



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

1. CALL MEETING TO ORDER

Chairperson Cornett called the meeting to order at 4:02 p.m.

2. ROLL CALL

PRESENT:

Greg Cornett	Chairperson
Bradley Stephenson	Commissioner
Corey McCarra	Commissioner
Jared Williams	Commissioner

CITY OFFICIALS / STAFF:

Myrna P. Sanchez	Code Enforcement Administrative Assistant
Jason Ellison	Development Services Director
Joi Turner	Permits Specialist
Kasey Lott	Deputy City Clerk

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chairperson Cornett.

4. MINUTES

4.1. Regular Meeting Minutes - 04.22.2025

Commissioner Stephenson made a motion to approve the Regular Meeting Minutes from April 22, 2025. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

5. CITIZENS PARTICIPATION

No one commented during Citizens Participation.

6. OLD BUSINESS

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

Blake Hays and Jim Bulger with Texas Coastal Materials, LLC gave a brief overview of their company and described the impact that their facility could have on the City of La Marque. Mr. Hays indicated that the city would see a significant tax revenue base of approximately \$8 million to \$10 million per year.

Chairperson Cornett asked about water and drainage sources for the location.

Mr. Hays indicated that the company is strictly regulated by the TCEQ and a water

well may be needed. He stated that the water used on site will be absorbed on site and the company location will have a green belt to help with the visuals. He indicated that the company would not be listed as a commercial property.

Chairperson Cornett inquired about the mobile crusher and how it works.

Mr. Hays indicated that the crusher will be spread on an 18-wheeler and can be moved to different sites after completing a crushing cycle. He shared that the crusher is highly regulated and must be away from churches, schools, and residences and Texas Coastal Materials prefers to have more green space around the site.

Commissioner Stephenson was concerned with alkaline issues and health issues, especially due to unpredictable weather conditions. He asked how the company's work would affect the downstream.

Mr. Bulger stated that crushed concrete is heavily absorbant and the TCEQ has many protections that are regulated so that it would not affect the downstream. He also shared that the TCEQ comes out to test for stormwater as it is part of their permitting process and makes surprise visits to ensure that all regulations are met.

Commissioner McCarra asked if there were other use cases available for the Commission to review.

Mr. Bulger indicated that Texas Coastal Materials recently received the City of Houston approval paperwork. He shared that the yard in Houston currently sits in a ten percent (10%) floodway and a ninety percent (90%) floodplain and that location was able to get the proper permits and approvals.

Commissioner Stephenson inquired about the tonnage that was going through the Houston Facility, which Mr. Hays indicated it was approximately 300 tons an hour.

Commissioner Williams asked about the length of time that Texas Coastal Materials intended to work in La Marque and if they planned to hire locally. Both Mr. Hays and Mr. Bulger indicated that, due to the lengths taken to set up a location, this would be a long-term location. Mr. Bulger indicated that they would like to hire as close to the plants as possible as locals tend to have better accountability to show up on time. He also indicated that a security guard would be positioned to man the location on a 24-hour basis.

Mr. Hays stated that safety is also a big concern for the company and that Texas Coastal Materials conducts daily morning meetings and follows lock-outs and tag outs to keep laborers safe.

Commissioner McCarra made a motion to approve a recommendation to the City Council for Texas Coastal Materials, LLC to build a facility and conduct business in the City of La Marque. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

7. REQUESTS AND ANNOUNCEMENTS

No Requests or Announcements made by Commissioners.

8. ADJOURNMENT

***Meeting was adjourned at 4:26 p.m.*