

NOTICE OF LA MARQUE BOARD OF ADJUSTMENTS MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2021, the Board of Adjustments of the City of La Marque will conduct its meeting scheduled for **Thursday, June 3, 2021 at 4:00 pm by telephone and video conference** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found on line at:

<https://ci.la-marque.tx.us/AgendaCenter>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairperson during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meeting Act upon written request.

**THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE
IN THE MEETING IS:**

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 467 121 0818

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, table or computer by going to the following internet address:

<https://zoom.us/j/4671210818>

Once you are on the website, you may need to enter the following:

Meeting ID:4671210818

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamaruge.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

David Pennington- Chair
Helen Kee -Member
Lois Jones - Member

Crystal Cooper - Member
Hermann Harper - Member
Sheila Brown -Alternate

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
Public Hearing and Regular Meeting
AGENDA
of
June 3, 2021**

Notice is hereby given that the City of La Marque Board of Adjustments will conduct a Public Hearing and Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Thursday, June 3, 2021 at 4:00 p.m., for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Board-related business, including any item on the agenda, should speak at this time by giving the Chair your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Board 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.**

(4) MINUTES

- a. Discussion/possible action to approve meeting minutes for March 16, 2021

(5) NEW BUSINESS

- a. A request for variance to the City's zoning regulations, specifically Section 71-29(c)(3), to allow a residential accessory structure to be placed closer than 5 feet to a side property line at Lots 3 & 4 (3 S. Curlew) (PID#142744) of Omega Bay section 3

(6) REQUESTS AND ANNOUNCEMENTS

Requests by Board members for items to be placed on future agendas and Board member announcements

(7) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before May 28, 2021 before 5:30 p.m.

Robin Eldridge, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.

NOTICE OF LA MARQUE BOARD OF ADJUSTMENTS MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the Board of Adjustments of the City of La Marque will conduct its meeting scheduled for **Tuesday, March 16, 2021 at 2:00 pm by telephone and video conference** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found on line at:

<https://ci.la-marque.tx.us/AgendaCenter>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairperson during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meeting Act upon written request.

**THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE
IN THE MEETING IS:**

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 982 5288 6401

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, table or computer by going to the following internet address:

<https://zoom.us/j/98252886401>

Once you are on the website, you may need to enter the following:

Meeting ID: 982 5288 6401

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

David Pennington - Member
Hermann Harper - Member
Helen Kee - Member
Lois Jones - Member

Vacant - member
Vacant - member
Vacant - member

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
Public Hearing and Regular Meeting
MEETING MINUTES
of
March 16, 2021**

Notice is hereby given that the City of La Marque Board of Adjustments will conduct a Public Hearing and Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, March 16, 2021 at 2:00 p.m., for the purpose of considering and taking action on the following agenda:

- (1) **CALL MEETING TO ORDER @ 2:05 pm**
- (2) **ROLL CALL**
Present Board Members: Helen Kee, Lois Jones, Herman Harper, Crystal Cooper (David Pennington absent due to family emergency)
Present Public: Blake Carriere, Michael Gaertner, Martin Cominsky, Johnathan Callery, Hunairia Swati
- (3) **PUBLIC COMMENTS**
At this time, any person who wishes to speak on Board-related business, including any item on the agenda, should speak at this time by giving the Chair your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Board 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.**
- (4) **MINUTES**
 - a. Discussion/possible action to approve meeting minutes for September 29, 2020.
Motion to Approve: Helen Kee 1st Hermann Harper 2nd
Motion Unanimously Approve
- (5) **NEW BUSINESS**

- a. Discussion/possible action regarding a request for variance to the City's zoning regulations, specifically Section 71-10 (d) and 71-20 regulating the front, sides and rear building set back lines for any construction at Lots 4 & 5, Block 1, Westward Subdivision, located near 3018 McArthur
Blake Carriere is the grandson of the applicant and explained that his grandmother is wanting to separate the parcel in which the driveway overlapped into the vacant part of the parcel.
Lois Jones wanted clarification that the vacant lot would be smaller in width due to the requested variance and Blake Carriere confirmed.
Motion to Approve: Lois Jones 1st Helen Kee 2nd
Motion Unanimously Approved
- b. Discussion/possible action regarding a request for a variance to the City's zoning regulations, specifically Sections 71-11 (d) and 71-20 regulating lot size and dimensions for new construction on Lots 13 & 14 Wentzel Addition, Abstract 150, located near the end of Briar Lane (unofficially addressed as 2101 and 2103 Briar Lane)
Derra Purnell stated that the parcel layout was being requested to change from the current layout which would change the required lot size per Zoning requirements. Lot size would 100 ft rather than the 120 ft
Johnathan Callery introduced Michael Gaertner whom shared the project presentation which included their stats on revenue and how it would be 4 Townhomes for Ownership. These homes are being built with consideration the local mortgage rates for 3 Bdrm 2 ½ baths. Background of Johnathan Callery and Michael Gaertner was shared.
Derra Purnell noted that this project would also be needing to go before Planning and Zoning to request the current zoning of R1 changed to an R2 in order to allow Multi-Family usage.
Helen Kee asked about the vacant part of the property in which Michael Gaertner stated that the property was being squared off.
Crystal Cooper asked about rain drainage since the property had been undeveloped. Michael Gaertner said they would work with Adico in regards to drainage.
Motion to Approve: Lois Jones 1st Helen Kee 2nd
Motion to Approve with Conditions of Planning & Zoning Approve Zoning Change- Unanimous
- c. Discussion/possible action regarding a request for appeal of a zoning interpretation to allow a wrecker storage yard to store vehicles outside of buildings at or near 214 Bryd Street
Derra gave overview of the request and why the board was being asked to interpret the code.
Martin Cominsky wanted to know if there was a difference if items for sale or for repair.
Helen Kee was unsure how to differentiate for overall parcels.
Lois Jones was unsure
Derra Purnell gave an example:
uses in general commercial can't include items for repair

uses in general commercial can't include items for sale
Hermann Harper - required more clarification
Cynthia Cooper understand it as if its not for sale then its not allowed.
Martin Cominsky questioned about delivery truck and if they would be allowed to park on property for length of time? Derra noted that was a separate zoning ordinance.
Helen Kee questions if items would be for profit or not.
Motion to Approve
Lois Jones - Yes
Helen Kee - No
Herman Harper - Yes
Crystal Cooper - Yes

This request has been withdrawn from the agenda by the Applicant.

(6) REQUESTS AND ANNOUNCEMENTS

Requests by Board members for items to be placed on future agendas and Board member announcements

Request for a Committee Member to accept the Chairperson position for the Board of Adjustments. Please submit nominations.

(7) ADJOURNMENT @ 3:03 pm

Motion to adjourn: Lois Jones - 1st 2nd Hermann Harper

CERTIFICATION:

I hereby certify that the above meeting minutes are true and accurate

Board of Adjustments, Chairperson



City of La Marque Board of Adjustments

STAFF SUMMARY

Meeting Date: June 3, 2021

Agenda Item: A request for variance to the City's zoning regulations, specifically Section 71-29(c)(3), to allow a residential accessory structure to be placed closer than 5 feet to a side property line at Lots 3 & 4 (3 S. Curlew) (PID#142744) of Omega Bay section 3

Item Type: Variance

Zoning: Property is zoned (R-1) Single Family Residential

History: Homeowner is requesting to replace the existing storage shed with a larger storage shed that will be located inside the property setback side line.

Related City Code Sections: 71-29 (c)(3), 71-25 (e)(10)



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St. La Marque, TX 77568
409-938-9204 permits@CityOfLaMarque.Org

Department of Development Services
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 can be done. This application and all documentation (partial applications will not be accepted) must be returned to city hall at least 20 days prior to the hearing date.

(Warning: Filing of application does not entitle you to the requested variance until formally acted on by the Board)

Board of Adjustments Application Request Detailed Description: Variance on my approval for a storage shed due to the closeness to property line.

Date of Application: _____ Fee Received : _____
Name of Agent : _____ Phone #: _____
Address: _____
Name of Owner: Roy / Kelli Mosby Phone #: (713) 805-4287
Address: 3 S. Curlew St, La Marque, Tx, 77568
Property Description: 2 lots on Canal - Omega Bay
Property Address: "Same"
Plot of Area Attached: _____ Metes and Bounds Attached: _____
Present Zoning Designation: _____

APPLICATION CHECKLIST

- ☐ SITE PLAN (To scale) with existing improvements, developments, and property lines [8-1/2X11] if larger than 8-1/2X11, please fold to appropriate size)
- ☐ SURVEY (To scale) (2 Copies)
- ☐ ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If land was purchased within the last 60 days) and / or
- ☐ PLANNING LETTER

Submitted to Board of Adjustments: _____
Certified Letter Notice Sent to All Property Owners Within 200 Feet. _____
APPROVED : _____ DENIED: _____ OTHER: _____
Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: Roy Mosby DATE: 5-7-2021



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Board of Adjustments Application Request Detailed Description: _____

Date of Application: _____ Fee Received : _____
Name of Agent : _____ Phone #: _____
Address: _____
Name of Owner: _____ Phone #: _____
Address: _____
Property Description: _____
Property Address: _____
Plot of Area Attached: _____ Metes and Bounds Attached: _____
Present Zoning Designation: _____

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APPROVED : _____ **DENIED:** _____ **OTHER:** _____
Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: _____ **DATE:** _____



CITY OF LA MARQUE

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and / or
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Submitted to Board of Adjustments: _____
Certified Letter Notice Sent to All Property Owners Within 200 Feet. _____
APPROVED : _____ **DENIED:** _____ **OTHER:** _____
Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: _____ **DATE:** _____

TITLE COMPANY:

stewart
title

COREENA RIGHTMIRE

281-332-3521

G.F. # 1216735290

ISSUE DATE:
7-27-2012

SCALE 1"=30'

LOT 12

LOT 13

SECTION 1

LOT 14

LOT 15

N 00°20'00" E 100.00'

New proposed shed
with variance att-
ached.
Size 10' x 20'

45' CANAL EASEMENT

(B) FND P.K. NAIL

SOUTH OMEGA DRIVE
(50' R.O.W.)

SECTION 3

New-Installed
2019.

LOT 2

LOT 3

LOT 4

LOT 5

20' U.E.
VOL. 2871, PG. 822
127.44'

1 STORY
FRAME
ON STILTS

LOT 4

LOT 5

LOT 6

SOUTH CURLEW DRIVE

(A.K.A. SOUTH CURLEW STREET)(20' R.O.W.)

(A) FND 1/2" I.R.

100.00'

FND 1/2" I.R.

LOT 13

LOT 14

LOT 15

LOT 16

10' PRIVATE ROAD
EASEMENT

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. RESTRICTIVE COVENANTS AS RECORDED IN VOL. 2692, PG. 440.
8. CONSENT TO ENCROACHMENT AS RECORDED IN C.F. NO. 2005033038.

PROJECT:

A LAND TITLE SURVEY OF LOTS 3 AND 4, OF OMEGA BAY, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 42 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

CLIENT:

JAMIE IRENE PATRICK AND JAMES CURTIS PATRICK, JR.

ADDRESS:

3 SOUTH CURLEW DRIVE (A.K.A. SOUTH CURLEW STREET)

FLOOD ZONE: "A14"

FLOOD MAP #:

485486 0020 D

FLOOD MAP DATE:

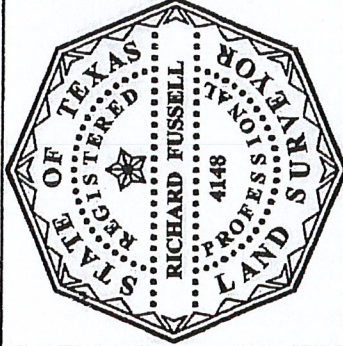
2-16-1983

FLOOD MAP COUNTY:

GALVESTON

SURVEY
Inc.

www.survey1inc.com
survey1inc@yahoo.com
P.O. Box 2543 • Alvin, TX 77512
(281)393-1392 • Fax(281)393-1393



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 6, 2012 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW: JOB#

SB

8-16949-12

DRAFTER: EF

DATE 8-8-2012

REVISED: FLOOD (8-9-12)

Omega Bay Improvement Committee ARCHITECTURAL REQUEST FORM

19 Feb 2008

Request must be submitted prior to beginning construction or improvement. Please submit your application with all required documents via email to: Integritymgmt@reagan.com. Once received, you will receive verification of receipt. The approval process could take up to 30 days per the Associations governing documents. If you have any additional questions, please call Integrity Property Management @ 409-995-0510. Failure to receive an approval or denial shall be presumed as denied.

Omega Bay
 Owner Name: Kelli/Roy Mosby Street Address: 3 S. Curlew St
 Phone Number: (713) 805-4287 / (713) 805-1618 Email Address: rk.mosby@att.net
 Builder Name: _____
 Builders Phone#: _____

Inclusion of an e-mail address authorizes the Architectural Control Committee to use electronic mail for official responses to this request.

This form is only valid for 12 months from date of approval.

The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") of the OMEGA BAY IMPROVEMENT COMMITTEE specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee before their improvement begins. To assist in your compliance with this restriction and other requirements herein, complete this form and submit it with your plans and specifications for the proposed improvement.

The plans and specifications will not be considered complete without the following items:

- Plot plan or survey showing the location and dimensions of all existing and proposed improvements.
- Existing and finished grades and lot drainage provisions shall be indicated.
- The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements described.
- Estimated time frame for completion of project: 120 days max for exterior 160 for completion

APPROVAL REQUESTED:

Install new storage shed

☐ BASKETBALL GOAL	☐ IRRIGATION SYSTEM	☐ DECK	☐ FENCE
☒ STORAGE SHED EXT.	☐ REMODELING	☐ LANDSCAPING	☐ PLAYSCAPE
☐ SWIMMING POOL/SPA	☐ DRIVEWAY EXT.	☐ OTHER	

DESCRIPTION OF IMPROVEMENT: Need to replace existing shed with larger one.

2016
AMB

Omega Bay Improvement Committee
Architectural Control Procedure ACC for New Construction in Omega Bay

"This form is only valid for 12 months from Date of approval

Requirements and Required Documents:

All assessments and fees must be current, and all violations must be cured for all properties owned in Omega Bay.

Documents From Owner/Builder

- ACC form
- One set of all documents required by the LaMarque Building Inspector for permit.
- Estimated **time frame for completion** of project: (exterior not to exceed 120 days)
- Builder Contract
- New Home Construction \$1500 non-refundable fee

Procedure:

- Get an ACC request form and builder contract from the OBIC website www.omegababay.net or OBIC Property Manager -DJ Matthews at 409-995-0510
- Complete and sign the ACC form as per the instructions on the form.
- Complete the Builder Contract
- Return the ACC request and builder contract along with all required documents and fees to the OBIC Association Manager.
- OBIC Association manager will call the ACC Committee and arrange for pick-up of all documentation.
- The ACC Committee will review the request and associated documentation to insure it conforms to the OBIC Deed Restrictions.
- The ACC Committee will forward their findings to the OBIC Board.
- The Board will review the recommendations and return the decision to the OBIC Association Manager who will stamp the approved plans or contact the homeowner for any additional information to complete the request.

Attachments:

Board Resolution Regarding Enforcement of OBIC
Building Permits Board Resolution for \$1500 non-
refundable fee Parking Policy

Deed Restriction

Information

Builder Contract

ACC Form

The specific deed restrictions for this Property will be provided with this packet.



304
RAB

ACC COMMITTEE RECOMMENDATION:

☒ Approved - Contingent upon the following criteria:

☐ Not Approved - Based on the following criteria:

NEED VARIANCE DO TO CLOSENESS TO PROPERTY LINE

4/30/2021
PROPERTY OWNER SIGNATURE:

[Signature]

DATE: 4-27-2021

Submit your request to: Integrity Property Management, Attn: DJ Matthews
PO Box 3906, Galveston, TX 77552: phone: 409-995-0510
email: Integritymgmt@reagan.com

BUILDING CANNOT BE WITHIN 20' OF CANAL
OR ROAD. A VARIANCE WILL BE REQUIRED DUE
TO PROXIMITY TO PROPERTY LINE

05/03/21 OK'D BASED ON ABOVE
[Signature]
PRES. - OATC



Hof's
RUB

Fence Line - Neighbor

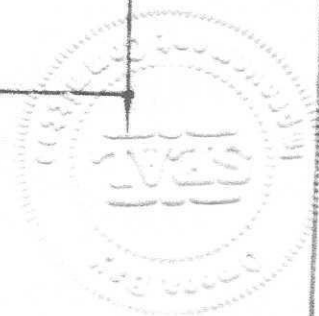
10x20
Shed

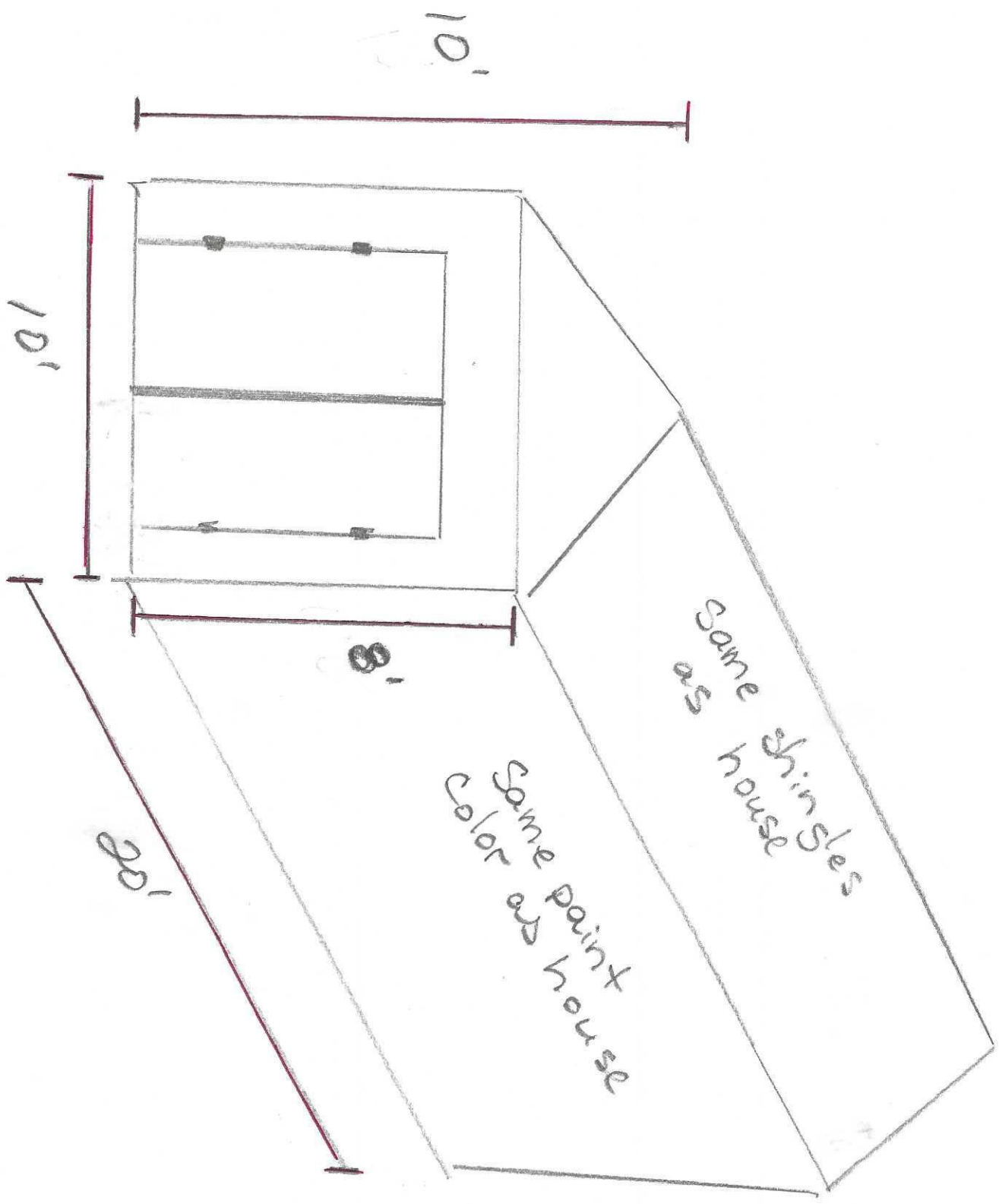
"House"

↑
walk
way

Garage

"Drive Way"





10'

10'

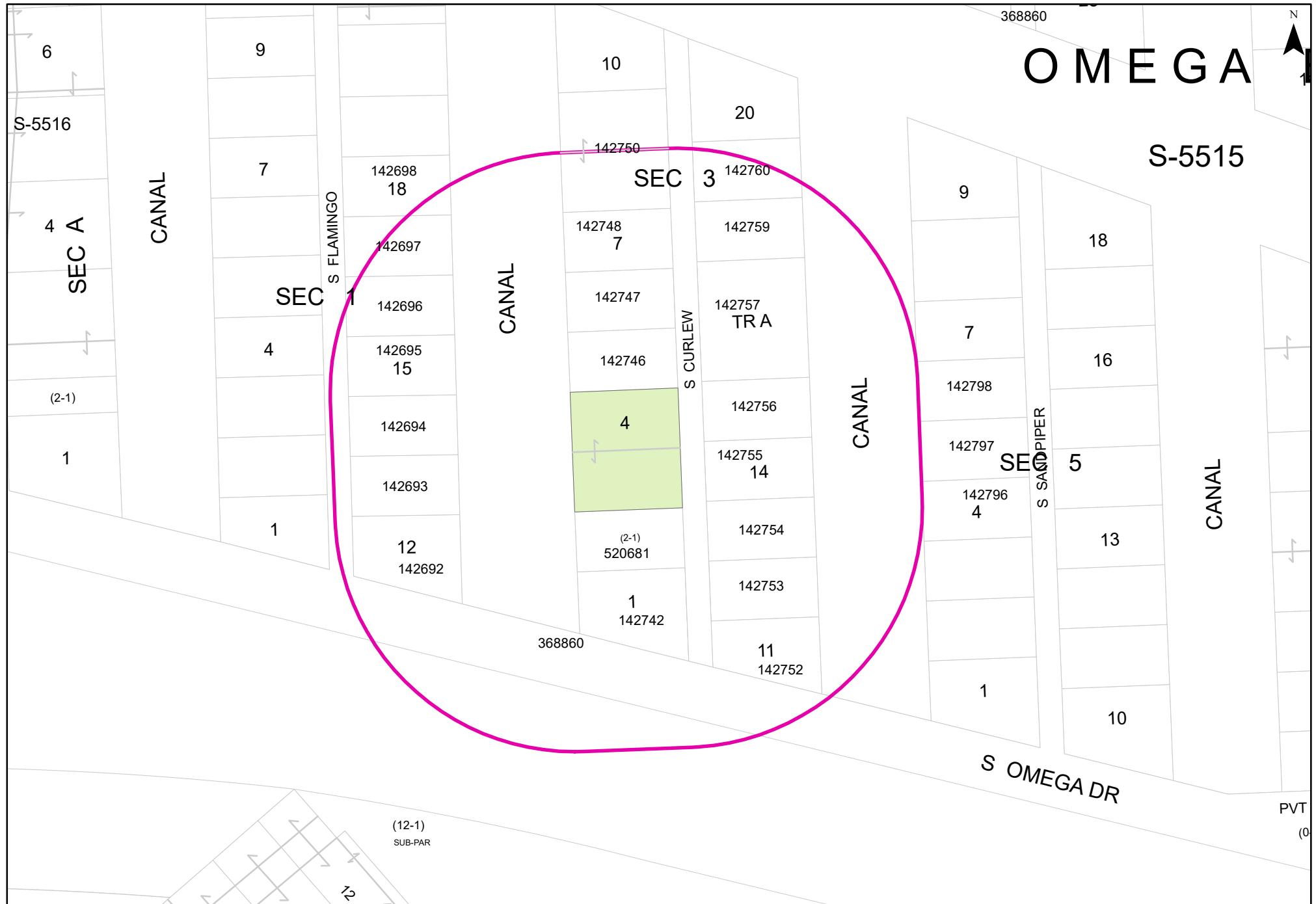
8'

20'

Same shingles
as house

Same paint
color as house

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 for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

Galveston Central Appraisal District								
ID	GEOID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
142742	5515-0003-0001-000	STAHLHEBER GARY D & TANNA MCCOLLOCH STAHLHEBER		3419 HILLSTONE		SUGARLAND	TX	77479
142753	5515-0003-0012-000	KEINTZ BRUCE M & SANDRA SUE		12 SOUTH CURLEW STREET		LA MARQUE	TX	77568-6526
142692	5515-0001-0012-000	GLOVER WYNN R & DONNA		12 S FLAMINGO ST		LA MARQUE	TX	77568-6530
142796	5515-0005-0004-000	FUGLEBERG TONI M GLASCO		PO BOX 600		HITCHCOCK	TX	77563-0600
142755	5515-0003-0014-000	HERZOG VIRGIL V & MARIE V		14 SOUTH CURLEW ST		LA MARQUE	TX	77568
142694	5515-0001-0014-000	LOTT WILLIAM & JEANNIE		14 S FLAMINGO		LA MARQUE	TX	77568
142798	5515-0005-0006-000	DICKSON JAMES ERIC		6 S SANDPIPER ST		LA MARQUE	TX	77568
142696	5515-0001-0016-000	MASSEY THOMAS D		16 S FLAMINGO ST		LA MARQUE	TX	77568-6530
142747	5515-0003-0006-000	DEFATTA SAMMIE JR		6 S CURLEW ST		LA MARQUE	TX	77568-6526
142757	5515-0003-0016-000	VENABLE JAMES & STACY		16 S CURLEW		LA MARQUE	TX	77568
142698	5515-0001-0018-000	NORS TERRI		18 S FLAMINGO ST		LA MARQUE	TX	77568-6530
142760	5515-0003-0019-000	COOK JAMES LEE & ALEIDA		211 EASTERLY DR		TIKI ISLAND	TX	77554
142750	5515-0003-0009-000	O'REILLY PETRIA P		9 S CURLEW ST		LA MARQUE	TX	77568-6526
142752	5515-0003-0011-000	GARZA CARLOS JR & KAREM NARANJO		11 S CURLEW ST		LA MARQUE	TX	77568
520681	5515-0003-0002-001	STAHLHEBER GARY D & TANNA MCCOLLOCH STAHLHEBER		3419 HILLSTONE		SUGARLAND	TX	77479
142754	5515-0003-0013-000	EQUITY TRUST COMPANY CUSTOIDAN	FBO DAVID CASPER IRA	13 S CURLEW		LA MARQUE	TX	77568
142693	5515-0001-0013-000	HOUSTON AREA INVESTMENT PROPERTIES LLC		4909 MAHEJAN CT		PEARLAND	TX	77584-5500
142797	5515-0005-0005-000	DARR CHRISTOPHER & SKYLAR		5 S SANDPIPER ST		LA MARQUE	TX	77568-6539
142756	5515-0003-0015-000	OAKES DEBORAH H		15 S CURLEW STREET		LA MARQUE	TX	77568-6525
142695	5515-0001-0015-000	MCDONALD THOMAS KELLY & MELINDA ELAINE MCDONALD		15 S FLAMINGO STREET		LA MARQUE	TX	77568-6529
142746	5515-0003-0005-000	SOLER ALVIN & GINA		5 S CURLEW ST		LA MARQUE	TX	77568
142697	5515-0001-0017-000	HENDERSON DANIEL LEE & JALAYNE		17 S FLAMINGO DR		LA MARQUE	TX	77568
142748	5515-0003-0007-000	O'REILLY PETRIA P		9 S CURLEW ST		LA MARQUE	TX	77568-6526
142759	5515-0003-0018-000	PUC CETTI RAYMOND JR &		MICHELE	18 S CURLEW	LA MARQUE	TX	77568
368860	5515-0000-0000-006	OMEGA BAY IMPROVEMENT COMM INC		C/O INTERGRITY MGMT	PO BOX 3906	GALVESTON	TX	77552



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

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
PROPERTY OWNER PUBLIC HEARING NOTICE**

May 19, 2021

Dear Property Owner:

Notice is hereby given that the City of La Marque Board of Adjustments will hold a Public Hearing on Thursday, June 3, 2021, at 4:00 p.m. by telephone /video conference and your comments on the request below will be heard at this time. A toll free call-in number will be available to allow public comment. Details are available on the City's website <https://ci.la-marque.tx.us/AgendaCenter>, or you may contact Margaret Corfield, Developmental Services at 409.938.9204 to provide your comment in advance. You are receiving this notice because your property is within 200 feet of an application regarding:

A request for variance to the City's zoning regulations, specifically Section 71-29(c)(3), to allow a residential accessory structure to be placed closer than 5 feet to a side property line at Lots 3 & 4 (3 S. Curlew) (PID#142744) of Omega Bay section 3.

If you are unable to attend, and wish to comment, you may call or write to the City of La Marque Development Services Department at the following:

City of La Marque
Development Services Department
1130 1st.
La Marque, TX 77568
409-938-9204

Respectfully,
Margaret Corfield
Development Services

NOTICE OF LA MARQUE BOARD OF ADJUSTMENTS MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2021, the Board of Adjustments of the City of La Marque will conduct its meeting scheduled for **Thursday, June 3, 2021 at 4:00 pm by telephone and video conference** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found on line at:

<https://ci.la-marque.tx.us/AgendaCenter>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairperson during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meeting Act upon written request.

**THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE
IN THE MEETING IS:**

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 467 121 0818

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, table or computer by going to the following internet address:

<https://zoom.us/j/4671210818>

Once you are on the website, you may need to enter the following:

Meeting ID:4671210818

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

David Pennington- Chair
Helen Kee -Member
Lois Jones - Member

Crystal Cooper - Member
Hermann Harper - Member
Sheila Brown -Alternate

CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
Public Hearing and Regular Meeting
AGENDA
of
June 3, 2021

Notice is hereby given that the City of La Marque Board of Adjustments will conduct a Public Hearing and Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Thursday, June 3, 2021 at 4:00 p.m., for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Board-related business, including any item on the agenda, should speak at this time by giving the Chair your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Board 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.**

(4) MINUTES

- a. Discussion/possible action to approve meeting minutes for March 16, 2021

(5) NEW BUSINESS

- a. A request for variance to the City's zoning regulations, specifically Section 71-29(c)(3), to allow a residential accessory structure to be placed closer than 5 feet to a side property line at Lots 3 & 4 (3 S. Curlew) (PID#142744) of Omega Bay section 3

(6) REQUESTS AND ANNOUNCEMENTS

Requests by Board members for items to be placed on future agendas and Board member announcements

(7) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before May 28, 2021 before 5:30 p.m.

Robin Eldridge, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.

NOTICE OF LA MARQUE BOARD OF ADJUSTMENTS MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the Board of Adjustments of the City of La Marque will conduct its meeting scheduled for **Tuesday, March 16, 2021 at 2:00 pm by telephone and video conference** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found on line at:

<https://ci.la-marque.tx.us/AgendaCenter>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairperson during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meeting Act upon written request.

**THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE
IN THE MEETING IS:**

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 982 5288 6401

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, table or computer by going to the following internet address:

<https://zoom.us/j/98252886401>

Once you are on the website, you may need to enter the following:

Meeting ID: 982 5288 6401

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

David Pennington - Member
Hermann Harper - Member
Helen Kee - Member
Lois Jones - Member

Vacant - member
Vacant - member
Vacant - member

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
Public Hearing and Regular Meeting
MEETING MINUTES
of
March 16, 2021**

Notice is hereby given that the City of La Marque Board of Adjustments will conduct a Public Hearing and Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, March 16, 2021 at 2:00 p.m., for the purpose of considering and taking action on the following agenda:

- (1) **CALL MEETING TO ORDER @ 2:05 pm**
- (2) **ROLL CALL**
Present Board Members: Helen Kee, Lois Jones, Herman Harper, Crystal Cooper (David Pennington absent due to family emergency)
Present Public: Blake Carriere, Michael Gaertner, Martin Cominsky, Johnathan Callery, Hunairia Swati
- (3) **PUBLIC COMMENTS**
At this time, any person who wishes to speak on Board-related business, including any item on the agenda, should speak at this time by giving the Chair your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Board 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.**
- (4) **MINUTES**
 - a. Discussion/possible action to approve meeting minutes for September 29, 2020.
Motion to Approve: Helen Kee 1st Hermann Harper 2nd
Motion Unanimously Approve
- (5) **NEW BUSINESS**

- a. Discussion/possible action regarding a request for variance to the City's zoning regulations, specifically Section 71-10 (d) and 71-20 regulating the front, sides and rear building set back lines for any construction at Lots 4 & 5, Block 1, Westward Subdivision, located near 3018 McArthur
Blake Carriere is the grandson of the applicant and explained that his grandmother is wanting to separate the parcel in which the driveway overlapped into the vacant part of the parcel.
Lois Jones wanted clarification that the vacant lot would be smaller in width due to the requested variance and Blake Carriere confirmed.
Motion to Approve: Lois Jones 1st Helen Kee 2nd
Motion Unanimously Approved
- b. Discussion/possible action regarding a request for a variance to the City's zoning regulations, specifically Sections 71-11 (d) and 71-20 regulating lot size and dimensions for new construction on Lots 13 & 14 Wentzel Addition, Abstract 150, located near the end of Briar Lane (unofficially addressed as 2101 and 2103 Briar Lane)
Derra Purnell stated that the parcel layout was being requested to change from the current layout which would change the required lot size per Zoning requirements. Lot size would 100 ft rather than the 120 ft
Johnathan Callery introduced Michael Gaertner whom shared the project presentation which included their stats on revenue and how it would be 4 Townhomes for Ownership. These homes are being built with consideration the local mortgage rates for 3 Bdrm 2 ½ baths. Background of Johnathan Callery and Michael Gaertner was shared.
Derra Purnell noted that this project would also be needing to go before Planning and Zoning to request the current zoning of R1 changed to an R2 in order to allow Multi-Family usage.
Helen Kee asked about the vacant part of the property in which Michael Gaertner stated that the property was being squared off.
Crystal Cooper asked about rain drainage since the property had been undeveloped. Michael Gaertner said they would work with Adico in regards to drainage.
Motion to Approve: Lois Jones 1st Helen Kee 2nd
Motion to Approve with Conditions of Planning & Zoning Approve Zoning Change- Unanimous
- c. Discussion/possible action regarding a request for appeal of a zoning interpretation to allow a wrecker storage yard to store vehicles outside of buildings at or near 214 Bryd Street
Derra gave overview of the request and why the board was being asked to interpret the code.
Martin Cominsky wanted to know if there was a difference if items for sale or for repair.
Helen Kee was unsure how to differentiate for overall parcels.
Lois Jones was unsure
Derra Purnell gave an example:
uses in general commercial can't include items for repair

uses in general commercial can't include items for sale
Hermann Harper - required more clarification
Cynthia Cooper understand it as if its not for sale then its not allowed.
Martin Cominsky questioned about delivery truck and if they would be allowed to park on property for length of time? Derra noted that was a separate zoning ordinance.
Helen Kee questions if items would be for profit or not.
Motion to Approve
Lois Jones - Yes
Helen Kee - No
Herman Harper - Yes
Crystal Cooper - Yes

This request has been withdrawn from the agenda by the Applicant.

(6) REQUESTS AND ANNOUNCEMENTS

Requests by Board members for items to be placed on future agendas and Board member announcements

Request for a Committee Member to accept the Chairperson position for the Board of Adjustments. Please submit nominations.

(7) ADJOURNMENT @ 3:03 pm

Motion to adjourn: Lois Jones - 1st 2nd Hermann Harper

CERTIFICATION:

I hereby certify that the above meeting minutes are true and accurate

Board of Adjustments, Chairperson



City of La Marque Board of Adjustments

STAFF SUMMARY

Meeting Date: June 3, 2021

Agenda Item: A request for variance to the City's zoning regulations, specifically Section 71-29(c)(3), to allow a residential accessory structure to be placed closer than 5 feet to a side property line at Lots 3 & 4 (3 S. Curlew) (PID#142744) of Omega Bay section 3

Item Type: Variance

Zoning: Property is zoned (R-1) Single Family Residential

History: Homeowner is requesting to replace the existing storage shed with a larger storage shed that will be located inside the property setback side line.

Related City Code Sections: 71-29 (c)(3), 71-25 (e)(10)



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St. La Marque, TX 77568
409-938-9204 permits@CityOfLaMarque.Org

Department of Development Services
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 can be done. This application and all documentation (partial applications will not be accepted) must be returned to city hall at least 20 days prior to the hearing date.

(Warning: Filing of application does not entitle you to the requested variance until formally acted on by the Board)

Board of Adjustments Application Request Detailed Description: Variance on my approval for a storage shed due to the closeness to property line.

Date of Application: _____ Fee Received : _____
Name of Agent : _____ Phone #: _____
Address: _____
Name of Owner: Roy / Kelli Mosby Phone #: (713) 805-4287
Address: 3 S. Curlew St, La Marque, Tx, 77568
Property Description: 2 lots on Canal - Omega Bay
Property Address: "Same"
Plot of Area Attached: _____ Metes and Bounds Attached: _____
Present Zoning Designation: _____

APPLICATION CHECKLIST

- ☐ SITE PLAN (To scale) with existing improvements, developments, and property lines [8-1/2X11] if larger than 8-1/2X11, please fold to appropriate size)
- ☐ SURVEY (To scale) (2 Copies)
- ☐ ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If land was purchased within the last 60 days)
and / or
- ☐ PLANNING LETTER

Submitted to Board of Adjustments: _____
Certified Letter Notice Sent to All Property Owners Within 200 Feet. _____
APPROVED : _____ DENIED: _____ OTHER: _____
Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: Roy Mosby DATE: 5-7-2021



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St. La Marque, TX 77568
409-938-9204 permits@CityOfLaMarque.Org

**Department of Development Services
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 can be done. This application and all documentation (partial applications will not be accepted) must be returned to city hall at least 20 days prior to the hearing date.

(Warning: Filing of application does not entitle you to the requested variance until formally acted on by the Board)

Board of Adjustments Application Request Detailed Description: _____

Date of Application: _____ Fee Received : _____
Name of Agent : _____ Phone #: _____
Address: _____
Name of Owner: _____ Phone #: _____
Address: _____
Property Description: _____
Property Address: _____
Plot of Area Attached: _____ Metes and Bounds Attached: _____
Present Zoning Designation: _____

APPLICATION CHECKLIST

- ☐ **SITE PLAN (To scale)** with existing improvements, developments, and property lines [8-1/2X11] if larger than 8-1/2X11, please fold to appropriate size)
- ☐ **SURVEY (To scale)** (2 Copies)
- ☐ **ORIGINAL CERTIFIED TAX RECEIPTS**
- ☐ **TITLE REPORT** (If land was purchased within the last 60 days)
and / or
- ☐ **PLANNING LETTER**

Submitted to Board of Adjustments: _____
Certified Letter Notice Sent to All Property Owners Within 200 Feet. _____
APPROVED : _____ **DENIED:** _____ **OTHER:** _____
Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: _____ **DATE:** _____



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St. La Marque, TX 77568

409-938-9204 permits@CityOfLaMarque.Org

Department of Development Services 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 can be done. This application and all documentation (partial applications will not be accepted) must be returned to city hall at least 20 days prior to the hearing date.

(Warning: Filing of application does not entitle you to the requested variance until formally acted on by the Board

Board of Adjustments Application Request Detailed Description: _____

Date of Application: _____ Fee Received : _____

Name of Agent : _____ Phone #: _____

Address: _____

Name of Owner: _____ Phone #: _____

Address: _____

Property Description: _____

Property Address: _____

Plot of Area Attached: _____ Metes and Bounds Attached: _____

Present Zoning Designation: _____

APPLICATION CHECKLIST

- ☐ **SITE PLAN (To scale)** with existing improvements, developments, and property lines [8-1/2X11] if larger than 8-1/2X11, please fold to appropriate size)
- ☐ **SURVEY (To scale)** (2 Copies)
- ☐ **ORIGINAL CERTIFIED TAX RECEIPTS**
- ☐ **TITLE REPORT** (If land was purchased within the last 60 days)
and / or
- ☐ **PLANNING LETTER**

Submitted to Board of Adjustments: _____

Certified Letter Notice Sent to All Property Owners Within 200 Feet. _____

APPROVED : _____ **DENIED:** _____ **OTHER:** _____

Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: _____ **DATE:** _____

TITLE COMPANY:

stewart
title

COREENA RIGHTMIRE

281-332-3521

G.F. #: 1216735290

ISSUE DATE:
7-27-2012

SCALE 1"=30'

LOT 12

LOT 13

SECTION 1

LOT 14

LOT 15

N 00°20'00" E 100.00'

New proposed shed
with variance att-
ached.
Size 10' x 20'

45' CANAL EASEMENT

(B) FND P.K. NAIL

SOUTH OMEGA DRIVE
(50' R.O.W.)

LOT 2

LOT 3

LOT 4

LOT 5

20' U.E.
VOL. 2871, PG. 822
127.44'

1 STORY
FRAME
ON STILTS

90.00'

S 89°40'00" E 145.00'

FND P.K. NAIL

SOUTH CURLEW DRIVE

(A.K.A. SOUTH CURLEW STREET)(20' R.O.W.)

100.00'

(A) FND 1/2" I.R.

LOT 13

LOT 14

LOT 15

LOT 16

10' PRIVATE ROAD
EASEMENT

FND 1/2" I.R.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. RESTRICTIVE COVENANTS AS RECORDED IN VOL. 2692, PG. 440.
8. CONSENT TO ENCROACHMENT AS RECORDED IN C.F. NO. 2005033038.

PROJECT:

A LAND TITLE SURVEY OF LOTS 3 AND 4, OF OMEGA BAY, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 42 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

CLIENT:

JAMIE IRENE PATRICK AND JAMES CURTIS PATRICK, JR.

ADDRESS:

3 SOUTH CURLEW DRIVE (A.K.A. SOUTH CURLEW STREET)

FLOOD ZONE: "A14"

FLOOD MAP#:

485486 0020 D

FLOOD MAP DATE:

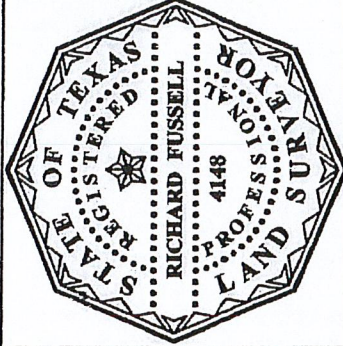
2-16-1983

FLOOD MAP COUNTY:

GALVESTON

SURVEY1
Inc.

www.survey1inc.com
survey1inc@yahoo.com
P.O. Box 2543 • Alvin, TX 77512
(281)393-1392 • Fax(281)393-1393



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 6, 2012 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW: JOB#

SB

8-16949-12

DRAFTER: EF

DATE 8-8-2012

REVISED: FLOOD (8-9-12)

Omega Bay Improvement Committee ARCHITECTURAL REQUEST FORM

19 Feb 2008

Request must be submitted prior to beginning construction or improvement. Please submit your application with all required documents via email to: Integritymgmt@reagan.com . Once received, you will receive verification of receipt. The approval process could take up to 30 days per the Associations governing documents. If you have any additional questions, please call Integrity Property Management @ 409-995-0510. Failure to receive an approval or denial shall be presumed as denied.

Omega Bay

Owner Name: Kelli/Roy Mosby

Street Address: 3 S. Curlew St

Phone Number: (713) 805-4287 / (713) 805-1618

Email Address: rk.mosby@att.net

Builder Name: _____

Builders Phone# _____

Inclusion of an e-mail address authorizes the Architectural Control Committee to use electronic mail for official responses to this request.

This form is only valid for 12 months from date of approval.

The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") of the OMEGA BAY IMPROVEMENT COMMITTEE specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee before their improvement begins. To assist in your compliance with this restriction and other requirements herein, complete this form and submit it with your plans and specifications for the proposed improvement.

The plans and specifications will not be considered complete without the following items:

- Plot plan or survey showing the location and dimensions of all existing and proposed improvements.
- Existing and finished grades and lot drainage provisions shall be indicated.
- The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements described.
- Estimated time frame for completion of project: 120 days max for exterior 160 for completion

APPROVAL REQUESTED:

Install new storage shed

☐ BASKETBALL GOAL	☐ IRRIGATION SYSTEM	☐ DECK	☐ FENCE
☒ STORAGE SHED EXT.	☐ REMODELING	☐ LANDSCAPING	☐ PLAYSCAPE
☐ SWIMMING POOL/SPA	☐ DRIVEWAY EXT.	☐ OTHER	

DESCRIPTION OF IMPROVEMENT: Need to replace existing shed with larger one.

2016
AMB

Omega Bay Improvement Committee
Architectural Control Procedure ACC for New Construction in Omega Bay

"This form is only valid for 12 months from Date of approval

Requirements and Required Documents:

All assessments and fees must be current, and all violations must be cured for all properties owned in Omega Bay.

Documents From Owner/Builder

- ACC form
- One set of all documents required by the LaMarque Building Inspector for permit.
- Estimated **time frame for completion** of project: (exterior not to exceed 120 days)
- Builder Contract
- New Home Construction \$1500 non-refundable fee

Procedure:

- Get an ACC request form and builder contract from the OBIC website www.omegabay.net or OBIC Property Manager -DJ Matthews at 409-995-0510
- Complete and sign the ACC form as per the instructions on the form.
- Complete the Builder Contract
- Return the ACC request and builder contract along with all required documents and fees to the OBIC Association Manager.
- OBIC Association manager will call the ACC Committee and arrange for pick-up of all documentation.
- The ACC Committee will review the request and associated documentation to insure it conforms to the OBIC Deed Restrictions.
- The ACC Committee will forward their findings to the OBIC Board.
- The Board will review the recommendations and return the decision to the OBIC Association Manager who will stamp the approved plans or contact the homeowner for any additional information to complete the request.

Attachments:

Board Resolution Regarding Enforcement of OBIC
Building Permits Board Resolution for \$1500 non-
refundable fee Parking Policy

Deed Restriction

Information

Builder Contract

ACC Form

The specific deed restrictions for this Property will be provided with this packet.



304
RAB

ACC COMMITTEE RECOMMENDATION:

☒ Approved - Contingent upon the following criteria:

☐ Not Approved - Based on the following criteria:

NEED VARIANCE DO TO CLOSENESS TO PROPERTY LINE

4/30/2021
PROPERTY OWNER SIGNATURE:

[Signature]

DATE: 4-27-2021

Submit your request to: Integrity Property Management, Attn: DJ Matthews
PO Box 3906, Galveston, TX 77552: phone: 409-995-0510
email: Integritymgmt@reagan.com

BUILDING CANNOT BE WITHIN 20' OF CANAL
OR ROAD. A VARIANCE WILL BE REQUIRED DUE
TO PROXIMITY TO PROPERTY LINE

05/03/21 OK'D BASED ON ABOVE
D. C. Barnes
PRES. - OATC



Hof's
RUB

Fence Line - Neighbor

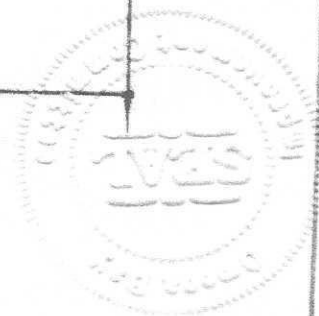
10x20
Shed

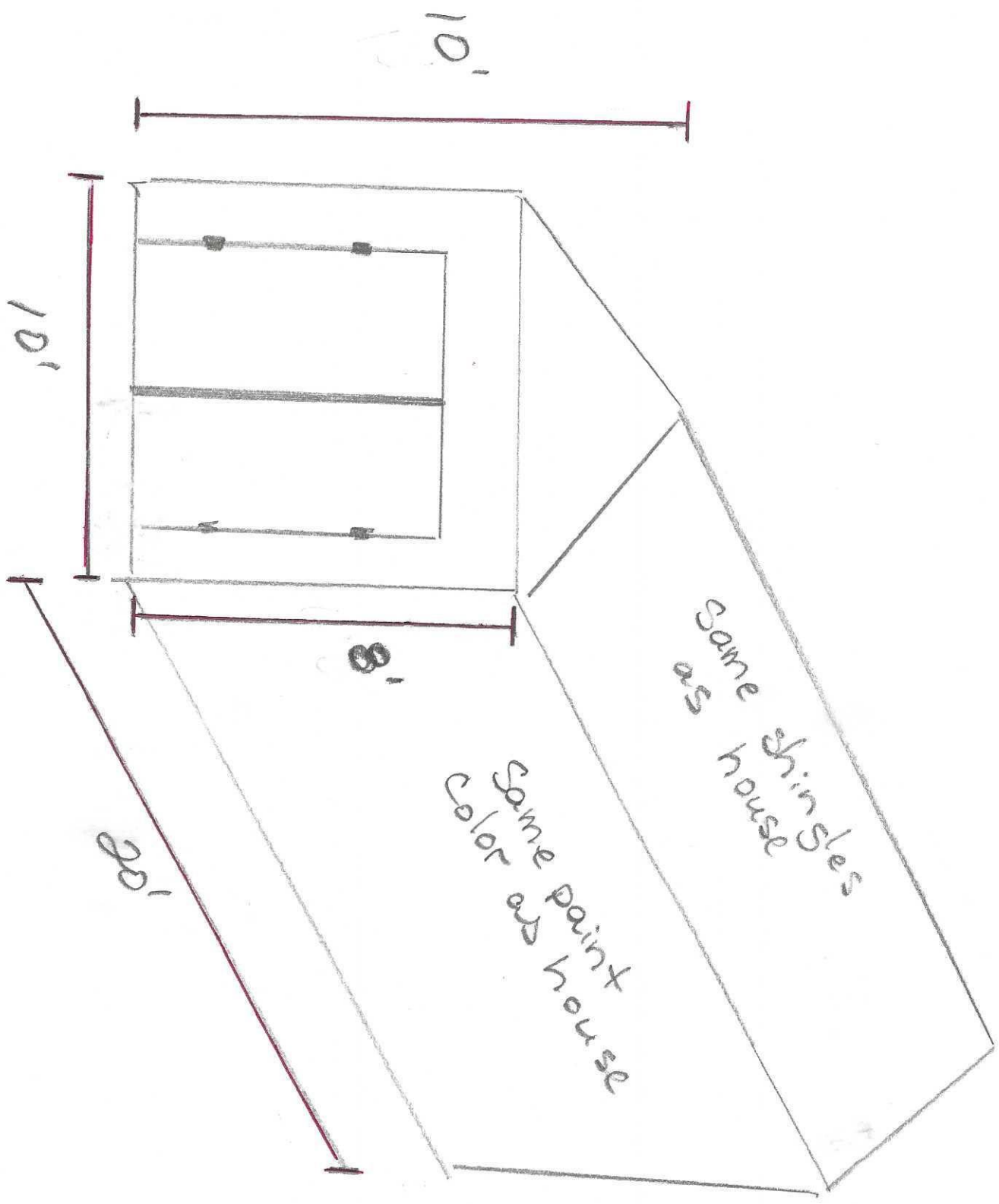
"House"

↑
walk
way

Garage

"Drive Way"





10'

10'

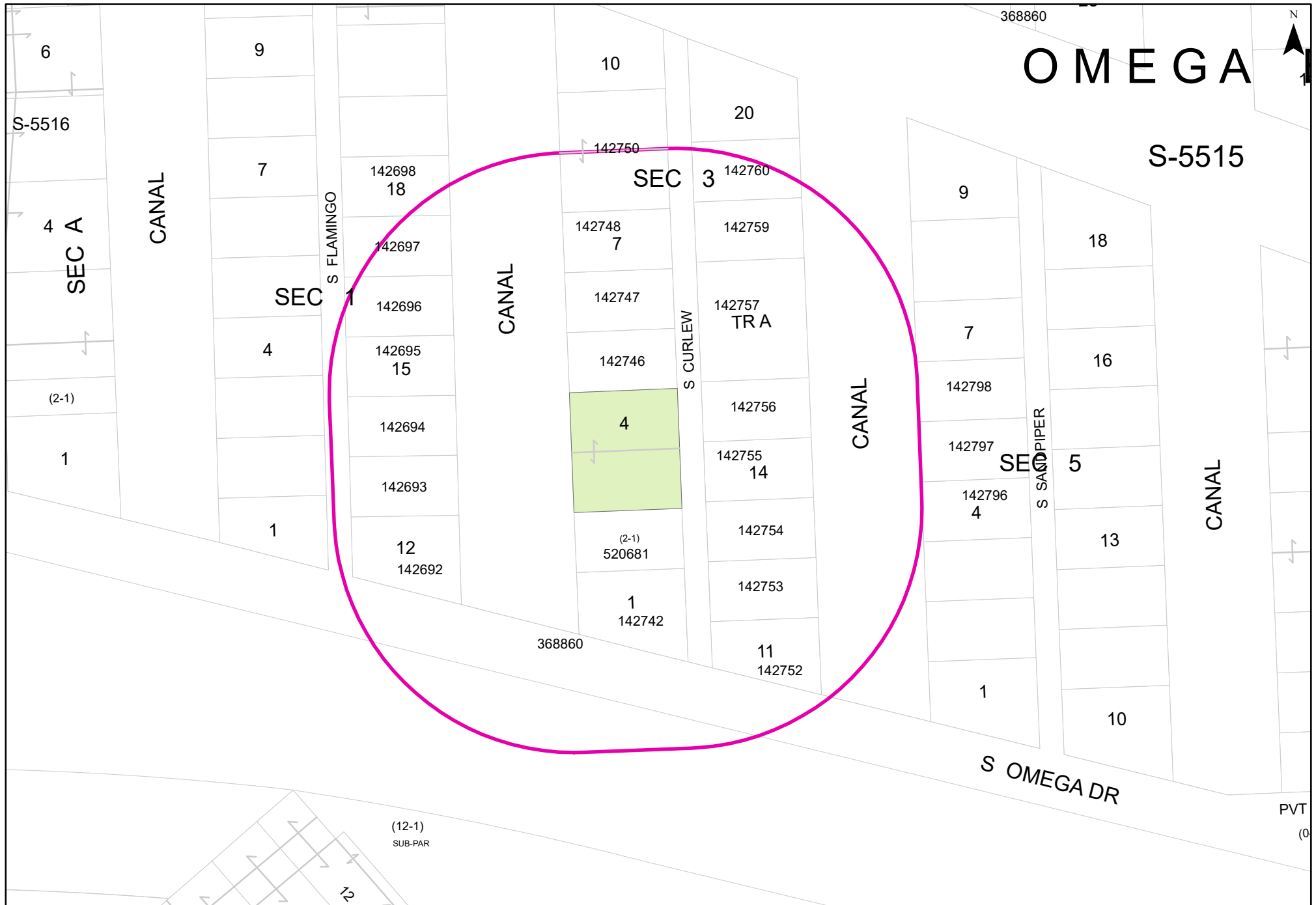
8'

20'

Same shingles
as house

Same paint
as house

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 for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

Galveston Central Appraisal District								
ID	GEOID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
142742	5515-0003-0001-000	STAHLHEBER GARY D & TANNA MCCOLLOCH STAHLHEBER		3419 HILLSTONE		SUGARLAND	TX	77479
142753	5515-0003-0012-000	KEINTZ BRUCE M & SANDRA SUE		12 SOUTH CURLEW STREET		LA MARQUE	TX	77568-6526
142692	5515-0001-0012-000	GLOVER WYNN R & DONNA		12 S FLAMINGO ST		LA MARQUE	TX	77568-6530
142796	5515-0005-0004-000	FUGLEBERG TONI M GLASCO		PO BOX 600		HITCHCOCK	TX	77563-0600
142755	5515-0003-0014-000	HERZOG VIRGIL V & MARIE V		14 SOUTH CURLEW ST		LA MARQUE	TX	77568
142694	5515-0001-0014-000	LOTT WILLIAM & JEANNIE		14 S FLAMINGO		LA MARQUE	TX	77568
142798	5515-0005-0006-000	DICKSON JAMES ERIC		6 S SANDPIPER ST		LA MARQUE	TX	77568
142696	5515-0001-0016-000	MASSEY THOMAS D		16 S FLAMINGO ST		LA MARQUE	TX	77568-6530
142747	5515-0003-0006-000	DEFATTA SAMMIE JR		6 S CURLEW ST		LA MARQUE	TX	77568-6526
142757	5515-0003-0016-000	VENABLE JAMES & STACY		16 S CURLEW		LA MARQUE	TX	77568
142698	5515-0001-0018-000	NORS TERRI		18 S FLAMINGO ST		LA MARQUE	TX	77568-6530
142760	5515-0003-0019-000	COOK JAMES LEE & ALEIDA		211 EASTERLY DR		TIKI ISLAND	TX	77554
142750	5515-0003-0009-000	O'REILLY PETRIA P		9 S CURLEW ST		LA MARQUE	TX	77568-6526
142752	5515-0003-0011-000	GARZA CARLOS JR & KAREM NARANJO		11 S CURLEW ST		LA MARQUE	TX	77568
520681	5515-0003-0002-001	STAHLHEBER GARY D & TANNA MCCOLLOCH STAHLHEBER		3419 HILLSTONE		SUGARLAND	TX	77479
142754	5515-0003-0013-000	EQUITY TRUST COMPANY CUSTOIDAN	FBO DAVID CASPER IRA	13 S CURLEW		LA MARQUE	TX	77568
142693	5515-0001-0013-000	HOUSTON AREA INVESTMENT PROPERTIES LLC		4909 MAHEJAN CT		PEARLAND	TX	77584-5500
142797	5515-0005-0005-000	DARR CHRISTOPHER & SKYLAR		5 S SANDPIPER ST		LA MARQUE	TX	77568-6539
142756	5515-0003-0015-000	OAKES DEBORAH H		15 S CURLEW STREET		LA MARQUE	TX	77568-6525
142695	5515-0001-0015-000	MCDONALD THOMAS KELLY & MELINDA ELAINE MCDONALD		15 S FLAMINGO STREET		LA MARQUE	TX	77568-6529
142746	5515-0003-0005-000	SOLER ALVIN & GINA		5 S CURLEW ST		LA MARQUE	TX	77568
142697	5515-0001-0017-000	HENDERSON DANIEL LEE & JALAYNE		17 S FLAMINGO DR		LA MARQUE	TX	77568
142748	5515-0003-0007-000	O'REILLY PETRIA P		9 S CURLEW ST		LA MARQUE	TX	77568-6526
142759	5515-0003-0018-000	PUC CETTI RAYMOND JR &		MICHELE	18 S CURLEW	LA MARQUE	TX	77568
368860	5515-0000-0000-006	OMEGA BAY IMPROVEMENT COMM INC		C/O INTERGRITY MGMT	PO BOX 3906	GALVESTON	TX	77552



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

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
PROPERTY OWNER PUBLIC HEARING NOTICE**

May 19, 2021

Dear Property Owner:

Notice is hereby given that the City of La Marque Board of Adjustments will hold a Public Hearing on Thursday, June 3, 2021, at 4:00 p.m. by telephone /video conference and your comments on the request below will be heard at this time. A toll free call-in number will be available to allow public comment. Details are available on the City's website <https://ci.la-marque.tx.us/AgendaCenter>, or you may contact Margaret Corfield, Developmental Services at 409.938.9204 to provide your comment in advance. You are receiving this notice because your property is within 200 feet of an application regarding:

A request for variance to the City's zoning regulations, specifically Section 71-29(c)(3), to allow a residential accessory structure to be placed closer than 5 feet to a side property line at Lots 3 & 4 (3 S. Curlew) (PID#142744) of Omega Bay section 3.

If you are unable to attend, and wish to comment, you may call or write to the City of La Marque Development Services Department at the following:

City of La Marque
Development Services Department
1130 1st.
La Marque, TX 77568
409-938-9204

Respectfully,
Margaret Corfield
Development Services











