



**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
REGULAR AGENDA
of
July 22, 2026**

Notice is hereby given that the Board of Adjustment of the City of La Marque, Texas will conduct a **Regular Meeting** on **July 22, 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)**. The Zoom Passcode: 176781 and Meeting ID: 161 590 0667. In accordance with Section 551.127(b) of the Texas 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. 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 Board (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 Hearings to hear public input on:

- 4.I. A preliminary report to consider variance requests related to signage within Zoning District C-4 Interstate Commercial, specifically pole sign height and minimum distance between free standing signs for the following properties:
A.) Lots 0-1, McDonald's La Marque Subdivision, 2300 Gulf Freeway, PID. No. 364760; B.) Lots 23 through 27, Grebb Addition, 2200 Lake Road, PID 197141
C.) North Part of Lots 43 & 44, Grebb Addition, 2222 Lake Road, PUD No. 197154; and D.) the North 146.67 Feet of Lot 28 (28-2), Grebb Addition, 2511 Grebb Street, PID No. 19743

5. MINUTES

5.I. Board of Adjustment Minutes February 25, 2026

6. NEW BUSINESS

Items presented to the Board for discussion and possible action:

- 6.I. A preliminary report to consider variance requests related to signage within Zoning District C-4 Interstate Commercial, specifically pole sign height and minimum distance between free standing signs for the following properties: A.) Lots 0-1, McDonald's La Marque Subdivision, 2300 Gulf Freeway, PID. No. 364760; B.) Lots 23 through 27, Grebb Addition, 2200 Lake Road, PID 197141 C.) North Part of Lots 43 & 44, Grebb Addition, 2222 Lake Road, PUD No. 197154; and D.) the North 146.67 Feet of Lot 28 (28-2), Grebb Addition, 2511 Grebb Street, PID No. 19743

7. REQUESTS AND ANNOUNCEMENTS

Requests by Board Members 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

8. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before July 16, 2026 by 4:00 p.m.

Kandice Garrett, TRMC
Interim City Clerk

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **The Galveston County Daily News** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(409) 683-5200**.

**For TCEQ notices, If a custom affidavit is required by law, please email it to
legals@galvnews.com**

Notice ID: A54ZGVZqvYzqTLqhWKQ2 | **Proof Updated: Jul. 08, 2026 at 11:55am CDT**
Notice Name: Notice of Public Hearing BOA Quiktrip 7.22.26

This is not an invoice. Below is an estimated price, and it is
subject to change. You will receive an invoice with the final
price upon invoice creation by the publisher.

FILER

Melissa Silva
m.silva@cityoflamarque.gov News
(409) 938-9202

FILING FOR

The Galveston County Daily

Columns Wide: 2

Ad Class: Legals

07/09/2026: Legal Notice Notice	202.99
Affidavit Fee	30.00
Legal Package	20.00
Admin Fee	7.87

Subtotal	\$260.86
Tax %	0
Processing Fee	\$0.00
Total	\$260.86

See Proof on Next Page

Legal Notice
NOTICE OF PUBLIC HEARING
CITY OF LA MARQUE, TEXAS

BOARD OF ADJUSTMENT

Notice is hereby given that the Board of Adjustment of the City of La Marque, Texas, will hold a public hearing on Wednesday, July 22, 2026, at 4:00 PM. The public hearing will be held at City Hall Council Chambers located at 1109-B Bayou Road, La Marque, TX, to consider variance requests related to signage for the following properties: A.) Lots 0-1, McDonald's La Marque Subdivision, J.D. Moore Survey, Abstract 150, 2300 Gulf Freeway, PID No. 364760; B.) Lots 23 through 27, Greb Addition, J.D. Moore Survey, Abstract 150, 2200 Lake Road, PID No. 197141; C.) North Part of Lots 43 & 44, Greb Addition, J.D. Moore Survey, Abstract 150, 2222 Lake Road, PID No. 197154; and D.) the North 146.67 Feet of Lot 28 (28-2), Greb Addition, J.D. Moore Survey, Abstract 150, 2511 Grebb Street, PID No. 197143. The applicant, Bo McElwain, on behalf of the property owners, SOSO Properties Inc., Four Seasons Food Inc., McDonald's Real Estate Co., requests variances to signage within Zoning District C-4 Interstate Commercial. All interested persons are invited to appear and be heard for or against the proposed request.

Published: July 9, 2026



**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
REGULAR MINUTES
of
February 25, 2026**

1. **CALL MEETING TO ORDER**
Chairman Billy Jefferson called the meeting to order at 6:03 PM.
2. **ROLL CALL**
All Board Members Present
3. **CITIZENS PARTICIPATION**
No citizens participation.
4. **MINUTES**
No prior minutes were discussed
5. **PUBLIC HEARING**
None - Closed at 4:09 PM
 - 5.I. A preliminary report on a request for variances to minimum lot size, lot width, lot depth, building size and building setback requirements within (C-3) Corridor Commercial, for a tract of land being part of Lot 10 of Orchard Place Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof as recorded in Volume 92, Page 462, Galveston County PID No. 611795, 10615 FM 1764, La Marque, TX 77568
6. **NEW BUSINESS**
 - 6.I. A preliminary report on a request for variances to minimum lot size, lot width, lot depth, building size and building setback requirements within (C-3) Corridor Commercial, for a tract of land being part of Lot 10 of Orchard Place Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof as recorded in Volume 92, Page 462, Galveston County PID No. 611795, 10615 FM 1764, La Marque, TX 77568
Board members had a discussion regarding Title Insurance stating they will not insure property. Public Speaker Shirley B represented adjacent property expressed concerns about potential business. All opposed and the requests for variances were denied.
 - 6.II. Electing a Chairperson and Vice-Chairperson for calendar year 2026
Board member Re'Chard Luftis made a motion to nominate Billy Jefferson as

Chairperson, Board Member Alexa Cross seconded. Vote motion carried unanimously.

Board member Re'Chard Luftis made a motion to nominate Alexa Cross as Vice Chairperson, Board Memeber Terri Taylor seconded. Vote motion carried unanimously.

7. REQUESTS AND ANNOUNCEMENTS

8. ADJOURNMENT

Meeting was adjourned at 4:31 PM



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: 4/15/26

\$450.00 Application Fee Paid: ☐ Yes ☒ No

APPLICANT INFORMATION:

Applicant: Bo McElwain
Address: 17175 Tomball Pkwy Suite 5B Houston, TX 77064
Phone: 3168821199
Email: bmcclwai@quiktrip.com

OWNER INFORMATION:

Owner: SOSO, 4 Seasons, McDonalds
Address: N/A
Phone: 713-383-8818, 713-383-8818, 781-801-3966
Email: lily@fourseasonsfood.com, Nancy.dittmeier@us.mcd.com

PROPERTY INFORMATION:

Legal Description: ABST 150 J D MOORE SUR LOTS 23 THRU 27 GREB ADDN, ABST 150 J D MOORE SUR N PT OF LOTS 43 & 44 GREB ADDN, North Part of Lot 28 (28-2) Greb Addition, JD Moore Abstract 150, McDonald's La Marque, Subdivision, JD Moore Survey
Property Address: 2200, 2222 Lake Rd.
2300 Gulf Freeway
Current Zoning: C-4
Parcel ID No.(s) (PID): 197143,197141,197154, 364760
Galveston County Tax ID No.(s) N/A

BOARD OF ADJUSTMENTS APPLICATION REQUEST: *Please provide detail description of request:* _____
Sign variance for 90' pole sign along frontage, distance between ground signs, and distance from property line to monument sign along Lake Rd.

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: B. McElwain Date: 4/15/26

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

Board of Adjustments Application



QuikTrip Corporation

HOUSTON DIVISION
17175 Tomball Pkwy, Suite 5B
Houston, TX 77064

May 7, 2026

City of La Marque

Re: Variance Request for proposed **QuikTrip #4651**

Purpose: QuikTrip hereby respectfully requests consideration and approval for variances from the City of La Marque sign code.

Proposed Use: QuikTrip is proposing to construct, operate, and professionally maintain a new 6,445 SF 24-hour Convenience Store with retail motor fuel sales. The QuikTrip development will provide a family oriented, clean and modern facility for the citizens of La Marque. QuikTrip provides many of the items you will find in your larger grocery stores, with very similar pricing. We are also making great strides in the food industry with our state-of-the-art kitchen in our newest Generation 4 Store. QuikTrip takes great pride in our employees and our stores. We build our facilities to last fifty plus years, and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. Our Store Teams are called on to maintain everything from landscaping, coffee/cappuccino machines, coffee bar, tea bar, paving, and all other aesthetic and mechanical features of the store. QuikTrip

QuikTrip Corporation is nationally known for our clean, quality appearance, fantastic customer service, as well as:

- High-quality jobs
 - Currently #68 on Forbes list of America's 500 Best US Companies
 - Never laid off an Employee is the history of the company which started in 1958.
 - Fortune Magazine's list of the 100 Best Companies to Work for over 16 years
 - Employees are among the highest paid in the retail industry- 30% Above Industry Average
 - Great health, life, dental and vision benefits
 - 401(k), Profit Sharing and Employee Stock Option Plan (ESOP) 1/5 of every dollar earned goes to the employees.
- **No store is franchised**, and QT is responsible for all aspects of the business.
- QT fuel is unconditionally guaranteed because our fuel is of the highest quality. QT will resolve any fuel-related problems to the customer's satisfaction.
- QT security provides a sophisticated alarm system and monitoring devices, video cameras and raised checkout for better visibility and windows are clutter-free, providing open visibility from the store to the fuel pumps and street. Our security system rivals those in the banking industry.
- "Safe Place" being one of our contribution recipients is a national non-profit charitable organization that provides safety for troubled or threatened youth. Since 1991, QuikTrip has been a designated Safe Place, where runaways and at risk youth can come in off the street, receive food and drink while they wait for a volunteer from Safe Place agency partner to connect them with professional help or a place to stay until their situation is resolved. All members of the QuikTrip management team are trained on Safe Place policies and procedures, and how to act accordingly when a troubled youth enters one of our facilities requesting assistance. We helped over 600 at danger youth last year alone.

Variance Request: QuikTrip respectfully requests the following variances:

POLE SIGN ALLOWANCE

- City Ordinance **Section 71-17**: C4 Interstate Commercial- City Code does not clearly state that a Pole Sign is allowed. City Staff has stated that all Pole Signs or High Rise Signs require a Variance to be allowed. QuikTrip respectfully requests to be allowed, in conjunction with the development of the proposed use, a 90' Pole Sign with allowed square footage of 473 Square Feet.
- Hardship- the proposed development property located at the corner of the I-45 intersection of Lake Road sits significantly below the elevated Interstate. The visibility to the commercial property is limited due to the difference in grade elevations. The ongoing construction improvements for I-45 shall continue to limit the visibility to the property.
- Not Self-Imposed- The I-45 corridor improvements are necessary to allow for the continued growth of the region. While TXDOT infrastructure improvements continue to facilitate growth, the ability to develop new businesses along the new infrastructure must adapt to the improvements that begin to limit the opportunities for commercial developments along that corridor. The property for the proposed improvements limits the viability for commercial development when not visible.
- Why the variance is necessary- Due to the elevated structure of Interstate 45, and reconfiguration of the exit/on ramps, a pole sign at the requested height and square footage is required to allow vehicular traffic time to recognize the commercial development, maneuver and safely exit the interstate. The sign will be visible from the new proposed exist ramps as per the TXDOT improvement plans.
- Compatibility- The variance requested will remain compatible with neighboring properties providing equivalent signage and is consistent with the I-45 corridor throughout the City of La Marque. As a reference, the proposed QuikTrip Pole Sign at 90' shall sit lower than the existing McDonald's sign.

FREE STANDING SIGN SEPARATION

- City Ordinance **Section 71-17(k)(8)** which states that a monument sign may not be located within 125 feet of another freestanding sign on the same premises. QuikTrip is proposing a variance to reduce the minimum distance required from 125' to 100'.
- Hardship- Recent right of way dedication for the further improvement of the I-45 corridor have limited and/or created a uniquely shaped parcel of land. QuikTrip has assembled property from more than one landowner, including McDonalds, to further redevelop the corner but the unique property shape assembled still creates a challenge and therefore a variance is being requested.
- Not Self-Imposed- Although multi-parcel assemblage was performed, the remaining available property to redevelop, post right of way taking for the intersection improvements, have created limited frontage for the corner. To still maintain access drive locations as required by TXDOT along with maintaining separation from neighboring property signage, QuikTrip is proposing locations for signage that are less than code provides with regards to separation.
- Why the variance is necessary- the sign code recognizes the importance of signage to commercial use and allows a monument sign for each frontage that the property abuts. The property has 3 frontages and therefore 3 monument signs would be allowed. QuikTrip is requesting a total of 2 free-standing signs to provide necessary information pertinent to the proposed development along the 2 main frontages and in order to do that, a variance is

necessary as the separation between freestanding signs cannot be achieved without further variances being requested including setbacks required and reducing access to the property.

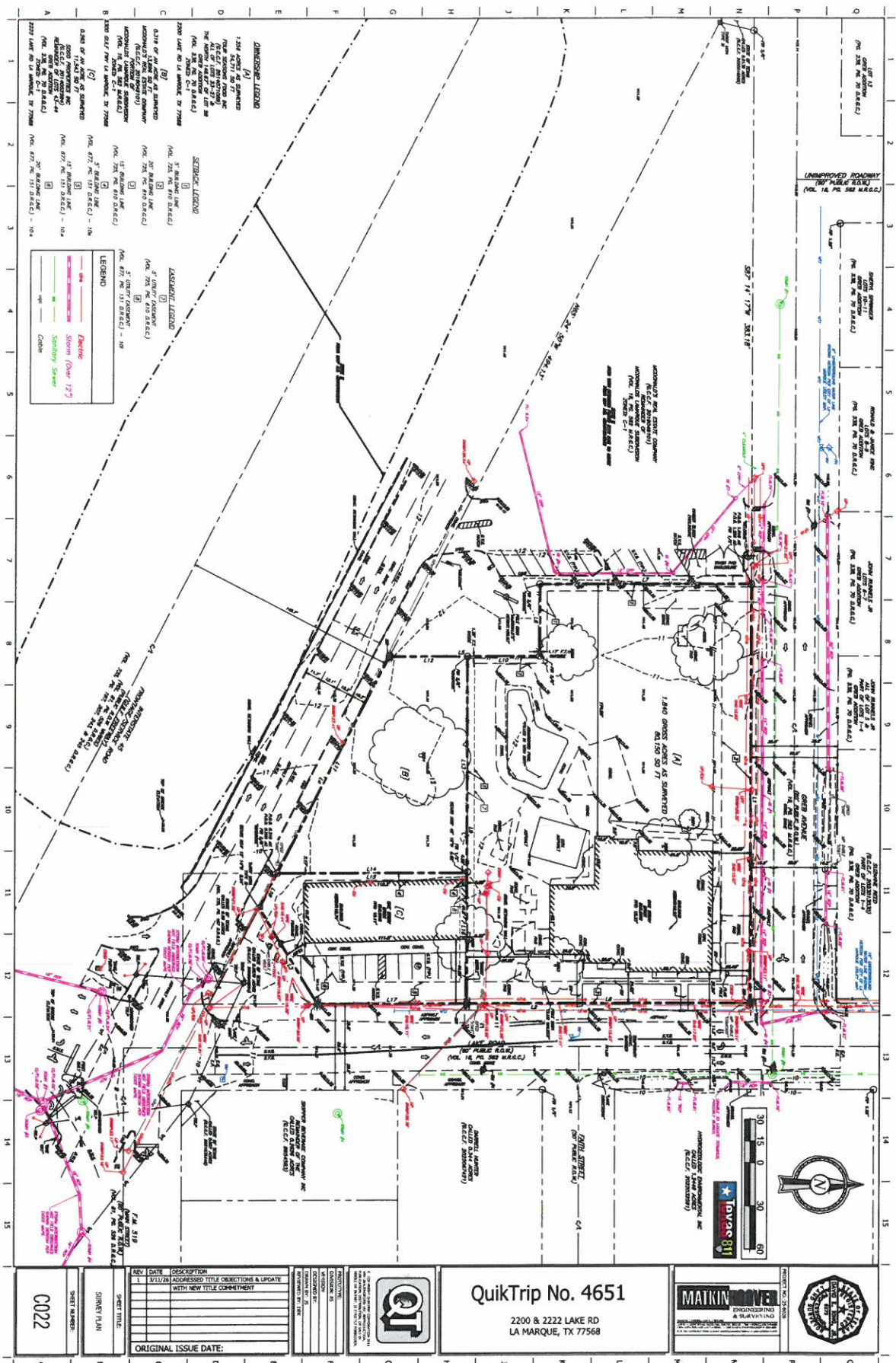
- Compatibility- Due to the unique property shape on this project and drive placement for customers to safely enter and exit the site, the signs have been placed as far apart as possible while maintaining adequate setbacks from property lines and separation from curbs. The variance requested will remain compatible with neighboring properties by maintaining the integrity of the area while allowing for a new redevelopment to further improve aesthetics in the immediate area of I-45 and Lake Road.

For your convenience, updated site plans, renderings, and submittal documents have been attached to this response.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. McElwain', with a stylized flourish at the end.

Bo McElwain
Real Estate Project Manager
QuikTrip Corporation – Houston Division



- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 472.9 Square Feet Sign Area

4651 -HR19-ELP-CC

Project Information

Client
QuikTrip

Location

Notes:

- 1.) Engineering provided by QT.
2.) Steel supports provided by QT.

[illegible]

4651

Declaration

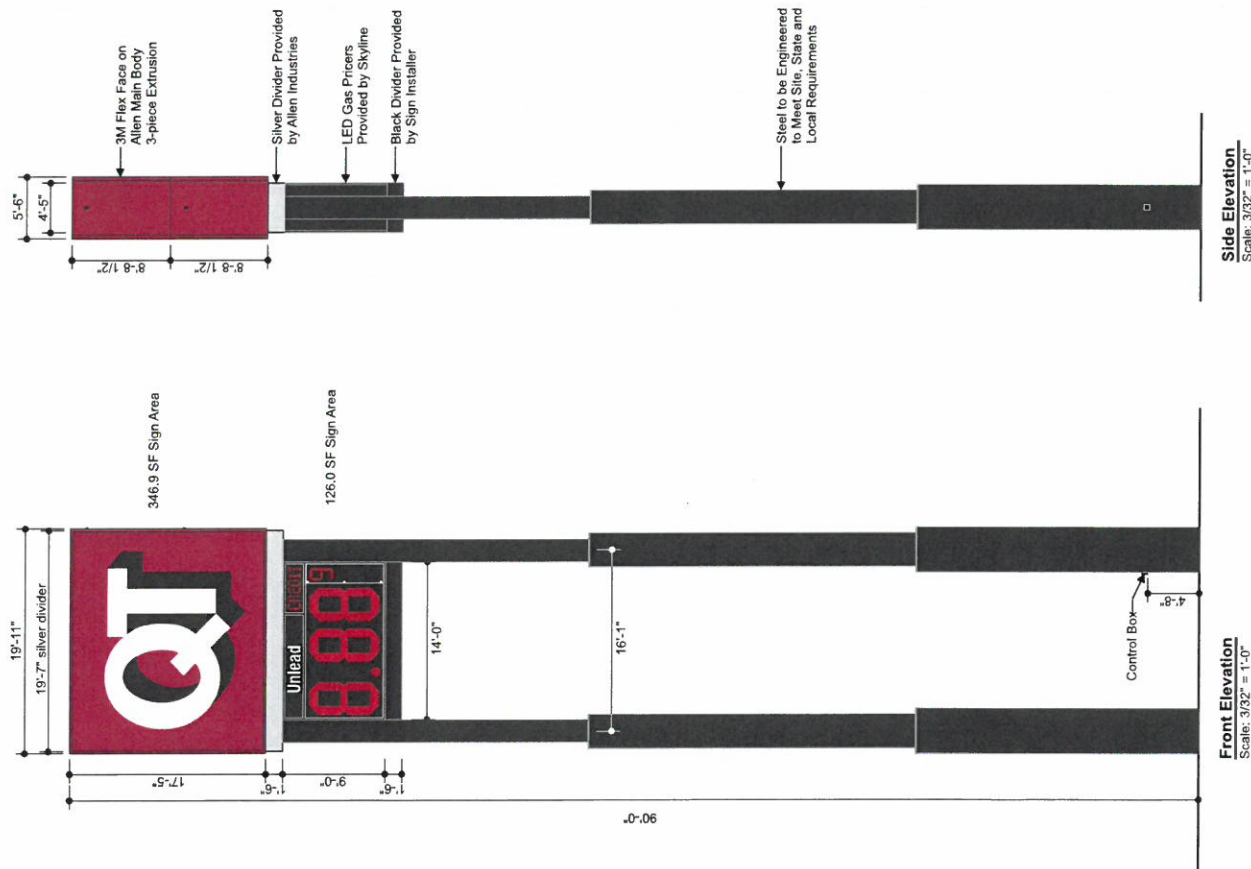
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Allen Industries

800-967-2553

T-800-967-2553
www.allenindustries.com





La Marque, TX





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

**CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A VARIANCE REQUEST TO BOARD OF ADJUSTMENT
OF PROPERTY WITHIN 200 FEET**

July 9, 2026

Dear Property Owner:

This PUBLIC NOTICE is required by the City of La Marque Code of Ordinances, Section 71-25, an application for a variance request for property in your area has been received by the Board of Adjustment. 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 variance(s). Your property is not 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 Board of Adjustment will hold a Regular Meeting and Public Hearing on July 22, 2026 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.

1. A preliminary report to consider variance requests related to signage within Zoning District C-4 Interstate Commercial, specifically pole sign height and minimum distance between free standing signs for the following properties: A.) Lots 0-1, McDonald's La Marque Subdivision, J.D. Moore Survey, Abstract 150, 2300 Gulf Freeway, PID No. 364760; B.) Lots 23 through 27, Greb Addition, J.D. Moore Survey, Abstract 150, 2200 Lake Road, PID No. 197141; C.) North Part of Lots 43 & 44, Greb Addition, J.D. Moore Survey, Abstract 150, 2222 Lake Road , PID No. 197154; and D.) the North 146.67 Feet of Lot 28 (28-2), Greb Addition, J.D. Moore Survey, Abstract 150, 2511 Grebb Street, PID No. 197143.

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 3 business days 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,

Development Services

Galveston CAD Property Search

Property Details

Account

Property ID: 197143 **Geographic ID:** 3685-0000-0028-002

Type: R

Property Use: **Condo:**

Location

Situs Address: 2511 GREBB LA MARQUE, TX 77568

Map ID: 283-D **Mapsco:**

Legal Description: ABST 150 J D MOORE SUR N 146.67 FT OF LOT 28 (28-2) GREB ADDN

Abstract/Subdivision: S3685

Neighborhood: (7435) WENTZEL

Owner

Owner ID: 607889

Name: FOUR SEASONS FOOD INC

Agent: RAINBOLT & ALEXANDER

Mailing Address: 2010 HOLMES RD
HOUSTON, TX 77045-1225

% 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: \$21,620 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$21,620 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: ?	\$21,620 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$16,557 (-)

Assessed Value:	\$5,063
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: FOUR SEASONS FOOD INC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$21,620	\$5,063	\$21.19	
D02	DRAINAGE #2	0.045080	\$21,620	\$5,063	\$2.28	
GGA	GALVESTON COUNTY	0.322660	\$21,620	\$5,063	\$16.34	
J05	MAINLAND COLLEGE	0.263800	\$21,620	\$5,063	\$13.36	
RFL	CO ROAD & FLOOD	0.003000	\$21,620	\$5,063	\$0.15	
S18	TEXAS CITY ISD	1.154300	\$21,620	\$5,063	\$58.44	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$111.76

Estimated Taxes Without Exemptions or Limitations: \$477.23

Galveston CAD Property Search

Property Details

Account		
Property ID:	364760	Geographic ID: 5047-0000-0000-001
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	2300 GULF FWY LA MARQUE, TX 77568	
Map ID:	283-D	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR (0-1) MCDONALD'S LA MARQUE SUB	
Abstract/Subdivision:	S5047	
Neighborhood:	(FF-S18) FAST FOOD - S18	
Owner		
Owner ID:	671914	
Name:	MCDONALD'S REAL ESTATE CO	
Agent:	ASSESSMENT ADVISORS	
Mailing Address:	ATTN: DEPT 027-RE TAX 110 N CARPENTER ST CHICAGO, IL 60607	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,189,350 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$99,920 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,289,270 (=)
Agricultural Value Loss: ⓘ	\$0 (-)

Appraised Value: ⓘ \$1,289,270 (=)

HS Cap Loss: ⓘ \$0 (-)

Circuit Breaker: ⓘ \$0 (-)

Assessed Value: \$1,289,270

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: MCDONALD'S REAL ESTATE CO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$1,289,270	\$1,289,270	\$5,395.61	
D02	DRAINAGE #2	0.045080	\$1,289,270	\$1,289,270	\$581.20	
GGA	GALVESTON COUNTY	0.322660	\$1,289,270	\$1,289,270	\$4,159.96	
J05	MAINLAND COLLEGE	0.263800	\$1,289,270	\$1,289,270	\$3,401.09	
RFL	CO ROAD & FLOOD	0.003000	\$1,289,270	\$1,289,270	\$38.68	
S18	TEXAS CITY ISD	1.154300	\$1,289,270	\$1,289,270	\$14,882.04	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$28,458.58

Estimated Taxes Without Exemptions or Limitations: \$28,458.58

Galveston CAD Property Search

Property Details

Account

Property ID: 197141 **Geographic ID:** 3685-0000-0023-000

Type: R

Property Use: **Condo:**

Location

Situs Address: 2200 LAKE RD LA MARQUE, TX 77568

Map ID: 283-D **Mapsco:**

Legal Description: ABST 150 J D MOORE SUR LOTS 23 THRU 27 GREB ADDN

Abstract/Subdivision: S3685

Neighborhood: (LOUNGE-S18) LOUNGE

Owner

Owner ID: 607889

Name: FOUR SEASONS FOOD INC

Agent: FRANK & ASSOCIATES INC

Mailing Address: 2010 HOLMES RD
HOUSTON, TX 77045-1225

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$305,520 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$9,900 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$315,420 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value:	\$315,420 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$315,420
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: FOUR SEASONS FOOD INC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$315,420	\$315,420	\$1,320.04	
D02	DRAINAGE #2	0.045080	\$315,420	\$315,420	\$142.19	
GGA	GALVESTON COUNTY	0.322660	\$315,420	\$315,420	\$1,017.73	
J05	MAINLAND COLLEGE	0.263800	\$315,420	\$315,420	\$832.08	
RFL	CO ROAD & FLOOD	0.003000	\$315,420	\$315,420	\$9.46	
S18	TEXAS CITY ISD	1.154300	\$315,420	\$315,420	\$3,640.89	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$6,962.39

Estimated Taxes Without Exemptions or Limitations: \$6,962.39

Galveston CAD Property Search

Property Details

Account

Property ID: 197154 **Geographic ID:** 3685-0000-0043-000

Type: R

Property Use: **Condo:**

Location

Situs Address: 2222 LAKE RD LA MARQUE, TX 77568

Map ID: 283-D **Mapsco:**

Legal Description: ABST 150 J D MOORE SUR N PT OF LOTS 43 & 44 GREB ADDN

Abstract/Subdivision: S3685

Neighborhood: (RTLSTP-S18) RETAIL STRIP

Owner

Owner ID: 605930

Name: SOSO PROPERTIES INC

Agent:

Mailing Address: 6810 JARRED CT
PEARLAND, TX 77584-3562

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$650,180 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$30,320 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$680,500 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value:	\$680,500 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$37,892 (-)
Assessed Value:	\$642,608
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: SOSO PROPERTIES INC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$680,500	\$642,608	\$2,689.32	
D02	DRAINAGE #2	0.045080	\$680,500	\$642,608	\$289.69	
GGA	GALVESTON COUNTY	0.322660	\$680,500	\$642,608	\$2,073.44	
J05	MAINLAND COLLEGE	0.263800	\$680,500	\$642,608	\$1,695.20	
RFL	CO ROAD & FLOOD	0.003000	\$680,500	\$642,608	\$19.28	
S18	TEXAS CITY ISD	1.154300	\$680,500	\$642,608	\$7,417.62	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$14,184.55

Estimated Taxes Without Exemptions or Limitations: \$15,020.96

OWNER AUTHORIZATION LETTER

Project Site Address: A portion of 2300 Gulf FWY. La Marque, TX 77568

I hereby certify that I am the owner of the above-described property. I respectfully request the processing and approval of the Board of Adjustments submittal for this property with the City of La Marque. I hereby authorize the Applicant listed on this letter to act on my behalf during the processing and review. The authorized Applicant shall serve as the primary point of contact with the City of La Marque throughout the Board of Adjustments review and approval process.

QT South, LLC - Project #4651 – Bo McElwain, Real Estate Project Manager

4/28/2026

Name of Permit Applicant or Company (Print)

Date

 Type text here

5/22/2026

Sallie Lupescu – Senior Counsel

McDONALD'S REAL ESTATE COMPANY, a Delaware corporation

Date

OWNER AUTHORIZATION LETTER

Project Site Address: 2222 Lake Rd. La Marque, TX 77568

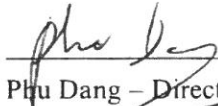
I hereby certify that I am the owner of the above-described property. I respectfully request the processing and approval of the Board of Adjustments submittal for this property with the City of La Marque. I hereby authorize the Applicant listed on this letter to act on my behalf during the processing and review. The authorized Applicant shall serve as the primary point of contact with the City of La Marque throughout the Board of Adjustments review and approval process.

QT South, LLC - Project #4651 – Bo McElwain, Real Estate Project Manager

4/28/2026

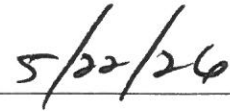
Name of Permit Applicant or Company (Print)

Date



Phu Dang – Director

SOSO PROPERTY, INC., a Texas corporation



Date

OWNER AUTHORIZATION LETTER

Project Site Address: 2200 Lake Rd. & 2511 Grebb St. La Marque, TX 77568

I hereby certify that I am the owner of the above-described property. I respectfully request the processing and approval of the applicable Board of Adjustments submittal for this property with the City of La Marque. I hereby authorize the Applicant listed on this letter to act on my behalf during the processing and review. The authorized Applicant shall serve as the primary point of contact with the City of La Marque throughout the Board of Adjustments review and approval process.

QT South, LLC - Project #4651 – Bo McElwain, Real Estate Project Manager

4/28/2026

Name of Permit Applicant or Company (Print)

Date



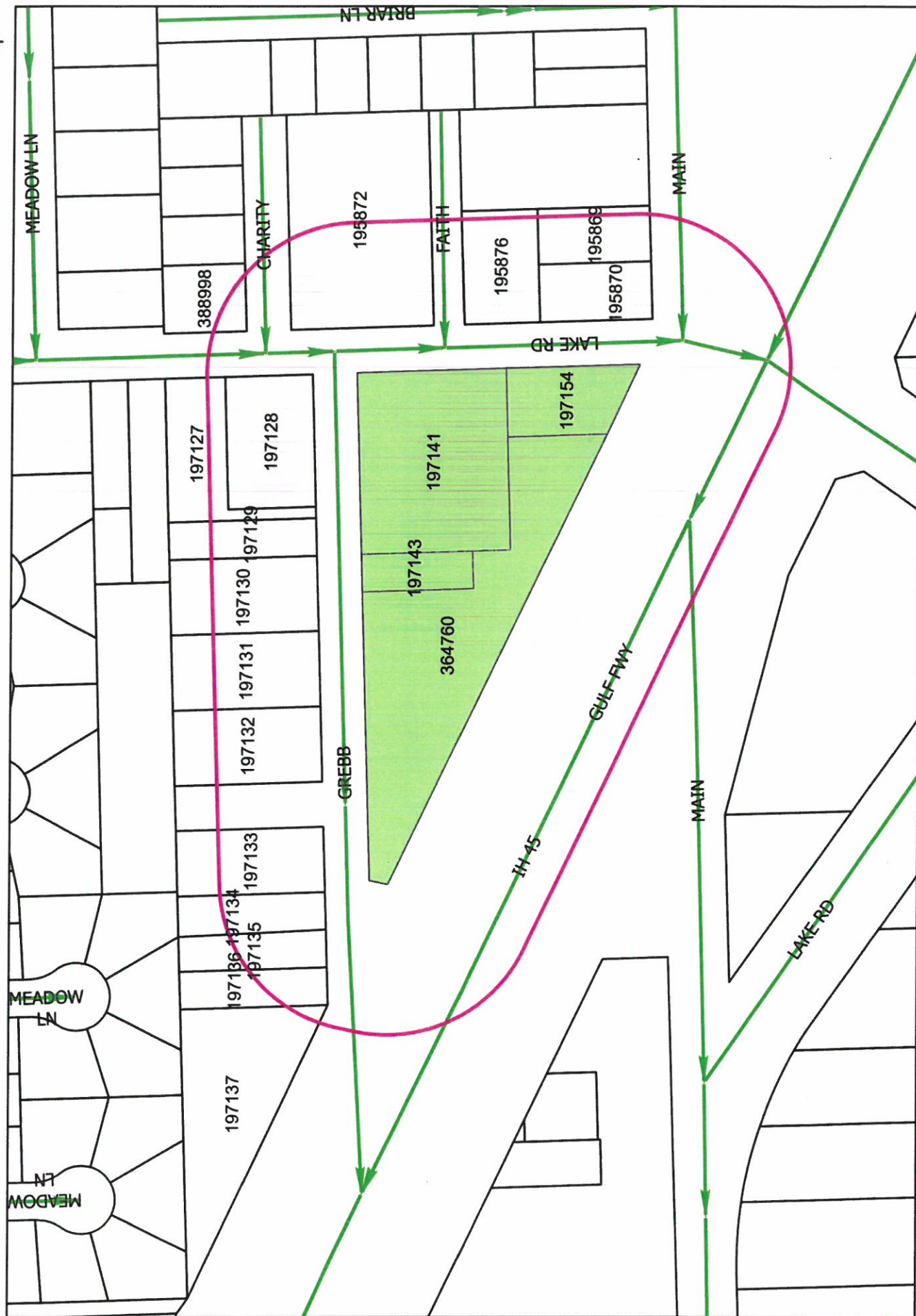
Danny Dang – Director

FOUR SEASONS FOOD, INC., a Texas corporation

5/22/26

Date

Galveston Central Appraisal District



Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared or be suitable for legal, engineering or surveying purposes. It does not represent and on-the-ground survey and only represents the approximate relative location of the property boundaries.

Exported:
5/13/2026

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **The Galveston County Daily News** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(409) 683-5200**.

**For TCEQ notices, If a custom affidavit is required by law, please email it to
legals@galvnews.com**

Notice ID: A54ZGVZqvYzqTLqhWKQ2 | **Proof Updated: Jul. 08, 2026 at 11:55am CDT**
Notice Name: Notice of Public Hearing BOA Quiktrip 7.22.26

This is not an invoice. Below is an estimated price, and it is
subject to change. You will receive an invoice with the final
price upon invoice creation by the publisher.

FILER

Melissa Silva
m.silva@cityoflamarque.gov News
(409) 938-9202

FILING FOR

The Galveston County Daily

Columns Wide: 2

Ad Class: Legals

07/09/2026: Legal Notice Notice	202.99
Affidavit Fee	30.00
Legal Package	20.00
Admin Fee	7.87

Subtotal	\$260.86
Tax %	0
Processing Fee	\$0.00
Total	\$260.86

See Proof on Next Page

Legal Notice
NOTICE OF PUBLIC HEARING
CITY OF LA MARQUE, TEXAS

BOARD OF ADJUSTMENT

Notice is hereby given that the Board of Adjustment of the City of La Marque, Texas, will hold a public hearing on Wednesday, July 22, 2026, at 4:00 PM. The public hearing will be held at City Hall Council Chambers located at 1109-B Bayou Road, La Marque, TX, to consider variance requests related to signage for the following properties: A.) Lots 0-1, McDonald's La Marque Subdivision, J.D. Moore Survey, Abstract 150, 2300 Gulf Freeway, PID No. 364760; B.) Lots 23 through 27, Greb Addition, J.D. Moore Survey, Abstract 150, 2200 Lake Road, PID No. 197141; C.) North Part of Lots 43 & 44, Greb Addition, J.D. Moore Survey, Abstract 150, 2222 Lake Road, PID No. 197154; and D.) the North 146.67 Feet of Lot 28 (28-2), Greb Addition, J.D. Moore Survey, Abstract 150, 2511 Grebb Street, PID No. 197143. The applicant, Bo McElwain, on behalf of the property owners, SOSO Properties Inc., Four Seasons Food Inc., McDonald's Real Estate Co., requests variances to signage within Zoning District C-4 Interstate Commercial. All interested persons are invited to appear and be heard for or against the proposed request.

Published: July 9, 2026