



**CITY OF LA MARQUE  
PLANNING & ZONING COMMISSION  
REGULAR AGENDA  
of  
June 23, 2026**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **JUNE 23, 2026**, 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](https://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. MINUTES
  - 3.1. Regular Planning and Zoning Meeting Minutes - February 24, 2026
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 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.*

5. NEW BUSINESS  
*Items presented to the Commission for discussion and possible action:*
  - 5.1. Discussion and possible action regarding approval of The Shops at La Marque Final Plat, being +/- 16.95 acres out of the William K. Wilson League Survey, Abstract No. 208, La Marque, TX. PID No. 759675 and 751616

6. REQUESTS AND ANNOUNCEMENTS  
*Requests by Commissioners of items to be placed on future agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3)*

*an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and (6) announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda*

## 7. ADJOURNMENT

### **CERTIFICATION:**

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on June 15, 2026, at 5:15 pm.

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Kandice Garrett, TRMC  
Interim City Clerk



# City of La Marque Planning & Zoning Commission

## STAFF REPORT

**Meeting Date:** June 23, 2026

**Agenda Item:**

Discussion and possible action on The Shops at La Marque Final Plat, being a subdivision of +/- 16.95 acres out of the William K. Wilson League, Abstract No. 208, Galveston County, Texas. Galveston County ID No. 751616 and 759675.

**Item Type:** Final Plat

**Standard for Approval:** Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved.

**References:** City Code Chapter 41;  
Chapter 212, Texas Local Government Code

**Council approval:** Required.

**Public comments:**

**History:** Planning and Zoning Commission approved the preliminary plat at the February 24, 2026 meeting.

**Recommendation:** Approve per Letter of Recommendation by Adico, LLC.



**CITY OF LA MARQUE**

*"Gateway to the Gulf"*

1130 1<sup>st</sup> St., La Marque, TX 77568

409-938-9204 Permits@CityOfLaMarque.Org

**Plat Application**

Proposed Plat Name: \_\_\_\_\_

Galveston County Property Tax ID #(s): \_\_\_\_\_

Legal Description: \_\_\_\_\_

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

Surveyor: \_\_\_\_\_

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

\_\_\_\_\_

Applicant/ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Contact Email: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Application Checklist**

- Plat in the form required for filing - electronic submittal 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 (CPL 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

\*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: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of applicant: Amanda Rabius

Date: \_\_\_\_\_



Title Research/Abstract Services  
2603 Augusta Drive, Suite 1125  
Houston, Texas 77057  
Ph: 713-244-2867, Fax: 713-244-2872

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## City Planning Letter

City Planning Department  
City of La Marque  
1130-A 1<sup>st</sup> St.  
La Marque, TX 77568

File Number: 2791025-10326  
RE: P136677 - Gulf Greyhound Pad 2 (56352)  
Issue Date: March 12, 2026

Texas American Title Company certifies that a diligent search of the real property records of Texas American Title Company's title plant of Galveston County, Texas has been made, as to the herein described property, and as of 8:00 AM on the 1st day of March, 2026, we find the following:

Legal Description:

**DESCRIPTION OF  
16.95 ACRES OR 738,546 SQ. FT.**

A TRACT OR PARCEL CONTAINING 16.95 ACRES OR 738,546 SQUARE FEET OF LAND SITUATED IN THE W.K. WILSON SURVEY, ABSTRACT NO. 208, GALVESTON COUNTY, TEXAS, BEING OUT OF A RESIDUE OF A CALLED 88.293 ACRES DESCRIBED IN DEED TO JMK5 ARENA, LLC., RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2022018608, WITH SAID 16.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

**BEGINNING** AT A CAPPED 5/8 IRON ROD STAMPED "WINDROSE" FOUND ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 2004 (120 FEET R.O.W.) AND THE EAST CORNER OF A UNRESTRICTED RESERVE "A", BLOCK 1 OF MS GULF GREYHOUND, A MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2023050385, GALVESTON COUNTY MAP RECORDS (G.C.M.R.) AND THE **POINT OF BEGINNING**, SAME BEING THE COMMON NORTH CORNER OF SAID 88.293 ACRES AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 42 DEG. 40 MIN. 22 SEC. EAST, WITH THE SOUTHWEST R.O.W. LINE OF SAID F.M. 2004, A DISTANCE OF 720.83 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID 88.293 ACRES, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

SOUTH 46 DEG. 17 MIN. 38 SEC. WEST, A DISTANCE OF 998.86 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 23 DEG. 09 MIN. 17 SEC., AN ARC LENGTH OF 101.03 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEG. 18 MIN. 24 SEC. WEST, - 100.35 FEET TO A CUT X SET FOR A POINT OF TANGENCY;

NORTH 43 DEG. 43 MIN. 45 SEC. WEST, A DISTANCE OF 622.42 FEET TO A CUT "X" FOUND ON THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "A" FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 46 DEG. 17 MIN. 38 SEC. EAST, WITH THE SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 1,032.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.95 ACRES OR 738,546 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56352-17AC, PREPARED BY WINDROSE LAND SERVICES.

Record Title appears to be vested in:

**MS SHOPS AT LA MARQUE, LLC, a Texas limited liability company**

By virtue of that certain Special Warranty Deed dated September 27, 2024 filed for record October 1, 2024 under Clerk's File No. 2024044619 of the Official Public Records of Galveston County, Texas.

Deed Restrictions:

Those set forth in that certain Deed dated August 6, 1985 filed for record August 8, 1985 under Clerk's File No. 8531669 of the Official Public Records of Galveston County, Texas.

Easements and other encumbrances:

Subject to that certain Right-of-Way granted to Humble Pipe Line Company, a Texas corporation, in instrument dated July 16, 1935 filed for record August 24, 1935 in Volume 507, Page 211 of the Deed Records of Galveston County, Texas.

Subject to that certain Electric Line Easement granted to Texas-New Mexico Power Company, in instrument dated April 15, 1992 filed for record August 12, 1994 under Clerk's File No. 9436356 of the Official Public Records of Galveston County, Texas.

Subject to that certain Easement Estate as further described in that certain Special Warranty Deed dated October 25, 2022 filed for record October 26, 2022 under Clerk's File No. 2022066936 of the Official Public Records of Galveston County, Texas.

Subject to the terms, conditions and stipulations of that certain Sign Access and General Utility Easement Agreement dated October 25, 2022 filed for record October 26, 2022 under Clerk's File No. 2022066937 of the Official Public Records of Galveston County, Texas; as affected by that certain First Amendment to Sign, Access & General Utility Easement Agreement dated September 27, 2024 filed for record October 1, 2024 under Clerk's File No. 2024044620 of the Official Public Records of Galveston County, Texas.

Subject to the terms, conditions and stipulations of that certain Sign, Access & General Utility Easement Agreement dated October 10, 2024 filed for record October 11, 2024 under Clerk's File No. 2024046256 of the Official Public Records of Galveston County, Texas; as affected by that certain First Amendment to Sign, Access & General Utility Easement Agreement dated November 10, 2025 filed for record November 12, 2025 under Clerk's File No. 2025053120 of the Official Public Records of Galveston County, Texas.

Subject to that certain Electric Distribution Line Easement granted to Texas-New Mexico Power Company, in instrument dated December 15, 2025 filed for record January 13, 2026 under Clerk's File No. 2026001707 of the Official Public Records of Galveston County, Texas.

Lien Holder(s):

Deed of Trust dated October 9, 2024, filed for record on October 9, 2024, under Clerk's File No. 2024045848, of the Official Public Records of Galveston County, Texas, executed by MS Shops at La Marque, LLC, a Texas limited liability company, in favor of Daniel W. Brooks, as Trustee, securing the obligations as set out in that certain promissory note of even date therewith in the principal amount of \$2,377,859.00, payable to the order of Independent Bank, doing business as Independent Financial, and subject to all terms, conditions and stipulations contained therein; including any additional indebtedness secured thereby.

Said lien additionally secured by Collateral Assignment of Leases and Rentals, as evident by instrument filed of record under Clerk's File No. 2024045849 of the Official Public Records of Galveston County, Texas.

No examination has been made as to abstracts of judgments; state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

**Texas American Title Company**



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Harris Lodge Prigge  
Title Examiner

Texas American Title

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC, CTOP  
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR  
722 21st Street  
Galveston, TX 77550

**Issued To:**

WINDROSE LAND SURVEYING  
5353 W SAM HOUSTON PKWY N  
STE 150  
HOUSTON, TX 77041

**Legal Description**

ABST 208 W K WILSON SUR PT OF LOTS 15 &  
17 (15-20) WATERMAN SUB

**Fiduciary Number:** 37114343

**Parcel Address:** 950 FM 2004

**Legal Acres:** 15.9986

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**Account Number:** 759675

**Print Date:** 12/17/2025 12:54:55 PM

**Certificate No:** 254292500

**Paid Date:** 12/17/2025

**Certificate Fee:** \$10.00

CHECK NO. 013688

**Issue Date:** 12/17/2025

**Operator ID:** DIQUATTRO\_L

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

**Exemptions:**

**Certified Owner:**

MS SHOPS AT LA MARQUE LLC  
520 POST OAK BLVD STE 380  
HOUSTON, TX 77027-9405

**Certified Tax Unit(s):**

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

<b>2025 Value:</b>	2,825,190
<b>2025 Levy:</b>	\$62,014.09
<b>2025 Levy Balance:</b>	\$0.00
<b>Prior Year Levy Balance:</b>	\$0.00
<b>Total Levy Due:</b>	\$0.00
<b>P&amp;I + Attorney Fee:</b>	\$0.00
<b>Total Amount Due:</b>	\$0.00

Reference (GF) No: N/A

Issued By: *Cheryl Johnson* 141  
CHERYL E. JOHNSON, PCC, CTOP  
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 21st Street
Galveston, TX 77550

Issued To:

WINDROSE LAND SURVEYING
5353 W SAM HOUSTON PKWY N
STE 150
HOUSTON, TX 77041

Legal Description

ABST 208 W K WILSON SUR PT OF LOTS 15 &
17 (15-19) WATERMAN SUB

Fiduciary Number: 37114343

Parcel Address:

Legal Acres: .9514

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Account Number: 751616

Print Date: 12/17/2025 12:56:10 PM

Certificate No: 254292502

Paid Date: 12/17/2025

Certificate Fee: \$10.00

CHECK NO. 013688

Issue Date: 12/17/2025

Operator ID: DIQUATTRO\_L

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

MS SHOPS AT LA MARQUE LLC
520 POST OAK BLVD STE 380
HOUSTON, TX 77027-9405

Table with 2 columns: Description and Amount. Rows include 2025 Value, 2025 Levy, 2025 Levy Balance, Prior Year Levy Balance, Total Levy Due, P&I + Attorney Fee, and Total Amount Due.

Certified Tax Unit(s):

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

Reference (GF) No: N/A

Issued By: Cheryl E. Johnson 141
CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR


# ADD COMPANY LETTERHEAD

## Owner's Authorization Letter

Project: THE SHOPS AT LA MARQUE

I, Neal Wade, Manager of MS Shops at La Marque, LLC hereby certify that I am the owner or owner's authorized agent for the above-described Plat. I hereby authorize WINDROSE to act on my/the owner's behalf during the processing and presentation of the above-referenced project. They shall be the principal contact with the City of La Marque in processing this application.

By: MS Shops at La Marque, LLC

Signature:   
Printed Name: Neal Wade  
Title: Manager

State of Texas

County of Harris

Before me, the undersigned authority, on this day personally appeared,

Neal Wade, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and, in the capacity therein and herein stated, and as the act and deed of said incorporation.

Witness my hand and official seal, this the 16<sup>th</sup> day of March, 2026.

(Personalized Seal)

  
Notary Public



Karla Romero  
Print Name

My Commission Expires: 08-19-2029

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON

WHEREAS, **MS Shops at Lamarque, LLC**, has platted that certain **16.95 acres** of land out of the **William K. Wilson Survey, Abstract No. 208**, Galveston County, Texas, which property was surveyed and platted on \_\_\_\_\_, 202\_\_ by Windrose Land Services and known as **THE SHOPS AT LA MARQUE** and recorded at Vol. \_\_\_\_\_ Pg. No. \_\_\_\_\_ of the Map Records and Clerk's File No. \_\_\_\_\_ of the Official Public Records of Real Property of Galveston County, Texas; and

WHEREAS, **SouthState Bank, N.A.** is the present owner and holder of a liens against the above described property, said liens being evidenced as recorded at Clerk File No. **2024045848** and **2024045849** of the Deed Records of Real Property of Galveston County, Texas, and is the holder of promissory notes secured by said liens, desires to subordinate said liens to the dedication of all streets, rights-of-way and easements as well as all other terms and conditions referred to on the subdivision of **THE SHOPS AT LAMARQUE**;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by **MS Shops at Lamarque, LLC** to said Lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said Lienholder as the present owner and holder of the note and liens given to secure the payment of the same, does hereby fully subordinate its liens to the plat of the subdivision of **THE SHOPS AT LAMARQUE** and the dedication evidenced thereby and does hereby **RATIFY, CONFIRM, AND APPROVE** in all respects the subdivision of **THE SHOPS AT LAMARQUE**.

The said Lienholder does hereby **WARRANT AND REPRESENT** that it is the present owner and holder of the notes and the liens given to secure the payment of the same and that it is the owner and holder of the note and the liens.

Except as expressly modified hereby the liens shall remain in full force and effect.

EXECUTED this 30 day of December, 2025.

**SouthState Bank, N.A.**

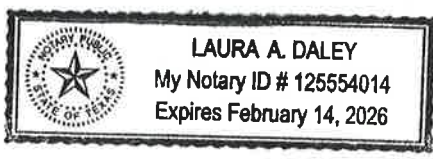
By: [Signature]  
Printed Name: MARIO GONCALVES  
Title: SENIOR VICE PRESIDENT

Attest: [Signature]  
Printed Name: Mina Cresco Marquez  
Title: Assistant Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared MARIO GONCALVES, and SVP known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this 30 day of December, 2025.



[Signature]  
Notary Public in and for the  
State of Texas  
Laura Daley  
Print Name  
My Commission Expires: 2-14-26

AFTER RECORDING RETURN TO:  
WINDROSE LAND SERVICES  
ATTN: PLATTING DEPARTMENT  
11111 RICHMOND AVE., SUITE 150  
HOUSTON, TX 77082