



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
SPECIAL AGENDA
of
April 30, 2025**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Special Meeting** on **April 30, 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 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. PLEDGE OF ALLEGIANCE
4. MINUTES
 - 4.1. Regular Meeting Minutes - 04.22.2025
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 the Commission (limited to three (3) minutes). If wishing to speak give the Chair 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 presiding officer will call on you in turn.*

6. OLD BUSINESS
Items presented to the Commission for discussion and possible action:

- 6.1. Considering the Texas Coastal Materials, LLC Satellite Office to be stationed in La Marque

7. REQUESTS 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 April 24, 2025, by 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
REGULAR MINUTES
of
April 22, 2025**

1. CALL MEETING TO ORDER

Chairperson Cornett called the meeting to order at 4:13 p.m.

2. ROLL CALL

PRESENT:

Greg Cornett	Chairperson
Bradley Stephenson	Commissioner
Jared Williams	Commissioner

ABSENT:

Cory McCarro	Commissioner
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CITY OFFICIALS / STAFF:

Jason Ellison	Director of Development Services
Myrna P. Sanchez	Code Enforcement Administrative Assistant
Kasey Lott	Deputy City Clerk

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Cornett.

4. MINUTES

4.1. Regular Planning and Zoning Meeting Minutes - March 25, 2025

Commissioner Stephenson made a motion to approve the meeting minutes from March 25, 2025. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

5. CITIZENS PARTICIPATION

No one participated during citizens participation.

6. OLD BUSINESS

6.1. Electing a Chairperson and Vice Chairperson for the 2025 calendar year

Commissioner Stephenson made a motion to table this item until the commission has a full dias. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

7. NEW BUSINESS

7.I. Considering the Texas Coastal Materials, LLC Satellite Office to be stationed in La Marque

***Blake Hays, representative of Texas Coastal Materials, LLC participated via Zoom*

Mr. Hays presented information about how Texas Coastal Material, LLC works and the land tracts that they are considering. He noted that during a planning meeting with Development Services and Adico, LLC, he was informed of needing a custom permit approved by the city and would need a source of water for machinery. His company wants to have a mobile concrete crusher on the tract of land that would need a few months to get the property prepared before any work could start. Commissioner Stephenson questioned how the dust and noise would affect the residents around the area when the concrete crusher was in use as well as accessibility to the location. Mr. Hays shared that their machinery uses a dust suppression system that includes water bases to help with keeping the air clean. He shared that there are entrances and exits available on both tracts of land. However, depending on the tract of land purchased, a culvert pipe may be required.

Commissioner Williams questioned if this could bring jobs to the city and requested a guesstimate of how much revenue it could bring to the City. Mr. Hays indicated that while special skill sets are needed for the machinery, this could bring potential jobs for those with the proper licenses. He also shared that the company would bring in approximately \$8 million in business annually.

Chairperson Cornett asked about the hours of operation. Mr. Hays stated that the company runs five to six days a week from 7:00 a.m. until 5:00 p.m., all of which depends on the weather.

Commissioner Stephenson made a motion to set a special meeting to give the Commissioners time to review the information and the potential properties. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

8. REQUESTS AND ANNOUNCEMENTS

No requests or announcements were made by the Commissioners.

9. ADJOURNMENT

Commissioner Stephenson made a motion to adjourn. Commissioner Williams seconded.

***Meeting adjourned at 4:54 p.m.*



PLANNING & ZONING COMMISSION AGENDA FORM

Meeting Date: April 30, 2025
Prepared by: _____
Department: City Clerk _____

Agenda Item: 6.I. _____
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Texas Coastal Materials, LLC requested the use of a specific span of property for a temporary Concrete Crusher in La Marque.

A concrete crusher will be considered temporary as it is a mobile concrete crusher on tracks. The proposed La Marque yard will be considered as one of our "Satellite" yards which will not have a permanent style concrete crusher.

HISTORY:

04.07.2025 - request presented to ADICO from Texas Coastal Materials, LLC for temporary use of land options for mobile concrete crusher

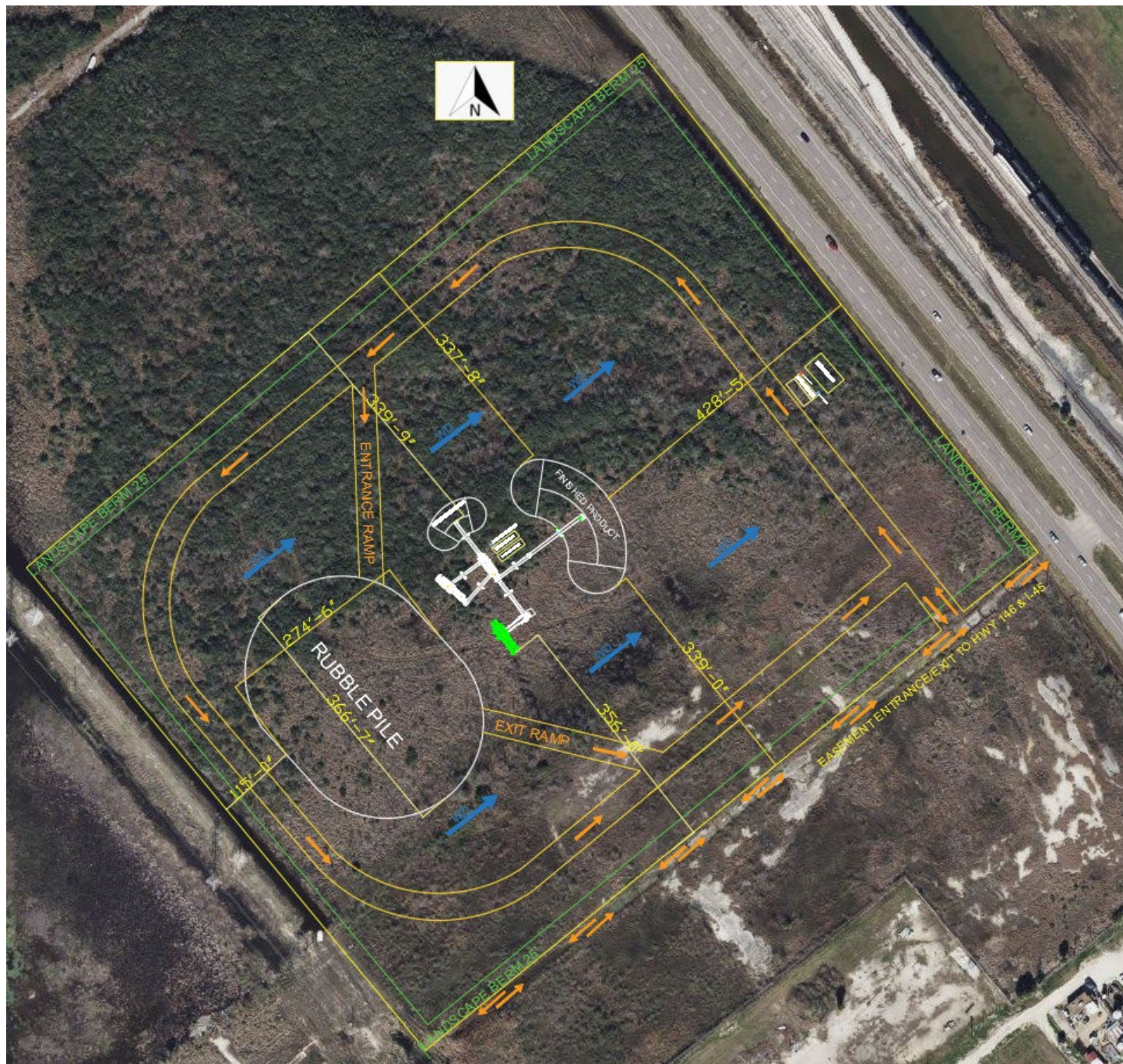
04.15.2025 - ADICO's response to Texas Coastal Materials, LLC stating a conditional use permit would be required

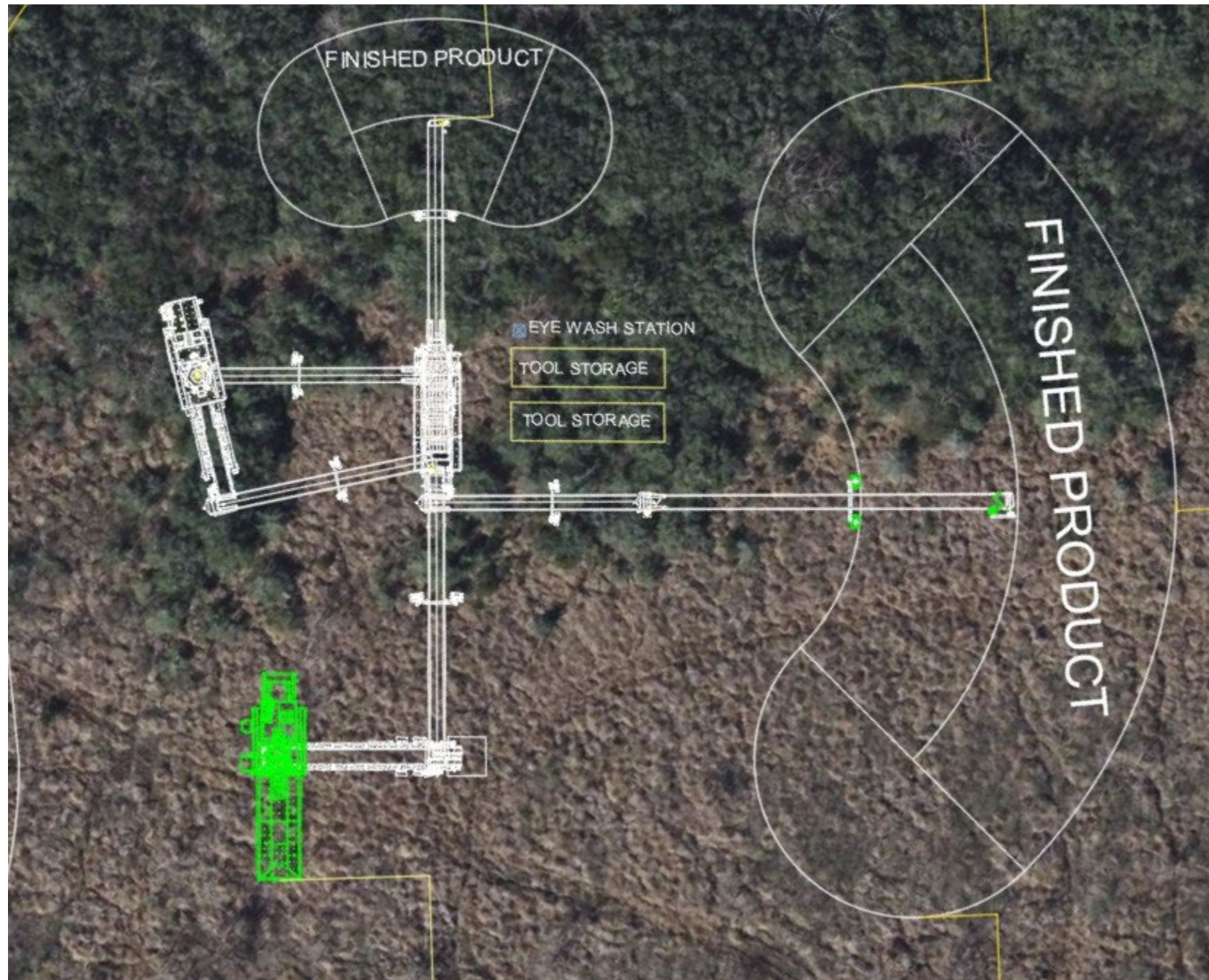
04.15.2025 - request from Development Services to add item to the Planning & Zoning Agenda

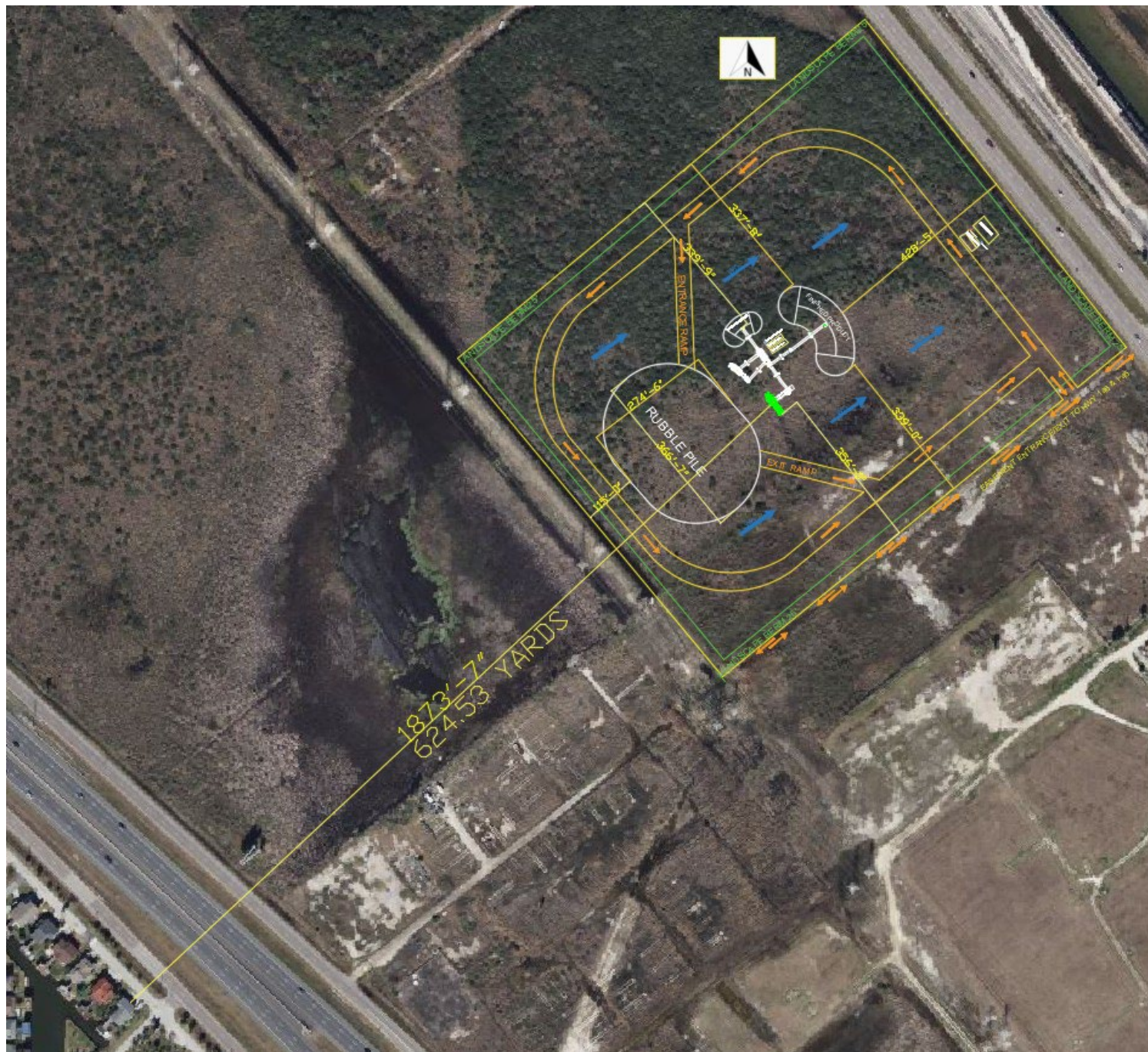
04.22.2025 - Commission requested special meeting to have more time for review

FISCAL IMPACT:

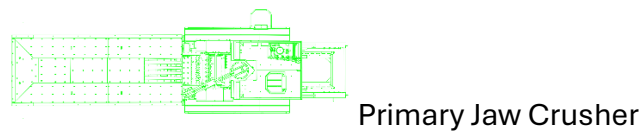
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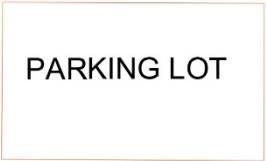
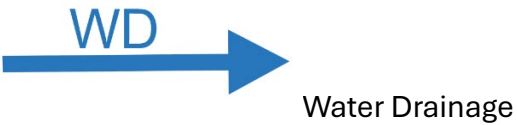




FOOTNOTES:



Benchmark 29°20'18" N, 94°56'07.8" W



Administration Buildings

- (B) The crusher and all associated facilities, including engines and/or generator sets, but not including associated sources, shall be located no less than 200 ft. from the nearest property line, as measured from the point on the facility nearest the property line.
- (C) The crusher and all associated facilities, including engines and/or generator sets, but not including associated sources, shall be located no less than 440 yards from any building which was in use as a single or multi-family residence, school, or place of worship, at the time an application was filed, as measured from the point on the facility nearest the residence, school, or place of worship to the point on the residence, school, or place of worship nearest the facility.
- (D) The crushing facilities (not including associated sources) operating under this standard permit shall be located at least 550 ft. from any other rock crusher, concrete crusher, concrete batch plant, or hot mix asphalt plant. If this distance cannot be met, then the crusher shall not operate at the same time as the other rock crusher, concrete crusher, concrete batch plant, or hot mix asphalt plant. Measurement shall be from the closest point on the rock crushing facility to the closest point on any other facility.
- (E) All associated sources, including but not limited to, roads (except for incidental traffic and the entrance and exit to the site), work areas, and stockpiles, shall be located at least 100 ft. from the property line.