



**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
SPECIAL AGENDA
of
April 29, 2025**

Notice is hereby given that the Board of Adjustment of the City of La Marque, Texas will conduct a **Special Meeting** on **April 29, 2025**, 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 Board of Adjustment 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 Board will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. MINUTES
 - 3.I. Board of Adjustments Special Minutes April 4, 2024
4. 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.*

5. NEW BUSINESS
Items presented to the Board for discussion and possible action:
 - 5.I. Requesting a Variance to Sub Divide one lot into two lots commonly known as Abst 150 J Moore Sur Lot 3 Schuman Unrecorded Sub/Parcel 199468, 1010 Ross St., La Marque, TX 77568

6. REQUESTS AND ANNOUNCEMENTS

6.I. Next Board of Adjustments Meeting: July 8, 2025

7. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on April 23, 2025, at 10:00 a.m.

Kierra K. Nance, TRMC
City Clerk



**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
SPECIAL MINUTES
of
April 4, 2024**

1. CALL MEETING TO ORDER

Chairperson Billy Jefferson called the meeting to order at 5:00 p.m.

2. ROLL CALL

PRESENT:

Billy Jefferson

Chairperson

Alexis Cross

Board member

Sheila Brown

Board member

ABSENT:

Ariel Guillory

Board member

Ginger Mannett

Board member

STAFF PRESENT:

Kathleen Van Stavern

Director of Development Services

Gus Knebel

City Attorney

3. MINUTES

3.1. Motion to approve the meeting minutes for the December 7th, 2024 BOA meeting
Board member Cross made a motion to approve the December 7, 2023 Board of
Adjustments Meeting. Board member Brown seconded. **MOTION CARRIED**
UNANIMOUSLY.

4. ADJOURNMENT

Board member Brown made a motion to adjourn. Board member Cross
seconded. ****MEETING WAS ADJOURNED AT 5:03 P.M.**

Chairperson
Board of Adjustments



BOARD OF ADJUSTMENTS AGENDA FORM

Meeting Date: April 29, 2025

Agenda Item: 5.I.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

The resident wants to be in compliance with the city and would like to request to grandfather, to split the lot into 2. The code requirements would be of 120' lot depth, also for a variance on the back lot of 20'ft as the current house would only leave 5'ft of back yard as it is now.

HISTORY:

The house was built in 1925, 33,006 Sqft.

FISCAL IMPACT:

N/A



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9204 Permits@CityOfLaMarque.Org

BOARD OF ADJUSTMENTS APPLICATION

All property owners within 200 feet will be notified by mail. There is a 20-day appeal period after the public hearing during which no construction is allowed. This application and all documentation (partial applications will not be accepted) must be returned to Development Services Permitting Department at least 20 days prior to the hearing date.

WARNING: FILING OF APPLICATION STOPS ALL CONSTRUCTION

Date of Application: _____

\$450.00 Application Fee Paid: Yes No

APPLICANT INFORMATION:

Applicant: Karen Ritchey
Address: 320 Twin Timbers Lane
Phone: 713/299-2388 Kemah, Tx. 77565
Email: Karenmritchey@gmail.com

OWNER INFORMATION:

Owner: Karen Ritchey Ritchworth Properties LLC
Address: 320 Twin Timbers Lane Kemah, Tx. 77565
Phone: 713 299-2388
Email: Karenmritchey@gmail.com

PROPERTY INFORMATION:

Legal Description: Abst 1503 Moore Sur Lot 3 Schumann Unrecorded Sub.
Property Address: 1010 Ross St. Current Zoning: SFR
LaMarque, Tx. 77568

Parcel ID No.(s) (PID): 6330-0000-0003-000 Galveston County Tax ID No.(s) 199468

BOARD OF ADJUSTMENTS APPLICATION REQUEST: Please provide detail description of request: House was built in 1925. It sits on 33,006 sqft. I want to split this lot into 2 lots. I humbly request the City of La Marque to Grandfather the house so that the house is in compliance with the City's current code requirements of 120' Lot Depth. We are asking for a variance on the back lot of 30'ft as the current house would only leave 5'ft of back yard as it is now. That still leaves the back lot at 12,986 sqft which would be a nice size lot to build a home on.

APPLICATION CHECKLIST

- SITE PLAN (To scale with existing/proposed improvements, and property/building lines)
- Survey (To scale) (2 Copies)
- Original Certified Tax Certificates
- City Planning Letter, if applicable
- PDF of all of above on flash or USB Drive

I hereby certify that I have read and examined this application and know the same to be true and correct.

Applicant Signature: Karen Ritchey Date: 3/6/25

FOR CITY USE ONLY:

Submitted to Board of Adjustments: _____
Certified Letter Notice Sent to Property Owners Within 200 Feet _____
Approved: _____ Denied: _____ Other: _____
Comments: _____

Email Submission: Permits@CityOfLaMarque.org

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

RITCHWORTH PROPERTIES LLC
320 TWIN TIMBERS LN
KEMAH, TX 77568

Legal Description

ABST 150 J D MOORE SUR LOT 3 SCHUMAN
UNRECORDED SUB

Fiduciary Number: 35465831

Parcel Address: 1010 ROSS

Legal Acres: .7605

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Account Number: 199468

Print Date: 01/13/2025 11:54:49 AM

Certificate No: 250538027

Paid Date: 01/13/2025

Certificate Fee: \$10.00 CASH

Issue Date: 01/13/2025

Operator ID: KARWOSKI_M

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

HOMESTEAD OVER 65

Certified Owner:

RITCHWORTH PROPERTIES LLC
320 TWIN TIMBERS LN
KEMAH, TX 77565

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

2024 Value:	47,590
2024 Levy:	\$144.48
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: *Mink #144*

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

Galveston CAD Property Search

Property Details

Account		
Property ID:	199468	Geographic ID: 6330-0000-0003-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1010 ROSS LA MARQUE, TX 77568	
Map ID:	284-A	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOT 3 SCHUMAN UNRECORDED SUB	
Abstract/Subdivision:	S6330	
Neighborhood:	(6330) SCHUMAN	
Owner		
Owner ID:	713295	
Name:	MEYERS ALTON HUGO JR	
Agent:		
Mailing Address:	LIFE ESTATE 3202 OVERFALLS DR SANTA FE, TX 77510	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$34,170 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$13,420 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$47,590 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$47,590 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$47,590
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MEYERS ALTON HUGO JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$47,590	\$0	\$0.00	\$0.00
J05	MAINLAND COLLEGE	0.267100	\$47,590	\$14,072	\$37.59	\$24.56
CAD	APPRAISAL DISTRICT	0.000000	\$47,590	\$47,590	\$0.00	
C32	LA MARQUE CITY	0.398501	\$47,590	\$27,590	\$109.95	\$148.12
S18	TEXAS CITY ISD	1.100500	\$47,590	\$0	\$0.00	\$46.22
RFL	CO ROAD & FLOOD	0.000040	\$47,590	\$0	\$0.00	
D02	DRAINAGE #2	0.044140	\$47,590	\$22,590	\$9.97	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$144.48

Estimated Taxes Without Exemptions or Limitations: \$1,020.21