report

(10) REQUESTS AND ANNOUNCEMENTS

- a. None

(11) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **December 22, 2022**, before 4:00 p.m.

Kierra K. Nance, 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.

Monday, November 14, 2022

Todd Slaton
True Meridian, PLLC
PO Box 566
Pearland, TX 77588

Re: 1103 Main St. Replat
Replat of Lots 1, 2, 13, 14 and East Part of Lots 3 & 12 Block 5 & 11th Ave.
Letter of Recommendation to Approve
COLM Project No. PZ2022-019
Adico, LLC Project No. 18100-2-098

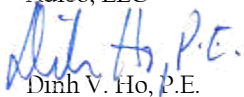
Dear Mr. Slaton;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of 1103 Main St. Replat, a replat of Lots 1, 2, 13, 14 and East Part of Lots 3 & 12 Block 5 and 11th Avenue, La Marque, TX, Galveston County, Texas, received on or about September 21, 2022.

Based on our review, we have no objections to the plat as resubmitted on September 21, 2022. Please submit one (1) set of mylars and two (2) prints of the plat to Giovanna Bonsignore, Development Services, by no later than Thursday, November 17, 2022, for consideration at the November 22, 2022, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Permits
File: 18100-2-098

STATE OF TEXAS
COUNTY OF GALVESTON

We, Gregory Scofelia and Peter J. Sapio, Jr., owners of the property subdivided in this plat of Replat of the EAST 144 FEET OF BLOCK 5 AND PART OF 11TH. STREET, 1.3046 acres, being in Division "O" of the COOK & STEWART SUBDIVISION in the John D. Moore League, in Galveston County, Texas, do hereby make subdivision of said property for and on behalf of said individual, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony hereto, has cause these presents to be signed by

_____ & _____ this ____ day of _____, 2022.
Gregory Scofelia Peter J. Sapio, Jr.

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Gregory Scofelia and Peter J. Sapio, Jr., known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

We hereby certify that the above and foregoing Plat of _____
was approved by the Planning Commission of the City of La Marque, Texas, on the

_____, day of _____, A.D. 2022 and by the City Council of the City

of La Marque, Texas on the _____, day of _____, A.D. 2022.

Alan Waters
Chairperson of Planning and Zoning

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

_____, 2022, at _____ O'clock, ____ m, and duly recorded on

_____, 2022, at _____ O'clock, ____ m,

Instrument # _____, Galveston County Records.
Witness my hand and seal of office, at Galveston County, Texas, the day and date last above written.

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

By: _____
Deputy

FIELD NOTES DESCRIPTION OF 1.3046 ACRES BEING ALL OF LOTS 1, 2, 13, 14, THE EAST 44 FEET OF LOT 3 AND THE EAST 44 FEET OF LOT 12, OF BLOCK 5 AND PART OF 11TH. STREET IN DIVISION "O" OF THE COOK AND STEWART SUBDIVISION BEING A PART OF THE JOHN D. MOORE LEAGUE IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 81, PAGE 526, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the South right-of-way line of Main (80' R.O.W.) at the Northwest corner of Lot 7, Block 4 of said Division "O" of the COOK and STEWART SUBDIVISION and the Northeast corner of Abandoned 11th. Avenue as recorded in Volume 1109, Page 160 of the Galveston County Deed Records, from which a found 1 inch iron pipe bears N 33°37' E — 0.6 feet;

THENCE S 02°42'44" E along the East right-of-way line of said 11th. Avenue, a distance of 265.00 feet to the North right-of-way line of Walnut (80' R.O.W.) at the Southwest corner of Lot 8, Block 4;

THENCE S 87°17'16" W along the North right-of-way line of said Walnut, a distance of 214.44 feet to the Southwest corner of the herein described tract in the South line of Lot 12, Block 5, from which a found chain link fence post bears N 87°02' W — 1.0 feet;

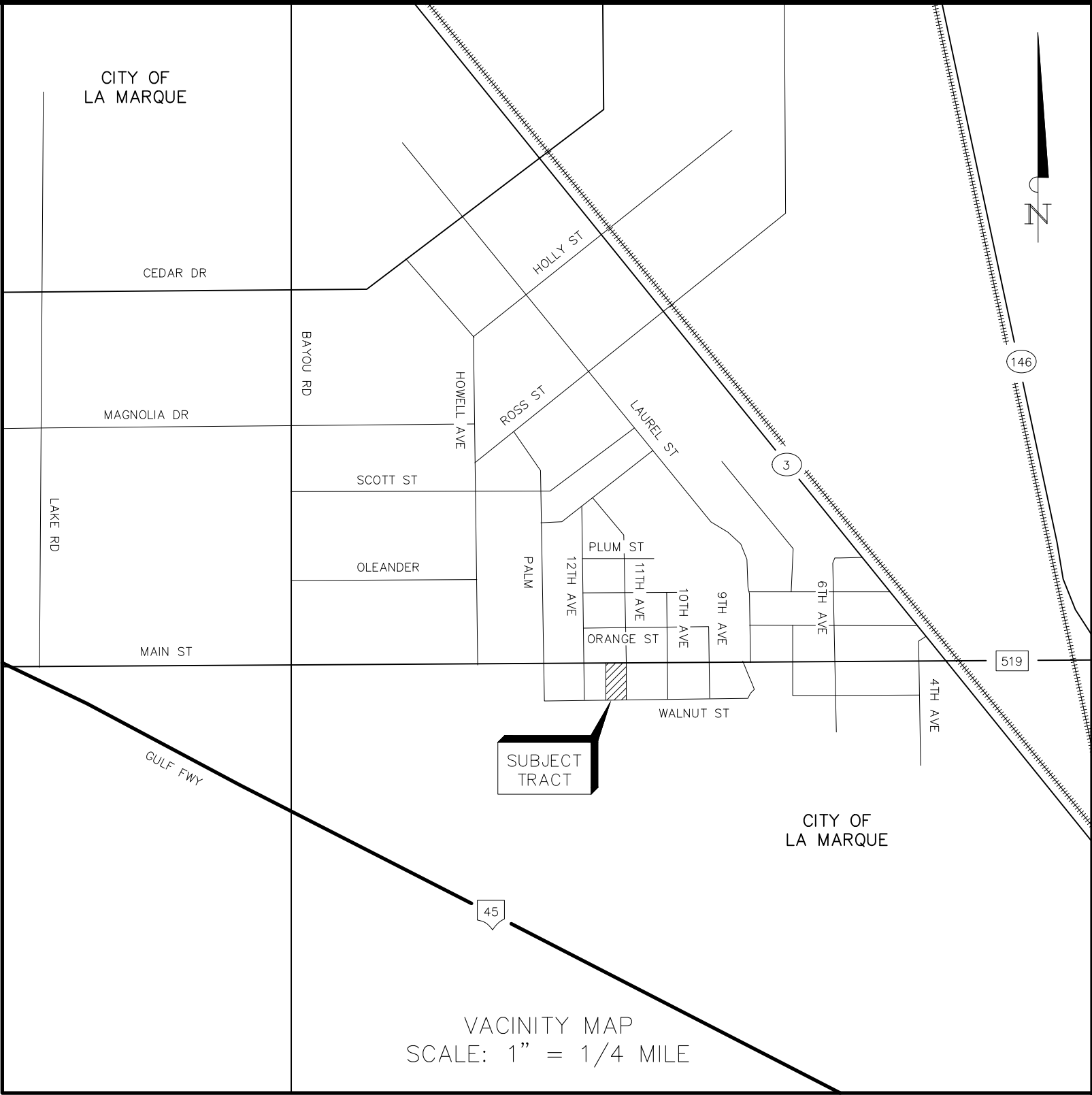
THENCE N 02°42'44" W a distance of 265.00 feet to a 1/2 inch iron rod found on the South right-of-way line of Main at the Northwest corner of the herein described tract in the North line of Lot 3, Block 5;

THENCE N 87°17'16" E along the South right-of-way line of Main, a distance of 214.44 feet to the PLACE OF BEGINNING and containing 1.3046 acres of land, more or less.

NOTES

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C0402G, with the effective date of August 15, 2019, the property is located in Flood Zone "X", reduced flood risk due to levee. Areas determined to be outside of the 100 year floodplain and Floodway. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

Todd J. Slaton, RPLS No. 5082



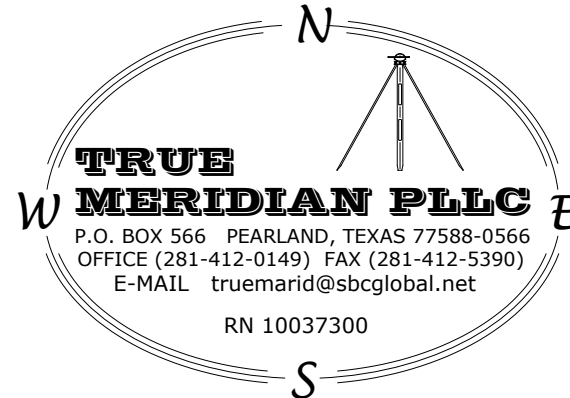
1103 MAIN

REPLAT OF
ALL OF LOTS 1, 2, 13, 14, THE EAST 144 FEET
OF LOT 3 AND THE EAST 144 FEET OF LOT 12,
OF BLOCK 5 AND PART OF 11TH. STREET

IN THE CITY OF LA MARQUE
BEING
1.3046 ACRES
IN
DIVISION " O"
OF THE
COOK & STEWART SUBDIVISION
IN THE
JOHN D. MOORE LEAGUE
IN
GALVESTON COUNTY, TEXAS

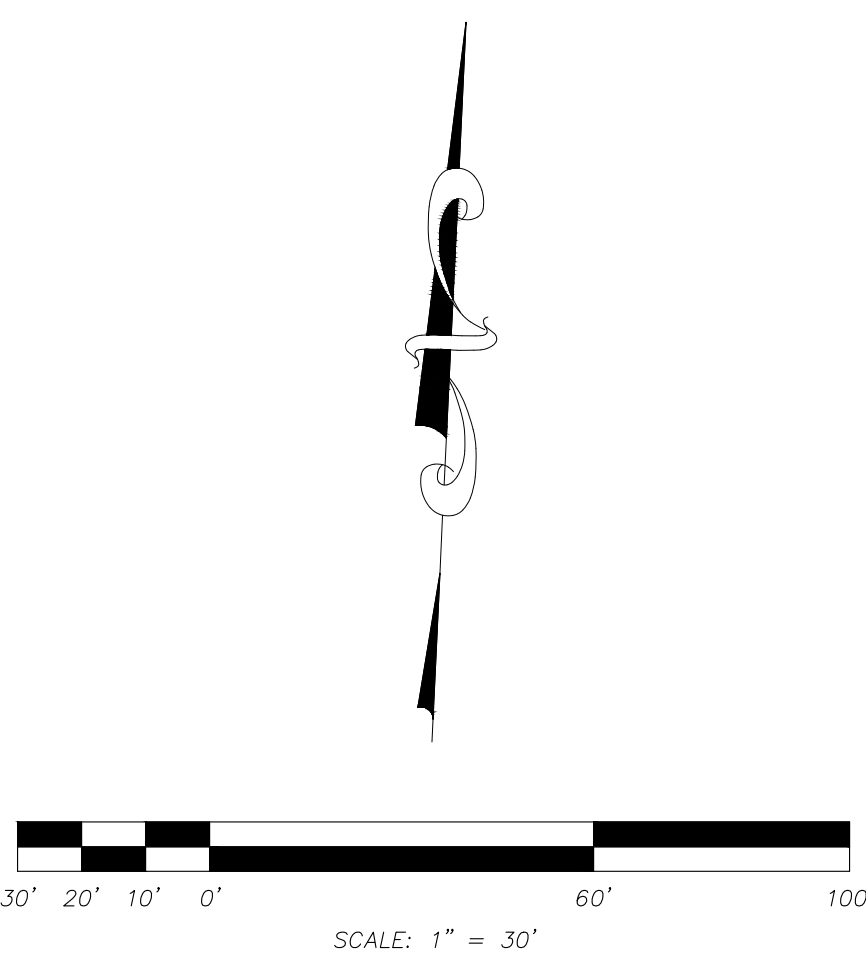
PREPARED SEPTEMBER 21, 2022

GREGORY SCOFELIA & PETER J. SAPIO, JR.
6710 STEWART ROAD, STE. 300
GALVESTON, TX. 77551
409-744-0727



TRUE MERIDIAN PLLC
PO BOX 566
PEARLAND, TX. 77588
281-412-0149

SHELMARK ENGINEERING LLC
921 FM 517 RD. E.
DICKINSON, TX. 77539
832-864-2601



AREA TABLE		
LOT 1	1.3046 ACRES	56,826.60 S.F.

1103 MAIN

REPLAT OF
ALL OF LOTS 1, 2, 13, 14, THE EAST 144 FEET
OF LOT 3 AND THE EAST 144 FEET OF LOT 12,
OF BLOCK 5 AND PART OF 11TH. STREET

IN THE CITY OF LA MARQUE
BEING
1.3046 ACRES
IN
DIVISION "O"
OF THE
COOK & STEWART SUBDIVISION
IN THE
JOHN D. MOORE LEAGUE
IN
GALVESTON COUNTY, TEXAS

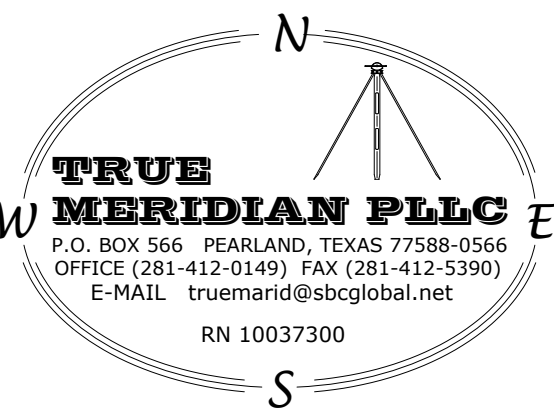
PREPARED SEPTEMBER 21, 2022

GREGORY SCOFELIA & PETER J. SAPIO, JR.
6710 STEWART ROAD, STE. 300
GALVESTON, TX. 77551
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SHELMARK ENGINEERING LLC
921 FM 517 RD. E.
DICKINSON, TX. 77539
832-864-2601

- LEGEND
- BC=Back of Curb
 - CLFP=Chain Link Fence Post
 - EP=Edge of Paving
 - FL=Flow Line
 - G=Gutter
 - G.C.D.R.=Galveston County Deed Records
 - GM=Gas Meter
 - IPF=Iron Pipe Found
 - IRF=Iron Rod Found
 - RCP=Reinforced Concrete Pipe
 - R.O.W.=Right Of Way
 - SAN MH=Sanitary Manhole
 - SAN SWR=Sanitary Sewer
 - S.F.=Square Feet
 - STM MH=Storm Manhole
 - STM SWR=Storm Sewer
 - TB=Top of Bank
 - U.E.=Utility Easement
 - WM=Water Meter
 - WATER VALVE
 - FIRE HYDRANT
 - GRATE
 - POWER POLE





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: December 27, 2022

Agenda Item: Discussion / possible action regarding a Replat of All of lots 1, 2, 13, 14, the East 144 feet of Lot 3 and the East 144 feet of Lot 12, of Block 5 and Part of 11th Street in the City of La Marque, TX being +/- 1.3046 acres in Division O of the Cook & Stewart Subdivision in the John D. Moore League in Galveston County, Texas

Item Type: Plat - Replat

Standard for Approval:

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

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

Please see the attached Letter of No Objection from Adico
Replat

Council approval: Required

Public comments: None

Recommendation: Motion to Approve



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: December 27, 2022

Agenda Item: Discussion / possible action regarding a final plat application of Ocean - La Marque, being +/- 1.5434 acres situated in the W K Wilson League Abstract 208, La Marque, Texas, Galveston County.

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. 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:

Monday, December 12, 2022

Todd Slaton
True Meridian, PLLC
PO Box 566
Pearland, TX 77588

Re: Ocean – La Marque, Final Plat
Lot 1, Block 1, Being 1.5434 Acres in the W.K. Wilson League, Abstract 208, Galveston County, TX
Letter of Recommendation to Approve
COLM Project No. PZ2022-026
Adico, LLC Project No. 18100-2-103

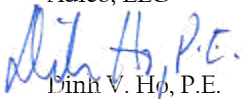
Dear Mr. Slaton;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of Ocean – La Marque, Final Plat, Lot 1, Block 1, being 1.5434 acres in the W.K. Wilson League, Abstract 208, Galveston County, Texas, received on or about December 6, 2022.

Based on our review, please provide one (1) set of mylars and two (2) prints of the plat to Attn: Development Services, 1130 1st St. La Marque, TX 77578 by no later than December 19, 2022 for consideration at the December 27th Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC



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

Cc: Permits
File: 18100-2-103



FINAL PLAT
OF
OCEAN — LA MARQUE
IN THE CITY OF LA MARQUE
1 BLOCK, 1 LOT
BEING
1.5434 ACRES
SITUATED IN
THE W.K. WILSON LEAGUE
ABSTRACT 208
GALVESTON COUNTY, TEXAS

SERGIO FERNANDEZ
11613 BROADWAY STREET
PEARLAND, TX. 77584
281-741-0055

SHELMARK ENGINEERING LLC
921 FM 517 RD. E.
DICKINSON, TX. 77539
832-864-2601



**TRUE
MERIDIAN PLLC**

P.O. BOX 566 PEARLAND, TEXAS 77588-0566
OFFICE (281-412-0149) FAX (281-412-5390)
E-MAIL truemarid@sbcbglobal.net

RN 10037300

LEGEND
GCCF=Galveston County Clerk File
IPF=Iron Pipe Found
IRF=Iron Rod Found
IRFC=Iron Rod Found W/Cap
IRSC=Iron Rod Set W/Cap
P.O.B.=Place Of Beginning
P.O.C.=Place Of Commencing
R.O.W.=Right Of Way
U.E.=Utility Easement

REMAINDER OF
YODE INVESTMENTS LLC
GCCF #2015015559
46.437 ACRES