



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
SPECIAL AGENDA
of
June 18, 2024**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Special Meeting** on **JUNE 18, 2024**, beginning at **4:00 PM** in the **Council Chambers at 1109-B Bayou Road La Marque, Texas as well as via video-conference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the La Marque Planning and Zoning Commission intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public.

The Commission will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. INVOCATION AND PLEDGE OF ALLEGIANCE
4. PUBLIC HEARING
 - 4.1. Public Hearing regarding the Bayou Ridge Preliminary Plat, a proposed subdivision, being a +/- 46.33-acre tract out of the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, Texas, consisting of 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves
5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to Council (limited to three (3) minutes). If wishing to speak give the Mayor or presiding officer your full legal name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City 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 mayor will call on you in turn.*

6. NEW BUSINESS

6.I. Discussion / possible action regarding a recommendation to City Council on Bayou Ridge Preliminary Plat, a proposed subdivision, being a +/- 46.33-acre tract out of the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, Texas, consisting of 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves

6.II. Discussion / possible action regarding approval of a letter to City Council for removal of inactive Planning & Zoning members

7. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on June 14, 2024 at or before 12:00pm.

Kasey Lott
Deputy City Clerk



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Plat Application

Proposed Plat Name: Bayou Ridge

Galveston County Property Tax ID #(s):

Legal Description: 46.333 Acres In The S.F. Austin League, Survey No. 4, A-2, Galveston County, Texas.

Type of Plat: (check one) Preliminary Plat ☒ Re-Plat ☐ Final Plat ☐ Amending Plat ☐

Surveyor: A. Munroe Kelsay, RPLS Email mturzillo@ehra.team Phone: 713-429-0806

Plat Description (example: lot consolidation, dividing into two parcels, etc.):

Bayou Ridge is a subdivision of 46.333 acres out of the S.F. Austin League Survey No. 4, A-2, City of La Marque, Galveston County, Texas.

The subdivision will consist of 128 single family residential lots, 4 blocks, and 11 reserves.

Applicant/ Company Name: Michael Turzillo / EHRA Engineering

Contact Name: Michael Turzillo

Contact Email: mturzillo@ehra.team

Contact Phone: 713-429-0806

Contact Mailing Address: 10011 Meadowglen Lane

Owner Name: G 46 LLC

Email: kareem@gamalenterprises.com

Phone: 713-392-2953

Mailing Address: 2909 Rogerdale Rd #421249 Houston, Texas 77242

Application Checklist

- ☒ Plat in the form required for filing (2 mylars, 2 paper copies) electronic submittal of plat allowed for processing
- ☐ Site Plan (to scale) with Existing Improvements, Developments and Property Lines (If this information is not on the plat)
- ☐ Current Tax Certificates (Original required for filing with County Clerk)
- ☐ City Planning Letter / Title Report (must be within 30 days of plat application)
- ☐ Agency Letter (If the owner is not the applicant, the owner must sign below or provide a letter giving the applicant written authorization to submit this plat application on the owner's behalf - (not required for preliminary plats)
- ☐ Lien-holder Subordination Agreement (If there is a lien on any part of the property, this shall be required)
- ☒ Application Fee

Fee Schedule:

Preliminary Plat: \$750.00 + \$20.00 Per lot, \$100.00 per reserve acre

Re-plat: \$750.00 + \$20.00 per lot, \$110.00 per reserve acre

Final Plat: \$750.00 + \$20.00 per lot, \$110.00 per reserve acre

*Please see schedule of fees adopted as of - 9/8/2022

Applicant Certificate

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

Signature of owner: [Signature]

Date: 4/23/2024

Signature of applicant: [Signature]

Date: 4/24/2024

Email Submission: Permits@CityOfLaMarque.org



Development Services Department
1130 1st St.
La Marque, TX 77568

Receipt Number: 202401033

(409)938-9219
permits@cityoflamarque.org

Payer/Payee: EHRA ENGINEERING
10011 MEADOWGLEN LN
HOUSTON TX 77042

Cashier: Marisela Moya

Date: 04/25/2024

PZ2024-003 RE- 3227 MAIN LA MARQUE, TX 77568
ZONING/PLATS/VARIANCES/ABANDON
MENTS

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
PRELIMINARY PLATS	\$5,324.00	\$5,324.00	\$0.00
fee for filing plat at GCC	\$150.00	\$150.00	\$0.00
	\$5,474.00	\$5,474.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	CK 003023	\$5,474.00
Total Paid:		\$5,474.00

Tuesday, May 14, 2024

Michael Turzillo
EHRA Engineering
10011 Meadowglen Ln
Houston, TX
mturzillo@ehra.team

Re: Bayou Ridge Preliminary Plat
46.33 acres in the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, TX
128 Lots, 4 Blocks and 20.14 acres of Reserves
Letter of Recommendation to Approve
COLM Project No. PZ2024-003
Adico, LLC Project No. 18100-2-125

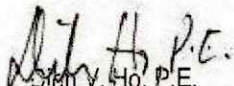
Dear Mr. Turzillo:

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of Bayou Ridge Preliminary Plat, a proposed 46.33- acres out of the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, Texas, being 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves, received on or about May 10, 2024.

Based on our review, we have no objections to the preliminary plat as resubmitted on May 10, 2024. Please provide Kathleen Van Stavern, Director of Development Services, with ten (10) folded prints of the plat, by no later than May 20, 2024, for consideration at the May 28, 2024, Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

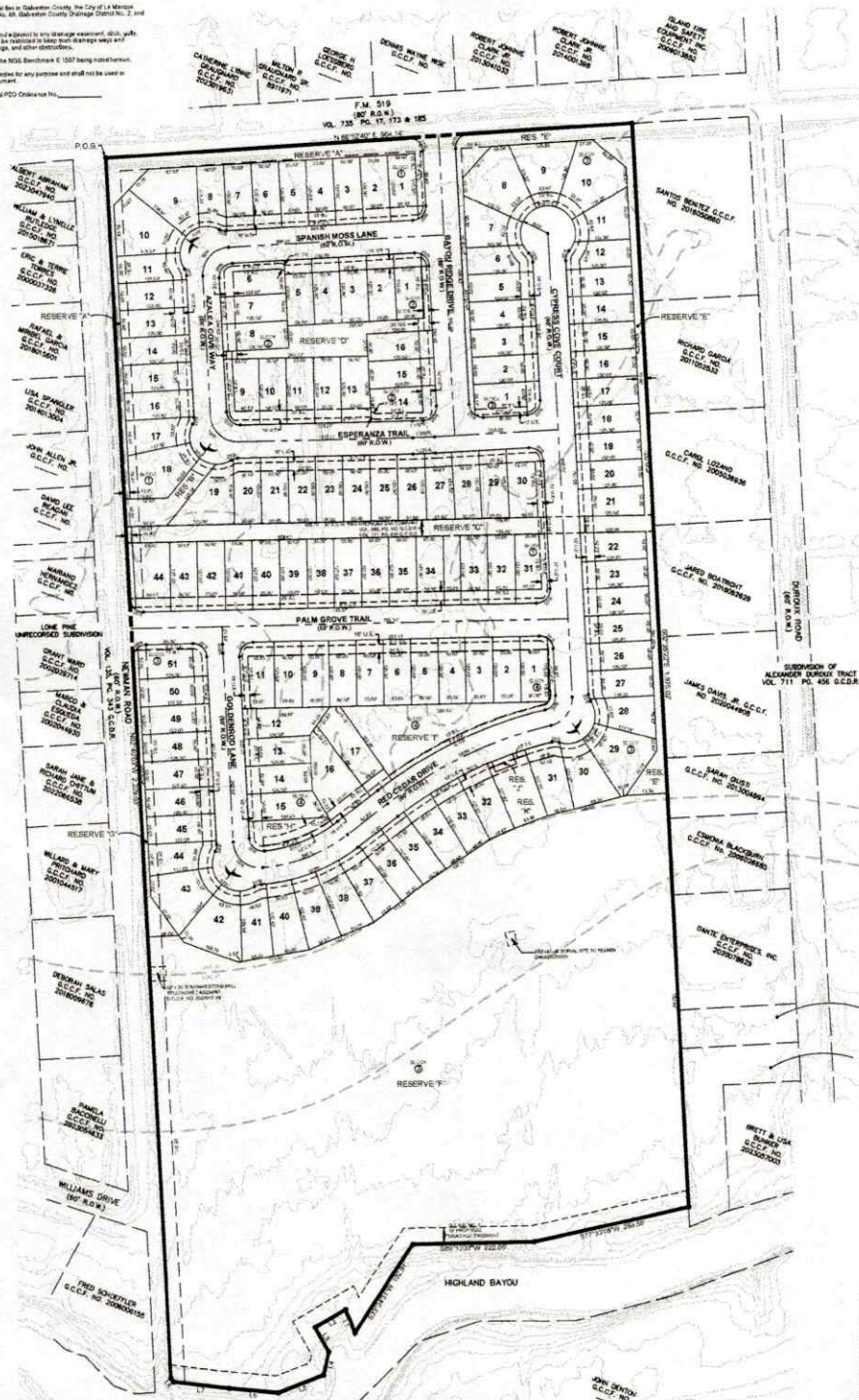
Cc: Permits
File: 18100-2-125

GENERAL NOTES

- [illegible]

LINE	ANGLE	DISTANCE
L1	16 31' 48.52" W	48.74
L2	5 50' 18.43" W	64.80
L3	5 29' 20.91" E	51.10
L4	5 17' 54.37" E	42.72
L5	5 09' 13.04" W	68.10
L6	14 54' 31.46" W	88.63
L7	14 49' 07.04" W	103.54
L8	14 38' 44.24" W	7.72

RESERVE TABLE			
RESERVE	RESERVE PURPOSE	SQ. FT.	ACREAGE
A	LANDSCAPE OPEN SPACE & UTILITY PURPOSES	20,386.72	0.57
B	WPT STATION	7,030.49	0.17
C	LANDSCAPE OPEN SPACE & UTILITY PURPOSES	28,140.97	0.66
D	RECREATION, LANDSCAPE OPEN SPACE & UTILITY PURPOSES	14,911.43	0.34
E	LANDSCAPE OPEN SPACE & UTILITY PURPOSES	38,910.51	0.89
F	STANDARD, RECREATION, LANDSCAPE OPEN SPACE & UTILITY PURPOSES	111,344.07	16.13
G	LANDSCAPE OPEN SPACE & UTILITY PURPOSES	4,824.56	0.11
H	LANDSCAPE OPEN SPACE & UTILITY PURPOSES	4,637.89	0.11
I	RECREATION, LANDSCAPE OPEN SPACE & UTILITY PURPOSES	38,700.94	0.89
J	WATERING	614.05	0.02
K	RECREATION, LANDSCAPE OPEN SPACE & UTILITY PURPOSES	7,963.12	0.18
	TOTAL	674,936.36	20.06



DEVELOPER INFORMATION
CENTURY COMMUNITIES
333 CYPRESS RUN #200
HOUSTON, TX 77094

OWNER INFORMATION
G 46 LLC
3227 MAIN LANE
LA MARQUE, TX 77568

BENCHMARKS

NODE 1507MOUNTAIN # E 1507 IN HATCHCOCK 0.8 KM (0.5 MI) EAST ALONG
STATE HIGHWAY 6 FROM THE POST OFFICE. THENCE 0.3 KM (0.1 MI) SOUT
ALONG BULLDOG LAKE TO MARTIN L. KING STREET AND THE MARK ON TH
RIGHT. 14.8 METERS (48.5 FT) WEST OF THE CENTER OF BULLDOG LAKE
12.7 METERS (41.9 FT) NORTH OF THE NORTH OF THE TRACK. 12.2
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MARTIN L. KING STREET. ACCESS-TO ACCESS TO DATUM POINTS HAS
THROUGH A MARCH LOG CAMP. THE CAMP IS LOCATED 1.5 KM (0.9 MI) FROM
THE CAMP. THE CAMP IS LOCATED 1.5 KM (0.9 MI) FROM THE CAMP.

Bayou Ridge Preliminary Plat
A Subdivision of 46.33 acres out of the S.F. Austin League Survey No. 4, A-2,
City of La Marque, Galveston County, Texas.

128 Lots, 4 Blocks, and 11 Reserves
Owner: G 46 LLC

May, 2024



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

Legal Notice
CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING NOTICE

Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a PUBLIC HEARING on May 28, 2024 beginning 4:00pm in the City Council Chambers, located at 1109-B Bayou Road, La Marque, Texas for the purpose of discussion and possible action on: **Approval of Bayou Ridge Preliminary Plat of a proposed 46.33 acres out of the S.F. Austin League Survey No. 4, Abstract w, Galveston County, Texas, being 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves.**

For further information Email: k.vanstavern@city-oflamarque.org

Published: May 16, 2024

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING NOTICE**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a SPECIAL MEETING / PUBLIC HEARING on JUNE 18, 2024 beginning 4:00pm in the City Council Chambers, located at 1109-B Bayou Road, La Marque, Texas for the purpose of discussion and possible action **regarding the Bayou Ridge Preliminary Plat, a proposed subdivision, being a +/- 46.33-acre tract out of the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, Texas, consisting of 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves.**

For further information please contact K. Van Stavern, Development Services
Director for the City of La Marque, Texas. Email: k.vanstavern@cityoflamarque.org

Tuesday, May 14, 2024

Michael Turzillo
EHRA Engineering
10011 Meadowglen Ln
Houston, TX
mturzillo@ehra.team

Re: Bayou Ridge Preliminary Plat
46.33 acres in the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, TX
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COLM Project No. PZ2024-003
Adico, LLC Project No. 18100-2-125

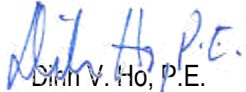
Dear Mr. Turzillo:

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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: 18100-2-125

GENERAL NOTES:

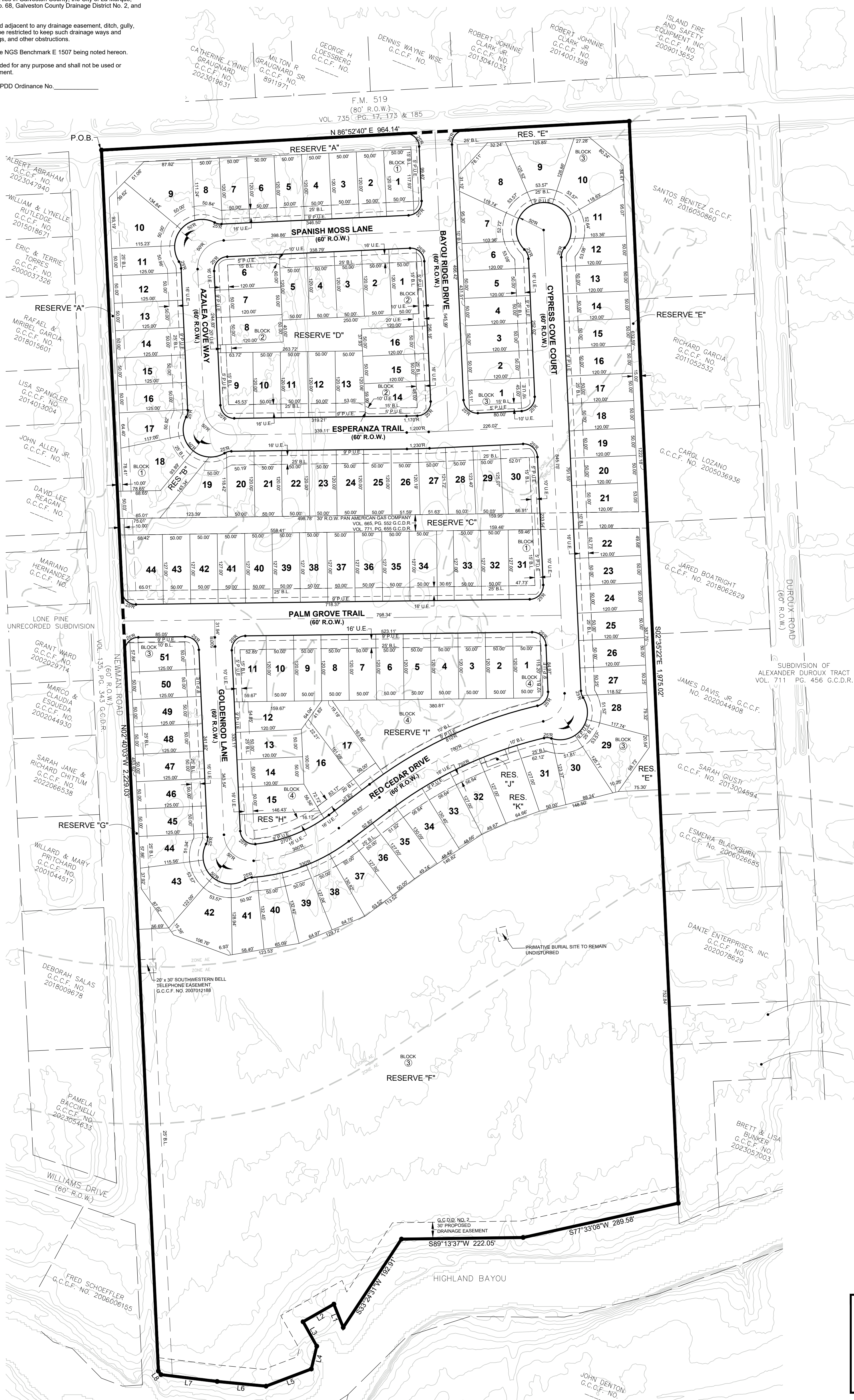
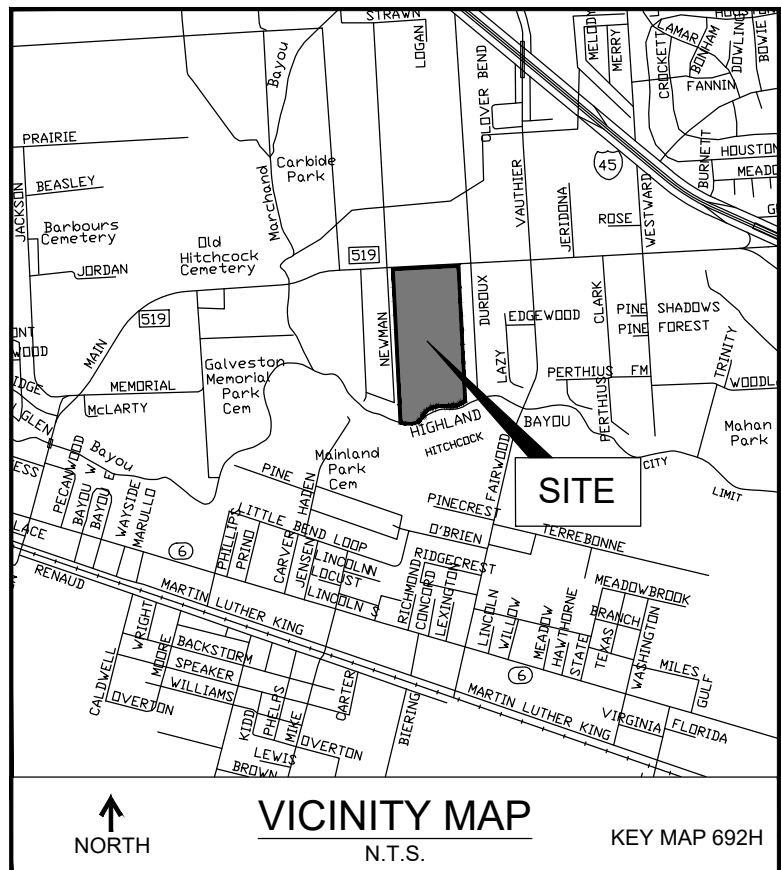
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.998695717.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Galveston County, Texas, Community Panel No. 48167/C0401G, dated August 15, 2019, the property lies within Unshaded Zone X and Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.L. indicates Building Line.
D.E. indicates Drainage Easement.
G.C.C.F. No. indicates Galveston County Clerk's File Number.
G.C.D.R. indicates Galveston County Deed Records.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Galveston County, the City of La Marque, Galveston County Municipal Utility District No. 68, Galveston County Drainage District No. 2, and Texas City Independent School District.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 1507 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- This plat is in accordance with the approved PDD Ordinance No.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 21°48'52" W	45.74
L2	S 60°16'42" W	64.80
L3	S 29°20'01" E	51.10
L4	S 13°28'37" W	42.72
L5	S 69°13'09" W	88.30
L6	N 84°31'45" W	89.63
L7	N 83°02'06" W	103.24
L8	N 36°44'24" W	7.92

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	25,380.72	0.58
B	LIFT STATION	7,380.49	0.17
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	28,149.67	0.65
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	14,911.43	0.34
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39,810.73	0.91
F	DRAINAGE, RECREATION, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	711,345.07	16.33
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,924.55	0.16
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,457.60	0.15
I	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	25,750.84	0.59
J	PARKING	816.03	0.02
K	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,963.23	0.18
TOTAL		874,890.36	20.08



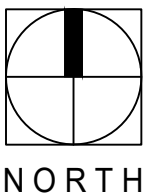
DEVELOPER INFORMATION
CENTURY COMMUNITIES
333 CYPRESS RUN #200
HOUSTON, TX 77094

OWNER INFORMATION
G 46 LLC
3227 MAIN LANE
LA MARQUE, TX 77568

BENCHMARK(S):

NGS MONUMENT # E 1507 IN HITCHCOCK 0.6 KM (0.4 MI) EAST ALONG STATE HIGHWAY 6 FROM THE POST OFFICE. THENCE 0.2 KM (0.1 MI) SOUTH ALONG BULLDOG LANE TO MARTIN L. KING STREET AND THE MARK ON THE RIGHT. 14.6 METERS (48.0 FT) WEST OF THE CENTER OF BULLDOG LANE, 12.7 METERS (41.9 FT) NORTH OF THE NORTH OF THE TRACKS, 12.2 METERS (40.0 FT) NORTHWEST OF THE NORTHWEST CORNER OF A CROSSING SIGNAL LIGHT, 9.4 METERS (31.0 FT) SOUTH OF THE CENTER OF MARTIN L. KING STREET. NOTE-ACCESS TO DATUM POINT IS HAD THROUGH A SAND LOGO CAP. THE MARK IS 0.30 METERS E FROM A WITNESS POST THE MARK IS ABOVE LEVEL WITH MARTIN L. KING STREET.

1' 5' 10' 20'
SCALE: 1"=100'



Bayou Ridge Preliminary Plat

A Subdivision of 46.33 acres out of the S.F. Austin League Survey No. 4, A-2, City of La Marque, Galveston County, Texas.

128 Lots, 4 Blocks, and 11 Reserves
Owner: G 46 LLC

May, 2024



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
231-052-01

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



Planning & Zoning Commission

Chairman Greg Cornett
Commissioner Chris Colombo

Vice Chairman Alan Waters
Commissioner Bradley Stephenson

Tuesday, June 18, 2024

RE: Attendance of Commissioners

Honorable Mayor Bell and Council,

On June 18, 2024, the Planning & Zoning Commission in a Special Meeting / Public Hearing unanimously approved a letter of recommendation to City Council to remove the following commissioners from this commission, per Section 71-24 "Planning & Zoning Commission":

Augustino Molis, appointed by District A
Graylan Alexander, appointed by Mayor
Stephanie Gordon, appointed by District A

The commission reviewed the attendance records for years 2022, 2023 and 2024 and found these records:

- 2022: A. Molis attended 2 meetings out of 8 meetings held. (No Call, No Show)
G. Alexander attended 1 meeting out of 8 meetings held. (No call, No Show)
S. Gordon attended 0 meetings out of 8 meetings held (No Call, No Show)
- 2023: A. Molis attended 0 meetings out of 10 meetings held (No call, No Show)
G. Alexander attended 0 meetings out of 10 meeting held (No call, No Show)
S. Gordon attended 0 meetings out of 10 meeting held (No Call, No Show)
- 2024: A. Molis attended 0 meetings out of 3 meetings held (No call, No Show)
G. Alexander attended 0 meeting out of 3 meetings held (No Call, No Show)
S. Gordon attended 0 meetings out of 3 meetings held (No Call, No Show)

The Planning & Zoning Commission is an integral part of the City of La Marque and requires a commitment from all appointed members to be present at meetings.



City Ordinance Section 71-24 requires this commission to be composed of five regular members, all of whom shall be residents and real property taxpayers of the City of La Marque. 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.

Per Section 71-24, members may be removed by the city council only for inefficiency, neglect of duty, or malfeasance in office. This commission requests the removal of the aforementioned members for "Neglect of Duty." Being absent from meetings causes a hardship on the commissioners to meet the quorum requirements and the citizens or developers requesting review of rezone requests or platting approval.

Respectively signed by:

Greg Cornett, Chair

Date: _____

Alan Waters, Vice Chair

Date: _____

Chris Colombo, Commissioner

Date: _____

Bradley Stephenson, Commissioner

Date: _____

