



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
SPECIAL AGENDA
of
August 7, 2025**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Special Meeting on August 7, 2025**, beginning at **4:00 PM 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 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. 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.*

4. PUBLIC HEARING

Conduct Public Hearing to hear public input on:

- 4.1. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (R-1) Single Family Residential to (L-2) Industrial 2 for a tract of land out of the S. F. Austin League No. 4, Abstract No. 2, 0.756 acres of land, being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132658 and 132659, located approximately at the northwest corner of Fleming St. and Patridge St., La Marque, TX 77568

4.II. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (C-1) General Commercial to (L-2) Industrial 2 for a tract of land out of the S.F. Austin League No. 4, Abstract No. 2, 1.889 acres of land, being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132673, site address 4725 Lawndale, La Marque, TX 77568

5. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

5.I. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (R-1) Single Family Residential to (L-2) Industrial 2 for a tract of land out of the S. F. Austin League No. 4, Abstract No. 2, 0.756 acres of land, being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132658 and 132659, located approximately at the northwest corner of Fleming St. and Patridge St., La Marque, TX 77568

5.II. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (C-1) General Commercial to (L-2) Industrial 2 for a tract of land out of the S.F. Austin League No. 4, Abstract No. 2, 1.889 acres of land, being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132673, site address 4725 Lawndale, La Marque, TX 77568

6. REQUESTS AND ANNOUNCEMENTS

7. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on August 1, 2025 by 12:00 p.m.

Kasey Lott
Deputy City Clerk



PLANNING & ZONING COMMISSION AGENDA FORM

Meeting Date: August 7, 2025
Prepared by: _____
Department: City Clerk

Agenda Item: 5.I.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Standard for Approval: "Either the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning." See City Code Sec. 71-26(k).

HISTORY:

07.28.2025 - first appearance on agenda

FISCAL IMPACT:

N/A



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568
409-938-9219 Permits@CityofLaMarque.org

R22025-0006

Rezone Application

Application Date: 7/2/25 Smart Gov Project # N/A

Name of Agent: nVent TRACHTE Phone: 409-935-5743

Address: 5235 Delany Rd. City: Hitchcock Zip Code: 77563

Name of Owner: 4725 LAWNDALE LLC Phone: 713-714-1250

Address: 2602 Persa St Ste 3 City: Houston Zip Code: 77098

Property Legal Description: ABST 2 S F AUSTIN SUR LOT 31, 32, 49, 50, 53, 54 & 55 (49-0) Parcel ID #: 3575-0000-0049-000
GILBERT & NELSON UNRECORDED SUB Parcel ID #: 3575-0000-0032-000
3575-0000-0031000

Property Address: 4725 Lawndale

Plot of Area Attached: [checked] Yes [] No Metes and Bounds Attached: [] Yes [checked] No

Present Zoning: [] L1 [] L2 [] C1 [] C2 [] C3 [checked] C4 [] R1 [] R2 [] R3 [] A [] MHP [] RCZ [] PD1 [] PUB

Reason for Zone Change: Requesting zoning revert back to industrial zoning to facilitate light manufacturing and warehousing

Desired Outcome: To change current C-1 Zone to L-2 Industrial Zone

APPLICATION CHECKLIST:

- [] DIGITAL SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
[checked] SURVEY (1 DIGITAL COPY THAT IS TO SCALE)
[checked] CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
[] TITLE REPORT (if purchased in the last 60 days) OR
[checked] PLANNING LETTER
[checked] NON-REFUNDABLE APPLICATION FEE (Payable to the City of La Marque) FEE SCHEDULE ATTACHED

(THIS SECTION FOR CITY OFFICE USE ONLY)

Submitted to the Board on: / / 2023

Approved: Denied: Other:

Comments:

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Signature of Applicant: Chris Gernan Date: 7/7/25





CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 Permits@CityofLaMarque.org

Rezone Application

NOTE: ALL PLANNING & ZONING MEETINGS are held on the 4th TUESDAY OF THE MONTH. Applications for a REZONE must be RECEIVED 30 DAYS prior to the 4th Tuesday of the month to be considered for the next Planning & Zoning Commission Meeting.

THE FOLLOWING SCHEDULE OF FEES SHALL APPLY FOR A ZONING CHANGE REQUESTS

A. 0 – 25 ACRES:

1. \$600.00 plus \$50.00 for each type of rezoning requested; or
2. \$740.00 if planned development unit

B. 26 – 50 ACRES:

1. \$700.00 plus \$50.00 for each type of rezoning requested; or
2. \$850.00 if planned development unit

C. 51 – 75 ACRES:

1. \$800.00 plus \$50.00 for each type of rezoning requested; or
2. \$1050.00 if planned development unit

D. 76 – 100 ACRES:

1. \$900.00 plus \$50.00 for every type of rezoning requested; or
2. \$1050.00 if planned development unit

E. 100 + ACRES:

1. \$1000.00 plus \$50.00 for every type of rezoning requested;
or
2. \$1250.00 if planned development unit

F. Re-Plats: NO CHARGE

G. Zoning Letter / Certificate of Compliance: \$50.00

H. Notification fee per owner: \$9.00 = cost per notice mailed

I. Published Notice:(Per LGC Section 231.017) \$150.00 cost per newspaper AD



Galveston CAD Property Search

Property Details

Account		
Property ID:	132673	Geographic ID: 3575-0000-0049-000
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	4725 LAWNDALÉ LA MARQUE, TX 77568	
Map ID:	259-D	Mapsco:
Legal Description:	ABST 2 S F AUSTIN SUR LOTS 49, 50, 53, 54 & 55 (49-0) GILBERT & NELSON UNRECORDED SUB	
Abstract/Subdivision:	S3575	
Neighborhood:	(STGWH-S14) STORAGE WAREHOUSE	
Owner		
Owner ID:	727616	
Name:	4725 LAWNDALÉ LLC	
Agent:	ROBERTS TAX APPEALS	
Mailing Address:	2422 BARTLETT ST SUITE E HOUSTON, TX 77098	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,146,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$90,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,236,890 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$1,236,890 (=)
HS Cap Loss:	\$0 (-)

Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,236,890
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: 4725 LAWNDAL E LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$1,236,890	\$1,236,890	\$4,929.02	
D02	DRAINAGE #2	0.044140	\$1,236,890	\$1,236,890	\$545.96	
GGA	GALVESTON COUNTY	0.333460	\$1,236,890	\$1,236,890	\$4,124.53	
J05	MAINLAND COLLEGE	0.267100	\$1,236,890	\$1,236,890	\$3,303.73	
RFL	CO ROAD & FLOOD	0.000040	\$1,236,890	\$1,236,890	\$0.49	
S14	HITCHCOCK ISD	1.066900	\$1,236,890	\$1,236,890	\$13,196.38	

Total Tax Rate: 2.110141

Current Estimated Taxes: \$26,100.11

Estimated Taxes Without Exemptions or Limitations: \$26,100.11

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 21950.0 sqft **Value:** \$497,080

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	SWDA	1978	18750
MA	MAIN AREA	SWDA	1978	3200

Description: PARKING LOT **Type:** COMMERCIAL **Living Area:** 0 sqft **Value:** \$109,350

Type	Description	Class CD	Year Built	SQFT
CONC	CONCRETE	SWDA	1975	18000

Type: COMMERCIAL **Living Area:** 11250.0 sqft **Value:** \$317,590

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	SWDA	1985	11250
CPY	CANOPY	SWDA	1978	3053

Type: COMMERCIAL **Living Area:** 7920.0 sqft **Value:** \$222,370

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	SWDA	1985	7920

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.38	16,455.00			\$18,100	\$0
RL	RL	0.38	16,455.00			\$18,100	\$0
CL	CL	0.38	16,455.00			\$18,100	\$0
CL	CL	0.38	16,455.00			\$18,100	\$0
CL	CL	0.38	16,455.00			\$18,100	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,146,390	\$90,500	\$0	\$1,236,890	\$0	\$1,236,890
2024	\$997,500	\$90,500	\$0	\$1,088,000	\$0	\$1,088,000
2023	\$1,554,840	\$90,500	\$0	\$1,645,340	\$0	\$1,645,340
2022	\$1,009,500	\$90,500	\$0	\$1,100,000	\$0	\$1,100,000
2021	\$609,500	\$90,500	\$0	\$700,000	\$0	\$700,000
2020	\$320,526	\$54,300	\$0	\$374,826	\$0	\$374,826
2019	\$237,420	\$54,300	\$0	\$291,720	\$0	\$291,720
2018	\$237,420	\$54,300	\$0	\$291,720	\$0	\$291,720
2017	\$237,420	\$54,300	\$0	\$291,720	\$0	\$291,720
2016	\$237,400	\$24,690	\$0	\$262,090	\$0	\$262,090

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/19/2023	WV	WARRANTY DEED	BAUCOM PROPERTY LEASING LLC	4725 LAWNDALE LLC	2023024265	2023024265	2023024265
11/22/2021	SWD	SPECIAL WARRANTY DEED	BAUCOM MICHAEL	BAUCOM PROPERTY LEASING LLC	2021085098	2021085098	2021085098
6/11/2018	SWD	SPECIAL WARRANTY DEED	BAUCOM B E JR	BAUCOM MICHAEL	2018034659	2018034659	2018034659

Galveston CAD Property Search

Property Details

Account		
Property ID:	132658	Geographic ID: 3575-0000-0031-000
Type:	R	
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	259-D	Mapsc0:
Legal Description:	ABST 2 S F AUSTIN SUR LOT 31 GILBERT & NELSON UNRECORDED SUB	
Abstract/Subdivision:	S3575	
Neighborhood:	(4895) MAINLAND HOMESTEADS	
Owner		
Owner ID:	727616	
Name:	4725 LAWNSDALE LLC	
Agent:		
Mailing Address:	2422 BARTLETT ST SUITE E HOUSTON, TX 77098	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$46,900 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$46,900 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value: ?	\$46,900 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)

Assessed Value:	\$46,900
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: 4725 LAWNDAL E LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$46,900	\$46,900	\$186.90	
D02	DRAINAGE #2	0.044140	\$46,900	\$46,900	\$20.70	
GGA	GALVESTON COUNTY	0.333460	\$46,900	\$46,900	\$156.39	
J05	MAINLAND COLLEGE	0.267100	\$46,900	\$46,900	\$125.27	
RFL	CO ROAD & FLOOD	0.000040	\$46,900	\$46,900	\$0.02	
S14	HITCHCOCK ISD	1.066900	\$46,900	\$46,900	\$500.38	

Total Tax Rate: 2.110141

Current Estimated Taxes: \$989.66

Estimated Taxes Without Exemptions or Limitations: \$989.66

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.38	16,455.00			\$46,900	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$46,900	\$0	\$46,900	\$0	\$46,900
2024	\$0	\$46,900	\$0	\$46,900	\$0	\$46,900
2023	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2022	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2021	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2020	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2019	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2018	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2017	\$0	\$14,800	\$0	\$14,800	\$0	\$14,800
2016	\$0	\$8,230	\$0	\$8,230	\$0	\$8,230

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/19/2023	WV	WARRANTY DEED	BAUCOM PROPERTY LEASING LLC	4725 LAWNDALE LLC	2023024265	2023024265	2023024265
11/22/2021	SWD	SPECIAL WARRANTY DEED	BAUCOM MICHAEL	BAUCOM PROPERTY LEASING LLC	2021085098	2021085098	2021085098
6/11/2018	SWD	SPECIAL WARRANTY DEED	BAUCOM B E JR	BAUCOM MICHAEL	2018034659	2018034659	2018034659

Galveston CAD Property Search

Property Details

Account		
Property ID:	132659	Geographic ID: 3575-0000-0032-000
Type:	R	
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	259-D	Mapsco:
Legal Description:	ABST 2 S F AUSTIN SUR LOT 32 GILBERT & NELSON UNRECORDED SUB	
Abstract/Subdivision:	S3575	
Neighborhood:	(4895) MAINLAND HOMESTEADS	
Owner		
Owner ID:	727616	
Name:	4725 LAWNSDALE LLC	
Agent:		
Mailing Address:	2422 BARTLETT ST SUITE E HOUSTON, TX 77098	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$46,900 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$46,900 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$46,900 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$46,900
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: 4725 LAWNDAL E LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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D02	DRAINAGE #2	0.044140	\$46,900	\$46,900	\$20.70	
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J05	MAINLAND COLLEGE	0.267100	\$46,900	\$46,900	\$125.27	
RFL	CO ROAD & FLOOD	0.000040	\$46,900	\$46,900	\$0.02	
S14	HITCHCOCK ISD	1.066900	\$46,900	\$46,900	\$500.38	

Total Tax Rate: 2.110141

Current Estimated Taxes: \$989.66

Estimated Taxes Without Exemptions or Limitations: \$989.66

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.38	16,455.00			\$46,900	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$46,900	\$0	\$46,900	\$0	\$46,900
2024	\$0	\$46,900	\$0	\$46,900	\$0	\$46,900
2023	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2022	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2021	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2020	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2019	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2018	\$0	\$18,100	\$0	\$18,100	\$0	\$18,100
2017	\$0	\$14,800	\$0	\$14,800	\$0	\$14,800
2016	\$0	\$8,230	\$0	\$8,230	\$0	\$8,230

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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11/22/2021	SWD	SPECIAL WARRANTY DEED	BAUCOM MICHAEL	BAUCOM PROPERTY LEASING LLC	2021085098	2021085098	2021085098
6/11/2018	SWD	SPECIAL WARRANTY DEED	BAUCOM B E JR	BAUCOM MICHAEL	2018034659	2018034659	2018034659



133178

133172

133171

728275

133173

133179

Fleming Street

Texas Avenue

Texas Avenue

Texas Avenue

Lawndale Street

132639 132640 132641 132642 132643

132675

133198

132673

132681

132658 132659

Partridge Street

133200

133199

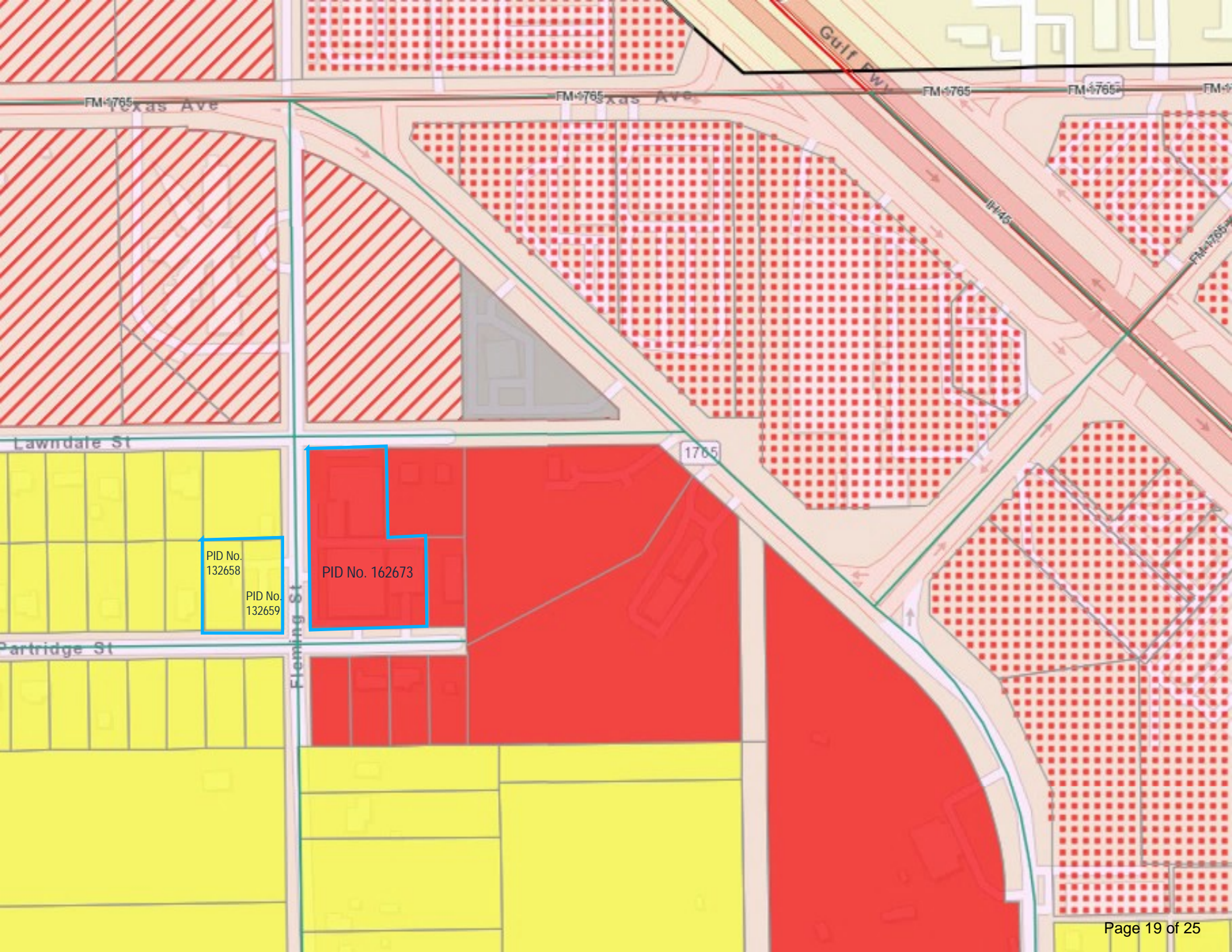
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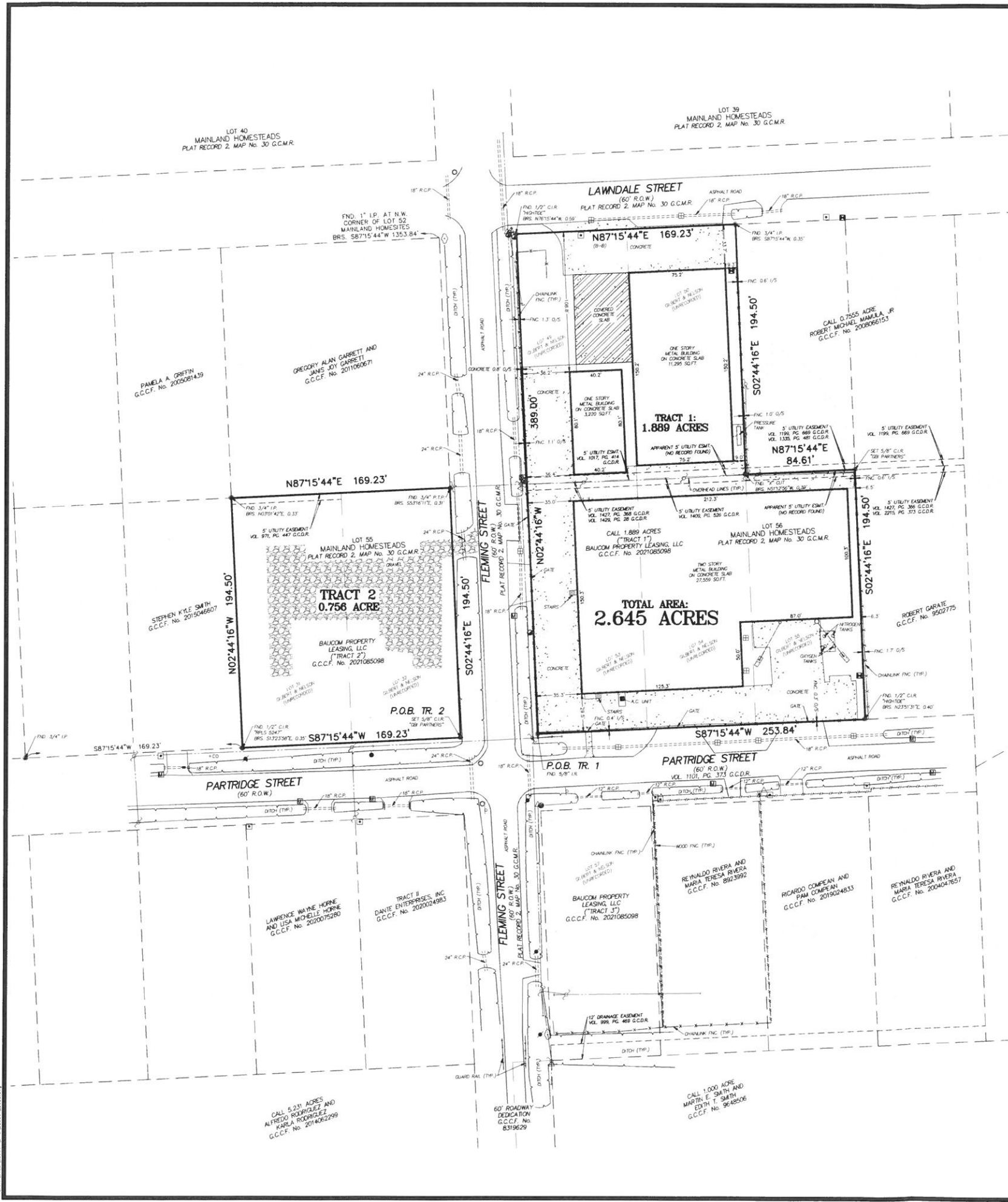
132682 132683 132684 132685

Fleming Street

131480

389200





FIELD NOTES FOR 3.023 ACRES

TRACT 1, 1.889 ACRES
 Being a tract containing 1.889 acres of land located in the S.F. Austin League No. 4, A-2, in Galveston County, Texas. Said 1.889 acres being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records (G.C.M.R.) and also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Said 1.889 acres being a call 1.889 acre tract of land (style "Tract 1") recorded in the name of Baucum Property Leasing, LLC, a Texas limited liability company, under Galveston County Clerk's File (G.C.C.F.) No. 2021085098. Said 1.889 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 5/8 inch iron rod found at the southwest corner of said 1.889 acres, being at the northeast intersection of Fleming Street (60 feet wide) and Partridge Street (60 feet wide), and being on the west line of said Lot 56;

THENCE, with the east Right-of-Way (R.O.W.) line of said Fleming Street and west line of said Lot 56, North 02 degrees 44 minutes 16 seconds West, a distance of 389.00 feet to the northwest corner of said 1.889 acres and said Lot 56, being at the southeast intersection of said Fleming Street and Lawndale Street (60 feet wide) and from which a found 1/2 inch capped iron rod stamped "High Tide" bears North 76 degrees 15 minutes 44 seconds West, 0.59 feet;

THENCE, with the south Right-of-Way (R.O.W.) line of said Lawndale Street and north line of said Lot 56, North 87 degrees 15 minutes 44 seconds East, a distance of 169.23 feet to the upper northeast corner of said 1.889 acres, the northwest corner of a call 0.7555 acre tract of land recorded in the name of Robert Michael Mamula, Jr. under G.C.C.F. No. 200806153 and from which a found 3/4 inch iron pipe bears South 87 degrees 15 minutes 44 seconds West, 0.35 feet;

THENCE, with the common lines between said 1.889 acres and said 0.7555 acre, the following two (2) courses:

- 1.) South 02 degrees 44 minutes 16 seconds East, a distance of 194.50 feet to the southwest corner of said 0.7555 acre, from which a found "X" on concrete bears North 51 degrees 12 minutes 56 seconds West, 0.39 feet;
- 2.) North 87 degrees 15 minutes 44 seconds East, a distance of 84.61 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the lower northeast corner of said 1.889 acres and northwest corner of a tract of land recorded in the name of Robert Garate under G.C.C.F. No. 9502775;

THENCE, with the common line between said 1.889 acres and said Barate tract, South 02 degrees 44 minutes 16 seconds East, a distance of 194.50 feet to the southeast corner of said 1.889 acres, the southwest corner of said Barate tract, being on the north R.O.W. line of aforesaid Partridge Street and from which a found 1/2 inch capped iron rod stamped "High Tide" bears North 23 degrees 51 minutes 31 seconds East, 0.40 feet;

THENCE, with said north R.O.W. line and the south line of said 1.889 acres, South 87 degrees 15 minutes 44 seconds West, a distance of 253.84 feet to the POINT OF BEGINNING and containing 1.889 acres of land.

TRACT 2: 0.756 ACRE
 Being a tract containing 0.756 acre of land located in the S.F. Austin League No. 4, A-2, in Galveston County, Texas. Said 0.756 acre being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records (G.C.M.R.) and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Said 0.756 acre being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 5/8 inch capped iron rod stamped "GBI Partners" set at the northwest intersection of Fleming Street (60 feet wide) and Partridge Street (60 feet wide), and being on the east line of said Lot 55, from which a found 1/2 inch capped iron rod stamped "RPLS 5247" bears South 13 degrees 23 minutes 58 seconds East, 0.35 feet and a found 3/4 inch iron pipe at the southwest corner of said Smith tract bears South 87 degrees 15 minutes 44 seconds West, 169.23 feet;

THENCE, with the north Right-of-Way (R.O.W.) line of said Partridge Street, South 87 degrees 15 minutes 44 seconds West, a distance of 169.23 feet to the southeast corner of a tract of land recorded in the name of Stephen Kyle Smith under Galveston County Clerk's File (G.C.C.F.) No. 2015046607, from which a found 1/2 inch capped iron rod stamped "RPLS 5247" bears South 13 degrees 23 minutes 58 seconds East, 0.35 feet and a found 3/4 inch iron pipe at the southwest corner of said Smith tract bears South 87 degrees 15 minutes 44 seconds West, 169.23 feet;

THENCE, with the east line of said Smith tract, North 02 degrees 44 minutes 16 seconds West, a distance of 194.50 feet to the northeast corner of said Smith tract, the southeast corner of a tract of land recorded in the name of Pamela A. Griffin under G.C.C.F. No. 2005081439, the southwest corner of a tract of land recorded in the name of Gregory Alan Garrett and Janis Joy Garrett under G.C.C.F. No. 2011060671 and from which a found 3/4 inch iron pipe bears North 03 degrees 01 minutes 42 seconds East, 0.33 feet;

THENCE, with the south line of said Garrett tract, North 87 degrees 15 minutes 44 seconds East, a distance of 169.23 feet to the southeast corner of said Garrett tract, being on the west R.O.W. line of aforesaid Fleming Street and from which a found 3/4 inch pinched top iron pipe bears South 53 degrees 16 minutes 11 seconds East, 0.31 feet;

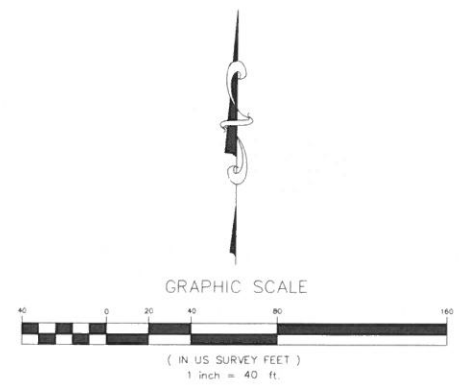
THENCE, with the west R.O.W. line of said Fleming Street, South 02 degrees 44 minutes 16 seconds East, a distance of 194.50 feet to the POINT OF BEGINNING and containing 0.756 acre of land.

ABBREVIATIONS

- B-B = BASIS OF BEARING
- BRS = BEARS
- C.I.R. = CAPPED IRON ROD
- G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
- G.C.D.R. = GALVESTON COUNTY DEED RECORDS
- G.C.M.R. = GALVESTON COUNTY MAP RECORDS
- FNC = FENCE
- FND = FOUND
- IR = IRON PIPE
- I.R. = IRON ROD
- I/S = INSIDE BOUNDARY
- O/S = OUTSIDE BOUNDARY
- P.G. = PAGE
- P.T.P. = PINCHED TOP PIPE
- P.O.B. = POINT OF BEGINNING
- R.C.P. = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT-OF-WAY
- SO.FT. = SQUARE FEET
- TRF. = TYPICAL
- VOL. = VOLUME

SYMBOLS

- = FLUSH VALVE
- = WATER VALVE
- = BLOW OFF VALVE
- = WATER METER
- ⊠ = CABLE VAULT
- ⊞ = CABLE MARKER
- ⊕ = GRATE INLET
- ⊙ = SANITARY MANHOLE
- ⊖ = CLEAN-OUT
- ⊗ = POWER POLE
- ⊘ = METER POLE
- ⊙ = LIGHT STANDARD
- ⊙ = GUY ANCHOR
- ⊙ = SIGN
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = GAS METER
- ⊙ = MAIL BOX



To: Wolf Capital Partners, LLC; Baucum Property Leasing, LLC, a Texas limited liability company; and Old Republic National Title Insurance Company.

This is to certify that this plat and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III survey. Field Work was completed on October 10, 2022.

GBI Partners

 Kyle B. Duckett
 Registered Professional Land Surveyor
 Texas Registration No. 6340

- NOTES:**
- 1.) This survey was prepared with the benefit of a Commitment for Title Insurance, OF No. 23001362, issued by Old Republic National Title Insurance Company on March 23, 2023 (effective March 16, 2023).
 - 2.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48167C02450, map revised August 15, 2019 and FIRM No. 48167C03850, map revised August 15, 2019, the surveyed tracts lie in Zone X (Shaded).
 - 3.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999867077621.

- SCHEDULE B EXCEPTIONS:**
- 10.a. 5" Utility Easements recorded in Volume 1017, Page 414, Volume 1199, Page 669, Volume 1335, Page 481, Volume 1409, Page 526, Volume 1427, Page 356, Volume 1427, Page 358, Volume 1429, Page 28 and Volume 2215, Page 373 of the G.C.D.R. (Shown, Located in Tract 1)
 - 10.e. 5" Utility Easements recorded in Volume 971, Page 447 of the G.C.D.R. (Shown, Located in Tract 2), and Volume 1361, Page 443 and Volume 2215, Page 373 of the G.C.D.R. (Not Shown; Not located in Tract 2)

ADDRESS:
 4725 LAWNDALE STREET
 LA MARQUE, TEXAS 77568

LAND TITLE SURVEY
2.645 ACRES

TRACT 1: 1.889 ACRES
 BEING A PORTION OF LOT 56, MAINLAND HOMESTEADS, A SUBDIVISION RECORDED IN PLAT RECORD 2, MAP NO. 30 OF THE G.C.M.R. (ALSO KNOWN AS LOTS 49, 50, 53, 54 & 55, GILBERT AND NELSON UNRECORDED SUBDIVISION).

TRACT 2: 0.756 ACRE
 BEING A PORTION OF LOT 55, MAINLAND HOMESTEADS, A SUBDIVISION RECORDED IN PLAT RECORD 2, MAP NO. 30 OF THE G.C.M.R. (ALSO KNOWN AS LOTS 31 & 32, GILBERT AND NELSON UNRECORDED SUBDIVISION).

LOCATED IN THE
 S. F. AUSTIN LEAGUE NO.4, A-2
 GALVESTON COUNTY, TEXAS

GBI PARTNERS
 4724 VISTA ROAD 18963 FIRM #10130300
 PASADENA, TX 77505 GBSurvey@GBIPartners.com
 PHONE: 281-499-4539 www.GBISurvey.com

REVISIONS		SCALE: 1" = 40'	JOB NO. 225591	DATE: 10/12/2022
2	ADD BLDG. SQ.FT. BASED ON EXTERIOR DIMENSIONS	08/08/24	FIELD BOOK: 22133	DWG.: 225591
1	UPDATED TITLE COMMITMENT: REDUCE TO 2 TRACTS	04/06/23	CREW CHIEF: S.T.	



City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9204

**CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE OF PROPERTY WITHIN 200 FEET**

July 25, 2025

Dear Property Owner:

This PUBLIC NOTICE is required by the City of La Marque Code of Ordinances, Section 71-26. An application to rezone property in your area has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the Galveston County Appraisal District Tax Records, is located within 200 feet of the property that is being considered for rezoning. Your property is not being rezoned as part of this request.

This is your OFFICIAL NOTICE that the City of La Marque will hold the following Public Hearings:

The City of La Marque Planning and Zoning Commission will hold a Special Meeting and Public Hearing on Thursday, August 7, 2025, at 4:00 p.m. The Public Hearing will be held in the City Council Chambers located at the following address: 1109-B Bayou Road, La Marque, TX.

The City of La Marque City Council will hold a Public Hearing on Monday, August 25, 2025, at 6:00 p.m. The Public Hearing will be held in the City Council Chambers located at the following address: 1109-B Bayou Road, La Marque, TX.

1. A preliminary report on a request to change the ***Zoning District from (R-1) Single Family Residential to (I-2) Industrial-2*** for a tract of land out of the S. F. Austin League No. 4, Abstract No. 2, 0.756 acres of land, being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132658 and 132659, located approximately at the northwest corner of Fleming St. and Patridge St., La Marque, TX.
2. A preliminary report on a request to change the ***Zoning District from (C-1) General Commercial to (I-2) Industrial-2*** for a tract of land out of the S.F. Austin League No. 4, Abstract No. 2, 1.889 acres of land, being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132673, site address 4725 Lawndale, La Marque, TX 77568.

You may provide comments during the meeting as well by via video conference hosted through Zoom (<https://councilzoom.cityoflamarque.org>). The full agenda packet will be available at least 72 hours prior to the meeting on the City's website: <http://ci.la-marque.tx.us/agendacenter>.

If you are unable to attend, and wish to comment, you may also provide comments by email at permits@cityoflamarque.org, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Jason Ellison
Director of Development Services

Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
4895-0000-0057-002	133199	AFFOLTER DEVELOPMENTS LTD		PO BOX 1436		LA MARQUE	TX	77568-1436
3575-0000-0059-000	132684	COMPEAN RICARDO & PAM		4707 PARTRIDGE		LA MARQUE	TX	77568
3575-0000-0028-000	132655	COPADO ANGEL III		4812 PARTRIDGE ST		LA MARQUE	TX	77568-3020
3575-0000-0029-000	132656	COPADO ANGEL III & NELVA		4812 PARTRIDGE ST		LA MARQUE	TX	77568-3020
3575-0000-0046-000	132669	DANG'S ENTERPRISES INC		2010 HOLMES RD		HOUSTON	TX	77045
3575-0000-0057-000	132682	DANTE ENTERPRISES INC		21 S FLAMINGO ST		LA MARQUE	TX	77568-6529
3575-0000-0048-000	132671	DANTE ENTERPRISES INC		21 S FLAMINGO ST		LA MARQUE	TX	77568-6529
3575-0000-0056-000	132681	GARATE ROBERT JR		5820 RED RIVER DR		DICKINSON	TX	77539-5980
3575-0000-0015-000	132643	GARRETT GREG & JANIS		7004 STEWARD RD		HITCHCOCK	TX	77563-3303
3575-0000-0045-001	735015	GREER MICHAEL & LAVONDA MORGAN		4809 PARTRIDGE ST		LA MARQUE	TX	77568
3575-0000-0014-000	132642	GRIFFIN PAMELA	LIFE ESTATE	4807 LAWNSDALE		LA MARQUE	TX	77568
3575-0000-0047-000	132670	HORNE LAWRENCE WAYNE AND LISA MICHELLE		4805 PARTRIDGE ST		LA MARQUE	TX	77568
4895-0000-0057-001	133198	HOUSTON TKCCP HOLDINGS LLC		ONE COMCAST CENTER	32ND FLOOR	PHILADELPHIA	PA	19103
3575-0000-0051-000	132675	MAMULA ROBERT MICHAEL JR & ROBIN OLIVER		4405 LAWNSDALE STREET		LA MARQUE	TX	77568-3007
3575-0000-0013-000	132641	MARTINEZ ERICK R & DELMI		3705 AVE S 1/2		GALVESTON	TX	77550
3575-0000-0060-000	132685	RIVERA REYNALDO & TERESA		4711 PARTRIDGE ST		LA MARQUE	TX	77568-3018
3575-0000-0058-000	132683	RIVERA REYNALDO & TERESA		4711 PARTRIDGE ST		LA MARQUE	TX	77568-3018
3575-0000-0012-000	132640	SIMON HUGH FARRELL		4811 LAWNSDALE ST		LA MARQUE	TX	77568-3009
3575-0000-0030-000	132657	SMITH STEPHEN KYLE		4808 PARTRIDGE ST		LA MARQUE	TX	77568-3020
4895-0000-0040-002	133179	TDT LAMARQUE PROPCO LLC		2535 HIGHWAY 82 E STE A2		WHITESBORO	TX	76273-9500
4895-0000-0040-001	133178	TDT LAMARQUE PROPCO LLC		2535 HIGHWAY 82 E STE A2		WHITESBORO	TX	76273-9500
4895-0000-0038-001	133173	TNT FM 1765 LLC	C/O SAI GULF LLC	1708 CHANTILLY DRIVE	SUITE C	LAPLACE	LA	70068
3575-0000-0044-000	132667	TOAL AMANDA & HERBERT KARL II		4811 PARTRIDGE ST		LA MARQUE	TX	77568
4895-0000-0039-003	728275	TWCS VENTURES LLC		5206 VIRGINIA DR		RICHMOND	TX	77406



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: August 7, 2025

Agenda Item:

Discussion / possible action regarding a request to change the zoning district from R-1 Single Family Residential to L-2 Industrial 2 for a tract of land out of the S. F. Austin League No. 4, Abstract No. 2, 0.756 acres of land, being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132658 and 132659, located approximately at the northwest corner of Fleming St. and Patridge St., La Marque, TX.

Discussion / possible action regarding a request to change the zoning district from C-1 General Commercial to L-2 Industrial 2 for a tract of land out of the S.F. Austin League No. 4, Abstract No. 2, 1.889 acres of land, being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132673, site address 4725 Lawndale, La Marque, TX 77568.

Item Type: Zone Change

Standard for Approval: “Either the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71-6;
Chapter 211, Texas Local Government Code

Council approval: Required, Ordinance also required.

Public comments:

Recommendation: