



1111 Bayou
La Marque, Texas 77568
409.938.9202

Mayor Bobby Hocking
Mayor Pro- Tem Keith Bell- District A

Councilmember Chris Lane- District B
Councilmember Connie Trube- District C
Councilmember Clent Brown- District D

OFFICIALLY POSTED ON THE WEB: DATE: 6.25.2015 TIME: 3:30 p.m.

SPECIAL CALLED MEETING AGENDA

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a Special Called Meeting on **Wednesday, July 1, 2015 at 5:00 p.m. at 1109-B Bayou Road for the purpose of considering the following agenda:**

- (1) CALL MEETING TO ORDER**
- (2) ROLL CALL**
- (3) INVOCATION AND PLEDGE OF ALLEGIANCE**
- (4) CITIZEN'S PARTICIPATION**
Comments from the public (at this time, any person with city-related business who has signed up may speak to Council (limited to three (3) minutes.) In compliance with Texas Open Meeting Act the City Council 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.
- (5) PUBLIC HEARING**
 - a. Conduct Public Hearing to hear public input regarding the recommendation of the Planning and Zoning Commissions to adopt Ordinance No. **O-2015-007**, a proposed rezone for tract of land from R-1 Residential to C-1 General Commercial, addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I (A), a 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II (B) , a 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made part of hereof, in the name of John J. Bassett, the reason for the zoning change is to allow the construction of an RV Park and Storage Buildings on the properties – Director of Public Services L. Rumburg



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(6) OLD BUSINESS

- a. Discussion/possible action regarding the recommendation of the Planning and Zoning Commissions to adopt Ordinance No. **O-2015-007**, a proposed rezone for tract of land from R-1 Residential to C-1 General Commercial, addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I (A), a 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II (B), a 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made part of hereof, in the name of John J. Bassett, the reason for the zoning change is to allow the construction of an RV Park and Storage Buildings on the properties – Director of Public Services L. Rumburg **THIS IS THE SECOND AND FINAL READING.**

(7) NEW BUSINESS

- a. Discussion/possible action regarding the approval of a three (3) year agreement between the City of La Marque and the La Marque Fire Association beginning October 1, 2015 and ending on September 30, 2018.
- b. Discussion/possible action regarding the approval of a three (3) year agreement between the City of La Marque and the La Marque Police Association beginning October 1, 2015 and ending on September 30, 2018.

(8) REQUESTS AND ANNOUNCEMENTS

Requests by Mayor and Council Members for items to be placed on future City Council agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" includes:

- (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.

(9) EXECUTIVE SESSION

The City Council for the City of La Marque, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized the Texas Government Code Section 551.071 (Consultation with



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Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development)

(10) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas **on or before June 25, 2015 before 5:00 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.
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CITY COUNCIL AGENDA FORM

Meeting Date: July 1, 2015
Prepared by: Les Rumburg
Department: Public Services

Agenda item: 7a
Reviewed by: Carol Buttler

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding the recommendation of Planning and Zoning Commission to adopt Ordinance No. **O-2015-007**, changing the zoning classification from R-1 Single family residential to C-1 General Commercial of a tract of land addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I (A) 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II (B): 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made part of hereof, in the name of John J. Bassett, amending the zoning map of the City adopted the 12th day of December 2005 by Ordinance number 953. **THIS IS THE SECOND AND FINAL READING**

X

Attachments for reference

1. Proposed Ordinance (with metes & bounds)
 - a. Memorandum of Understanding
2. Map of the Location
3. Recommendation letter from Planning and Zoning Commission
4. Rezoning request Application and receipt
5. Letter from owner and other backup
6. Backup documentation (Maps, site plan)
7. Planning and Zoning Commission Minutes from March 10, 2015

Staff Briefing:

- The Planning and Zoning Commission discussed and approved on March 10, 2015, the proposed re-zone changing the zoning classification from R-1 Single family residential to C-1 General Commercial of a tract of land addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I (A:) a 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II (B): a 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made part of hereof, in the name of John J. Bassett, all in the map records in the office of the County Clerk of Galveston County, Texas; amending the zoning map of the City adopted the 12th day of December 2005 by ordinance number 953.
- In said meeting the Planning and Zoning Commission approved recommendation to City Council.
- City Council approved the first reading of the Ordinance on June 22, 2015.



CITY COUNCIL AGENDA FORM

- **History:**
- **February 2, 2015** – John J. Bassett completed Planning and Zoning application.
- **February 2, 2015** – City of La Marque received a request for rezone on the property.
- **February 2, 2015** – rezoning classification fees are paid by John J. Bassett, owner of the property.
- **February 11, 2015** – Re-zoning public hearing and notices are sent out to owners of property within 200 feet of the proposed parcels.
- **March 10, 2015** – Planning and Zoning Commission holds a regular meeting/public hearing and approves to recommend to City Council changing the zoning classification from R-1 Single family residential to C-1 General Commercial
- **April 22, 2015** – City Attorney reviewed proposed Ordinance
- **April 27, 2015** – Item tabled at the City Council Meeting
- **June 22, 2015** – City Council approved Ordinance on first reading

Target Implementation: Following adoption of ordinance after second reading

- **Significant Action Dates:**
- **February 2, 2015** – John J. Bassett completed Planning and Zoning application.
- **February 2, 2015** – City of La Marque received a request for rezone on the property.
- **February 2, 2015** – rezoning classification fees are paid by John J. Bassett, owner of the property.
- **February 11, 2015** – Re-zoning public hearing and notices are sent out to owners of property within 200 feet of the proposed parcels.
- **March 10, 2015** – Planning and Zoning Commission holds a regular meeting and approves to recommend to City Council changing the zoning classification from R-1 Single family residential to C-1 General Commercial
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- **June 22, 2015** – City Council approved Ordinance on first reading

Action:

- | | |
|--|---|
| ☒ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other | |

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Items #	
Other Funding	



CITY COUNCIL AGENDA FORM

☒

Mark if this item does not conflict with any Resolution, Ordinance or City Charter

Staff's Recommendation: Motion to adopt Ordinance No. **O-2015-007** changing the zoning classification from R-1 Single family residential to C-1 General Commercial of a tract of land addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I (A) 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II (B): 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made part of hereof, in the name of John J. Bassett, amending the zoning map of the City adopted the 12th day of December 2005 by ordinance number 953-Development Services. **THIS IS THE SECOND AND FINAL READING.**

Fiscal Impact: Revenue to the City from property taxes and utilities usage

ORDINANCE NO. O-2015-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM R-1 RESIDENTIAL TO C-1 (GENERAL COMMERCIAL), ADDRESSED AS: 5204 FLEMING, LA MARQUE, TEXAS, MORE DESCRIBED AS: A TOTAL OF 23.083 ACRES, CAD ID R404968, TRACT I (A), a 15.640 ACRE TRACT OF LAND, MORE OR LESS, OUT OF STEPHEN F. AUSTIN LEAGUE SURVEY NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT “A” ATTACHED HERETO AND MADE PART OF HEREOF, AND CAD ID R404969, TRACT II (B): 6.060 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT “B” ATTACHED HERETO AND MADE PART OF HEREOF, IN THE NAME OF JOHN J. BASSETT, THE REASON FOR THE ZONING CHANGE IS TO ALLOW THE CONSTRUCTION OF AN RV PARK AND STORAGE BUILDINGS ON THE PROPERTIES; AMENDING THE ZONING MAP OF THE CITY ADOPTED THE 12TH DAY OF DECEMBER 2005 BY ORDINANCE NUMBER 953

WHEREAS, John J. Bassett (the “Applicant”) and DML Ventures, LLC the owner of the property who has purchased the tract of land described as **A TOTAL OF 23.083 ACRES, CAD ID R404968, TRACT I (A), a 15.640 ACRE TRACT OF LAND, MORE OR LESS, OUT OF STEPHEN F. AUSTIN LEAGUE SURVEY NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT “A” ATTACHED HERETO AND MADE PART OF HEREOF, AND CAD ID R404969, TRACT II (B): 6.060 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT “B”** (the “Property”) generally situated in the corporate city limits of the City of La Marque, Texas (the “City”) made part hereof for all purposes; and

WHEREAS, the Property presently has a zoning classification of Single Family Residential under Chapter 71: Zoning of the Code of ordinances of the City of La Marque; and

WHEREAS, the applicant has made application to the City to change such zoning classification of said property from Single Family Residential to General Commercial as authorized by the City’s Zoning Ordinance; and

WHEREAS, the City Council of the City has conducted, in time and manner and after the notice required by law and Chapter 71: Zone of the Code of Ordinances of the City of La Marque, a public hearing on such request in classification; and

WHEREAS, the request for amendment to the zoning boundaries was submitted together with the required fees to the administrative official causing the petition to be place on the March 10, 2015 a Public Hearing of the Planning and Zoning Commission; and

WHEREAS, written notice of all public hearings on proposed changes to district boundaries was sent to all property owners within 200 feet of the tract to be re-zoned using the last known address as listed on the City tax roll and depositing the notice, postage paid, in the United States mail sent not less than ten days before such hearing was held; and, owners and the report was forwarded to City Council for setting and holding of public hearing thereon; and

WHEREAS, City Council deems the requested change in zoning classification appropriate;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS that:

Section 1. The facts and the matters set forth in the preamble on this Ordinance are hereby found to be true and correct.

Section 2. The request for zoning classification change of the certain tract of land described as **A TOTAL OF 23.083 ACRES, CAD ID R404968, Tract I (A), a 15.640 ACRE TRACT OF LAND, MORE OR LESS, OUT OF STEPHEN F. AUSTIN LEAGUE SURVEY NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT “A” ATTACHED HERETO AND MADE PART OF HEREOF, AND CAD ID R404969, TRACT II (B): 6.060 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT “B”** is hereby approved from Single Family Residential to General Commercial as authorized by the Chapter 71: Zoning of the Code of Ordinances of the City of La Marque.

Section 3. The zoning map of the City, adopted on the 12th day of December, 2005 by ordinance number 953, shall be revised and amended to show the zoning reclassification of said tract of land as provided in Section 2 hereof.

Section 4. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or the provision hereof other than the part declared to be invalid or unconstitutional; and the City council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED by the City Council of the City of La Marque, Texas, on the first reading this the 22nd day of June, 2015.

PASSED AND APPROVED by the City Council of the City of La Marque, Texas, on the second and last reading this the ____ day of _____, 2015.

CITY OF LA MARQUE

Bobby Hocking, Mayor
City of La Marque, Texas

ATTEST:

Robin Eldridge, City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego, City Attorney

SOUTHEAST CORNER
LOT 51 MAINLAND HOMESTEADS
(2/30)

NORTHWEST CORNER
21.1285 ACRE TRACT
(8634885)

GARRETT STREET

52
NORTH LINE 300 ACRE TRACT
SOUTH LINE MAINLAND
HOMESTEADS S/D (2/30)

(002-30-0605)
60' R.O.W.
TO GENERAL PUBLIC
(1/23/81)

60' R.O.W.
TO PUBLIC
(002-16-1818)
(3/21/83)

SET 3/8" I.R.

60' x 301.35'
INGRESS/EGRESS
EASEMENT

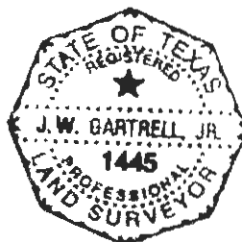
200 0 200 400 600

SCALE IN FEET.

SURVEY OF A 15.640 ACRE TRACT AND A 6.060
ACRE TRACT OUT OF THE S.F. AUSTIN LEAGUE.
SURVEY NO. 4, GALVESTON COUNTY, TEXAS

Surveyed: April 15, 2001
May 31, 2001
June 4, 2001

By *James W. Gartrell, Jr.*



9494- TATC, G
GF# 525011116
Bassett
Delaney Rd, Ltd.

P.O.B.
(002-0-0605)

FLEMING ST.

EAST R.O.W.
FLEMING STREET

P.O.B. (002-16-1818)

5.00 ACRE TRACT
McELHANNY TRACT
(8310188)

EAST 926.16'

SET 3/8" I.R.

(1.701 ACRES)

(943/134)
80' H.L. & P. UNOBSTRUCTED EASEMENT
(INCLUDES INGRESS/EGRESS)

CL OVERHEAD
POWERLINES

23.083 ACRES

(TOTAL) "A"
TRACT
(15.640 ACS.)

20' SEWER SERVICE EASEMENT
R.O.W. (010-77-2243)

SET 3/8" I.R.

(9524165)

65' R.O.W. (010-48-1364)

SET 3/8" I.R.

P.O.B.
TRACT
"B"

(1.382 ACRES) "B"
TRACT
(6.060 ACS.)

SET LATH

WEST 926.16'

NOTE: THE FOLLOWING
EASEMENTS DO NOT
LIE WITHIN TRACTS
"A" OR "B":

1445/386

1445/61

9546726

NOTE GCC FILE NO 9546728
NO LONGER APPLICABLE
CONSTRUCTION COMPLETE

Page 1 of 3

231.35'

735.61'
SOUTH 1085.66'
DRAINAGE DITCH (2323/604)

SET 3/8" I.R.

PRAIRIE STREET R.O.W.
(010-51-0172)

I HEREBY CERTIFY THAT THIS SURVEY
CONFORMS TO THE CURRENT TEXAS
SURVEYORS ASSOCIATION STANDARDS
AND SPECIFICATIONS FOR A CATEGORY
1A, CONDITION II SURVEY.

James W. Gartrell, Jr. 6/4/01
James W. Gartrell, Jr., P.E.
R.P.S. No. 1445

GULF COAST ENGINEERING
AND SURVEYING

P.O. BOX 365 LAMARQUE, TEXAS 77086

JAMES W. GARTRELL, JR., P.E., R.P.S.
TELEPHONE: 281-466-1111
FAX: 281-466-1112
E-MAIL: JWG@GULFCOASTSURVEYING.COM

SHEET NUMBER

June 4, 2001

TRACT DESCRIPTIONTRACT "A"15.640 ACRES

DESCRIPTION OF A 15.640 ACRE TRACT OF LAND OUT OF THE S.F. AUSTIN LEAGUE, SURVEY NO. 4, GALVESTON COUNTY, TEXAS

COMMENCING at the Northwest corner of a 21.1265 acre tract out of the S.F. Austin League, Survey No. 4, according to deed recorded in File No. 8634985 in the Office of the County Clerk of Galveston County, Texas, same being the Southeast corner of Lot 51 in Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat recorded in Volume 2, Page 30, in the Office of the County Clerk of Galveston County, Texas, said point lying in the West right of way line of Garrett Street, 60 foot right of way;

THENCE East, along the North line of a 300 acre tract recorded in Volume 607, Page 202, in the Office of the County Clerk of Galveston County, Texas, and the South line of Mainland Homesteads a distance of 1473.84 feet to a point which lies in the East right of way line of Fleming Street, 60 foot right of way, said point being the Southwest corner of Lot 57 in Mainland Homesteads and said point being the Northeast corner of a 60 foot in width right of way to the General Public according to Film Code 002-30-0605 in the Office of the County Clerk of Galveston County, Texas;

THENCE South, along the South projection of the East right of way line of Fleming Street, 60 foot right of way and along the East right of way line of said right of way to the General Public, at a distance of 500 feet pass the Southeast corner of said right of way to the General Public, same being the Northeast corner of said Public 60 foot right of way, a 60 foot in width right of way easement, along the East right of way of said Public 60 foot in width right of way easement, a distance of 1035.16 feet to the Place of Beginning of the 15.640 acre tract hereinafter described, same being the Southeast corner of said Public 60 foot in width right of way easement and same being the Southwest corner of a 5.00 acre tract of land recorded in Film Code 8310188;

THENCE from said Beginning Corner East, along the South line of said 5.0 acre tract, a distance of 926.16 feet to a set 3/8" iron rod for corner at the Southeast corner of said 5.00 acre tract and said point lying in the West line of a Drainage right of way recorded in Volume 2323, Page 604, in the Office of the County Clerk of Galveston County, Texas;

THENCE South, along the West line of said Drainage right of way, a distance of 735.61 feet to a set 3/8" iron rod for corner in the North right of way line of Prairie Street, 65 foot right of way according to Film Code 010-48-1364 in the Office of the County Clerk of Galveston County, Texas;

THENCE West, along the North right of way line of Prairie Street, 65 foot right of way, and parallel to the South line of said 5.00 acre tract, a distance of 926.16 feet to a set 3/8" iron rod for corner, said point lying in the South projection of the said East right of way line of Fleming Street, said right of way to the General Public and said Public 60 foot in width right of way easement;

THENCE North, along the South project of the said East right of way line of Fleming Street, said right of way to the General Public and said Public 60 foot in width right of way easement, a distance of 735.61 feet to a set 3/8" iron rod at the Place of Beginning.

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Page 2 of 3

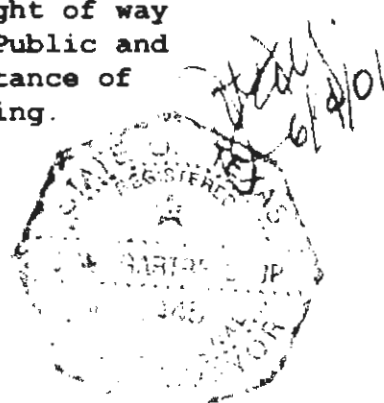
JAMES W. GARTRELL, JR.

GULF COAST ENGINEERING

11

CONSULTING ENGINEER - SURVEYOR

P.O. BOX 382 LA MARQUE, TEXAS 77568



June 4, 2001

TRACT DESCRIPTION
TRACT "B"
6.060 ACRES

DESCRIPTION OF A 6.060 ACRE TRACT OF LAND OUT OF THE S.F. AUSTIN LEAGUE, SURVEY NO. 4, GALVESTON COUNTY, TEXAS

COMMENCING at the Northwest corner of a 21.1265 acre tract out of the S.F. Austin League, Survey No. 4, according to deed recorded in File No. 8634985, in the Office of the County Clerk of Galveston County, Texas, same being the Southeast corner of Lot 51 in Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat recorded in Volume 2, Page 30, in the Office of the County Clerk of Galveston County, Texas, said point lying in the West right of way line of Garrett Street, 60 foot right of way;

THENCE East, along the North line of a 300 acre tract recorded in Volume 607, Page 202 in the Office of the County Clerk of Galveston County, Texas, and the South line of Mainland Homesteads a distance of 1473.84 feet to a point which lies in the East right of way line of Fleming Street, 60 foot right of way, said point being the Southwest corner of Lot 57 in Mainland Homesteads and said point being the Northeast corner of a 60 foot in width right of way to the General Public according to Film Code 002-30-0605 in the Office of the County Clerk of Galveston County, Texas;

THENCE South, along the South projection of the East right of way line of Fleming Street, 60 foot right of way and along the East right of way line of said right of way to the General Public, at a distance of 500 feet pass the Southeast corner of said right of way to the General Public, same being the Northeast corner of said Public 60 foot right of way, a 60 foot in width right of way easement, along the East right of way of said Public 60 foot in width right of way easement, at a distance of 1035.16 feet pass the Southeast corner of said Public 60 foot in width right of way easement and same being the Southwest corner of a 5.00 acre tract of land recorded in Film Code 8310188, in all, a distance of 1835.77 feet to the Place of Beginning of 6.060 acre tract hereinafter described, said point lying in the South right of way line of Prairie Street, 65 foot right of way according to Film Code 010-48-1364 in the Office of the County Clerk of Galveston County, Texas;

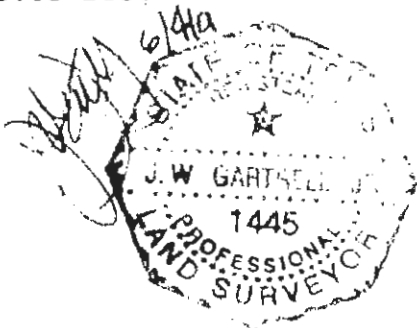
THENCE from said Beginning Corner East, along the South right of way line of Prairie Street, 65 foot right of way , a distance of 926.16 feet to a set 3/8" iron rod for corner lying in the West line of a Drainage right of way recorded in Volume 2323, Page 604, in the Office of the County Clerk of Galveston County, Texas;

THENCE South, along the West line of said Drainage right of way, a distance of 285.05 feet to a set 3/8" iron rod for corner;

THENCE West, parallel to the South right of way line of Prairie Street, 65 foot right of way, a distance of 926.16 feet to a set 3/8" iron rod for corner, said point lying in the South projection of the said East line of Fleming Street, said right of way to the General Public and said Public 60 foot in width right of way easement;

THENCE North, along the South project of the said East line of Fleming Street, said right of way to the General Public and said Public 60 foot in width right of way easement, a distance of 285.05 feet to a set 3/8" iron rod at the Place of Beginning.

14-49



June 4, 2001

INGRESS-EGRESS EASEMENT
(60' x 735.61')

DESCRIPTION OF A 60 FOOT IN WIDTH BY 735.61 FOOT IN LENGTH INGRESS-EGRESS EASEMENT OUT OF THE S.F. AUSTIN LEAGUE, SURVEY NO. 4, GALVESTON COUNTY, TEXAS

COMMENCING at the Northwest corner of a 21.1265 acre tract out of the S.F. Austin League, Survey No. 4, according to deed recorded in File No. 8634985, in the Office of the County Clerk of Galveston County, Texas, same being the Southeast corner of Lot 51 in Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat recorded in Volume 2, Page 30, in the Office of the County Clerk of Galveston County, Texas, said point lying in the West right of way line of Garrett Street, 60 foot right of way;

THENCE East, along the North line of a 300 acre tract recorded in Volume 607, Page 202, in the Office of the County Clerk of Galveston County, Texas and the South line of Mainland Homesteads a distance of 1473.84 feet to a point which lies in the East right of way line of Fleming Street, 60 foot right of way, said point being the Southwest corner of Lot 57 in Mainland Homesteads and said point being the Northeast corner of a 60 foot in width right of way to the General Public according to Film Code 002-30-0605 in the Office of the County Clerk of Galveston County, Texas;

THENCE South, along the South projection of the East right of way line of Fleming Street, 60 foot right of way and along the East right of way line of said right of way to the General Public, at a distance of 500 feet pass the Southeast corner of said right of way to the General Public, same being the Northeast corner of said Public 60 foot right of way, a 60 foot in width right of way easement, along the East right of way of said Public 60 foot in width right of way easement, in all, a distance of 1035.16 feet to the Place of Beginning of the 60 foot in width by 735.61 foot in length Ingress-Egress Easement hereinafter described;

THENCE from said Beginning Point South, a distance of 735.61 feet to a point for corner, said point lying in the North right of way line of Prairie Street, 65 foot right of way, according to Film Code 010-48-1364 in the office of the County Clerk of Galveston County, Texas;

THENCE West, along the North right of way line of Prairie Street, 65 foot right of way a distance of 60.00 feet to a point for corner;

THENCE North, a distance of 735.61 feet to a point for corner being the Southwest corner of a 60 foot right of way to Public as recorded in Film Code 002-16-1818 in the Office of the County Clerk of Galveston County, Texas;

THENCE East, along the South end of said 60 foot right of way to Public, a distance of 60.00 feet to the Place of Beginning.

9494- GF# 525011115
Bassett
Delaney Rd., Ltd.

14-53

June 4, 2001

INGRESS-EGRESS EASEMENT
(60' x 285.05')

DESCRIPTION OF A 60 FOOT IN WIDTH BY 285.05 FOOT IN LENGTH
INGRESS-EGRESS EASEMENT OUT OF THE S.F. AUSTIN LEAGUE, SURVEY
NO. 4, GALVESTON COUNTY, TEXAS

COMMENCING at the Northwest corner of a 21.1265 acre tract out of the S.F. Austin League, Survey No. 4, according to deed recorded in File No. 8634985, in the Office of the County Clerk of Galveston County, Texas, same being the Southeast corner of Lot 51 in Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat recorded in Volume 2, Page 30, in the Office of the County Clerk of Galveston County, Texas, said point lying in the West right of way line of Garrett Street, 60 foot right of way;

THENCE East, along the North line of a 300 acre tract recorded in Volume 607, Page 202, in the Office of the County Clerk of Galveston County, Texas and the South line of Mainland Homesteads a distance of 1473.84 feet to a point which lies in the East right of way line of Fleming Street, 60 foot right of way, said point being the Southwest corner of Lot 57 in Mainland Homesteads and said point being the Northeast corner of a 60 foot in width right of way to the General Public according to Film Code 002-30-0605 in the Office of the County Clerk of Galveston County, Texas;

THENCE South, along the South projection of the East right of way line of Fleming Street, 60 foot right of way and along the East right of way line of said right of way to the General Public, at a distance of 500 feet pass the Southeast corner of said right of way to the General Public, same being the Northeast corner of said Public 60 foot right of way, a 60 foot in width right of way easement, along the East right of way of said Public 60 foot in width right of way easement, in all, a distance of 1835.77 feet to the Place of Beginning of the 60 foot in width by 285.05 foot in length Ingress-Egress Easement hereinafter described, said point lying in the South right of way line of Prairie Street, 65 foot right of way, according to Film Code 010-48-1364 in the Office of the County Clerk of Galveston County, Texas;

THENCE from said Beginning Point South, a distance of 285.05 feet to a point for corner;

THENCE West, a distance of 60.00 feet to a point for corner;

THENCE North, a distance of 285.05 feet to a point for corner being the Southwest corner of a 60 foot right of way to Public as recorded in Film Code 002-16-1818 in the Office of the County Clerk of Galveston County, Texas;

THENCE East, along the South end of said 60 foot right of way to Public, a distance of 60.00 feet to the Place of Beginning.

9494- GF# 525011115
Bassett
Delaney Rd., Ltd.

14-53

JAMES W. GARTRELL, JR.

GULF COAST ENGINEERING

June 4, 2001

INGRESS-EGRESS EASEMENT
(60' x 301.35')

DESCRIPTION OF A 60 FOOT IN WIDTH BY 301.35 FOOT IN LENGTH
INGRESS-EGRESS EASEMENT OUT OF THE S.F. AUSTIN LEAGUE, SURVEY
NO. 4, GALVESTON COUNTY, TEXAS

COMMENCING at the Northwest corner of a 21.1265 acre tract out of the S.F. Austin League, Survey No. 4, according to deed recorded in File No. 8634985, in the Office of the County Clerk of Galveston County, Texas, same being the Southeast corner of Lot 51 in Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat recorded in Volume 2, Page 30, in the Office of the County Clerk of Galveston County, Texas, said point lying in the West right of way line of Garrett Street, 60 foot right of way;

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THENCE South, along the South projection of the East right of way line of Fleming Street, 60 foot right of way and along the East right of way line of said right of way to the General Public, at a distance of 500 feet pass the Southeast corner of said right of way to the General Public, same being the Northeast corner of said Public 60 foot right of way, a 60 foot in width right of way easement, along the East right of way of said Public 60 foot in width right of way easement, in all, a distance of 1035.16 feet to the Place of Beginning of the 60 foot in width by 301.35 foot in length Ingress-Egress Easement hereinafter described;

THENCE from said Beginning Point South, a distance of 301.35 feet to a point for corner;

THENCE West, a distance of 60.00 feet to a point for corner;

THENCE North, a distance of 301.35 feet to a point for corner being the Southwest corner of a 60 foot right of way to Public as recorded in Film Code 002-16-1818 in the Office of the County Clerk of Galveston County, Texas;

THENCE East, along the South end of said 60 foot right of way to Public, a distance of 60.00 feet to the Place of Beginning.

9494- GF# 525011115
Bassett
Delaney Rd., Ltd.

14-53



FREY
DEVELOPMENT
COMPANIES, INC.

June 5, 2015

Councilman Chris Lane
CITY OF LAMARQUE
1111 Bayou Road
LaMarque, Texas 77568

Re: Zone Change Request – 5204 Fleming – Abstract 2 SF Austin Survey No. 4, Tract 116-6 – 15.64 acres of land and Abstract 2 SF Austin Survey No. 4, Tract 116-7 – 6.06 acres of land – currently zoned as R-1 – Single Family Residential, requested change to C-1 – General Commercial

Dear Councilman Lane:

I appreciate the opportunity to meet with the representatives of the land requesting the zone change described above. The meeting provided me the opportunity to better understand the business plan for the proposed RV park and storage facility. The first phase of the project would include the spaces for RV parking and the second phase would include additional spaces for RV parking and enclosed storage buildings for rent to the public (no open storage). The first phase of the project would also include amenities to serve the RV park which would include a play structure for kids and a possible swimming pool. Additionally, the RV park would be fully fenced with access being gated. Further, property management would be provided by a representative of the owner living on the property. I think it is important to have the RV park provide certain amenities to serve their guests rather than have their guests have to look outside of the development for those amenities.

Based upon the above information provided to me, I no longer have an objection to the zone change request referenced above. Again, I appreciate the opportunity to work with you and the City of LaMarque in our mutual effort to promote beneficial growth for the City.

Sincerely,

SALTGRASS 300, LTD.

By: Frey Development Companies, Inc., its
General Partner

By: 
William H. Frey, President

P.O. BOX 941179
HOUSTON, TEXAS 77094
TELEPHONE: 281.531.8000
FACSIMILE: 281.670.8855



Map created with ArcIMS - Copyright, (C) 1992-2015 ESRI Inc.

JOHN BASSETT

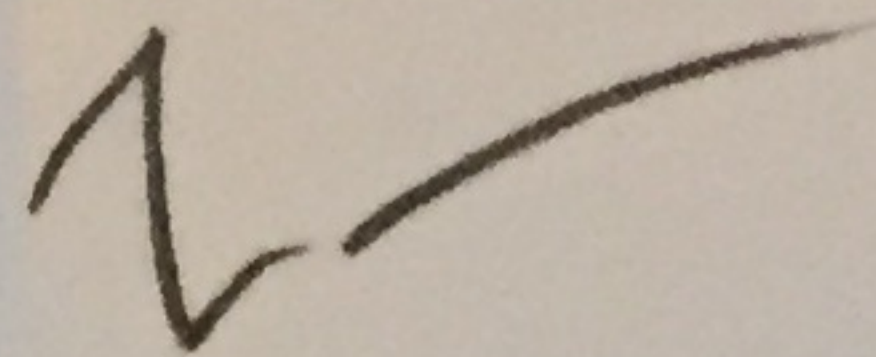
5204 & 0 Fleming St. La Marque, TX 77568

2/2/2015

TO WHOM IT MAY CONCERN:

Please accept this letter as my authorization for DML Ventures to apply for rezoning for the property addresses listed above. In the event that any additional information is needed please feel free to contact me at jbassett@renpetro.com via email or (281)799-8186 via phone.

Regards,



John Bassett

Owner

Dear Council Members of The City of La Marque,

This letter is to explain our planned expectations for the future of Double L RV Resort.

As longtime residents of various small towns surrounding the South/Southeast side of Houston, TX we have watched the whole area rapidly increase in population. Much of the growth has been from the oil, gas and chemical industries. With the growth of population comes the need for housing. Housing for families, construction workers and tourism. Double L RV Resort will be a planned resort style RV destination with many amenities.

In the first phase, our desire is to have as many of the amenities in place for even the first customer. Our plan includes:

- Full hook-ups
- Asphalt and concrete roadways and site pads
- Swimming pool
- Outdoor kitchen
- Sections with picnic tables and BBQ pits for large group gatherings
- Picnic area for the public as well
- Game room and theater room
- Basketball court
- Laundry facilities
- Showers and restrooms conveniently located
- Security cameras and lighting throughout the resort
- Aesthetic landscapes and fencing around the resort
- Wi-Fi and cable connectivity
- Disabled access
- Safe provisions for camp fires
- Children's play areas
- Dog play area
- Informational center for current events and services in the City of La Marque

Second Phase:

- More RV sites
- Workout room
- Covered and closed storage

Third Phase:

- More RV sites
- Cabins, depending on market demand

Double L RV Resort intends to be a member of the La Marque community. Owner/General Manager will reside on site and be an active member of the community. That includes participation in city council, zoning, planning, economic development, chamber of commerce, and any other city functions. Each year a scholarship fund will be set up for a La Marque student.

In our past family businesses, we have always supported all community activities such as little league baseball and softball, soccer, basketball, Scouting and were Chamber members of several different communities. One owner ran for School Board position while in Pearland. Donations and giving of time in our church and community is a privilege for our owners. It has been our experience when you give to the community it always gives back.

Double L RV Resort looks forward to growing together in a long and cooperative relationship with the La Marque community.

Sincerely,
Double L RV Resort, LLC
Brian Lawson, President/General Manager
Michael Lyssy, CEO
Denise Lyssy, CFO



1111 Bayou
La Marque, Texas 77568
409.938.9203

Planning & Zoning Commission

Dickey Stanley, Chairman
Russell Washington, Commissioner
Mike Castelline, Commissioner
Norman Koneman, Commissioner
Deanna Bethea, Commissioner

April 22, 2015

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On March 10, 2015, the Planning and Zoning Commission conducted a Public Hearing to receive public input for changing the zoning classification from R-1 Single family residential to C-1 General Commercial of a tract of land addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I (A) 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II (B): 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made part of hereof, in the name of John J. Bassett, amending the zoning map of the City adopted the 12th day of December 2005 by Ordinance number 953.

The Planning and Zoning Commission would like to recommend to City Council for consideration of approval of this rezoning request.

Thank you,

Norman Koneman
Chairman, Planning and Zoning Commission

#5011



LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

1111 Bayou Road
La Marque, Texas 77568
O. 409.938.9204
F. 409.908.0549

Planning and Zoning Commission
Request for Subdivision Variance

Owner's Information

Name of owner, corporation, partnership or other:

owner John J Bassett, Buyers DMH Ventures, LLC

Address:

Street: 1506 Palmello Dr

City: Galveston

State: TX

Zip: 77554

Home Phone: Call Agent

Business Phone: _____

FAX: _____

e-mail: _____

Property description:

Lot: 116 + 116-7

Block: _____

Tract: 116-6

15.640 acres

Subdivision: Abstract 2 SF Austin Sur No 4 / 116-7

6.060 acres

Property Location:

Street Address: 5204 Fleming St + 0 Fleming St

Or location description: _____

Reference #: _____

Owner / Officer Signature A

Title: Owner

Agent's signature: K Adams

Date: 2/1/15

Agent's Printed Name: Kay Adams

Agent's Address: 202 Warton Way, Suite 192, #117 Cedar Park, TX 78613

Agent's telephone: 512-784-8223

Fax: 512-233-1742

E-mail: KAdams7742@Austincc.com

Subdivision Ordinance section to be varied (Single Family R-1)

Reason for change: Proposed RV Park + Storage buildings

Desired Outcome: C-1 - (GENERAL)

To Change zoning To Allow RV Park To be
built (see site plan)

Note: Please review mandated findings that must be made by the planning and Zoning Commission is permitted to recommend a variance to council.

Fees are as follows:

1111 Bayou Rd.

La Marque, TX 77568

(409)938-9204

Receipt Number: 201500195

Payer/Payee: JOHN J. BASSETT
1406 PALMELLO DR.
GALVESTON TX 77554

Cashier: EORNELAS

Date: 02/02/2015

RZ2015-003 RE-ZONING 5204 Fleming St.

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
REZONING CLASSIFICATION FEE	\$450.00	\$450.00	\$0.00
	\$450.00	\$450.00	\$0.00
TOTAL PAID:		\$450.00	

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	5011	\$450.00
Total:		\$450.00

Galveston Central Appraisal District

9850 Emmett F. Lowry Expressway, Ste. A 101, Texas City, TX 77591, (866) 277-47

Data on this Web site represents 2015 Information, click history for values

Property Detail Sheet (R404968)

[Home](#)[General Information](#)[History](#)[Plat Map](#)[GIS Map](#)[Datasheet](#)[News](#)[FAQ](#)[Searches](#)[PropertyID Search](#)[Account Search](#)[Owner Search](#)[Address Search](#)[Property Data](#)[Detail Sheet](#)[History](#)[Datasheet](#)[Other](#)[Taxing Units](#)[Neighborhoods](#)[Abstracts](#)[Subdivisions](#)[ARB Rules](#)[ONLINE Protest Info](#)[Online Protest Login](#)[Tax Code](#)[Calendar](#)[Property Codes](#)[County Tax Rates](#)[PROTEST VIDEO](#)[Legislative Updates](#)[Forms](#)[GIS Maps](#)[GIS Map Viewer](#)[GIS Shape Files](#)[PDF Map Index](#)[County Tax Office](#)[Texas CADs](#)[Employment](#)**Owner Information**Owner ID: **O497313**Owner Name: **BASSETT, JOHN J**Owner Address: **1406 PALMETTO DR
GALVESTON, TX 77554-9189**Property Address: **5204 FLEMING
LA MARQUE, TX 77568****Parcel Information**Legal Description: **ABST 2 S F AUSTIN SUR NO 4 TR 116-6, ACRES 15.640**Neighborhood: **405-XO(405-XO - Commercial)**Acreage: **15.640**Cross Reference: **0002-0116-0006-000**Undivided Interest: **100%****Exemption Codes:** **AG (Agriculture Use)**Entity Codes: **GGA (Galveston County)****J05 (Mainland College)****S14 (Hitchcock Isd)****C32 (La Marque City)****RFL (Co Road & Flood)****D02 (Drainage #2)**Deed Type: **Warranty Deed**

Deed Book:

Deed Page: **2001029347**Map Page: **282-B**

Links:

Click here to view your 2014 certified values and prior history.**Improvements**

ID	Type	SPTB	Segs	Value
Imp1	C (Commercial)	F1 (Real Commercial)	2	Unavailable

Land

ID	Type	SPTB	Acres	Market
Land1	CO (Commercial Acreage)	F1 (Real Commercial)	6.00	Unavailable
Land2	E1 (Native Pasture/mostly Clean)	D1 (Real Acreage Ranch Land)	9.64	Unavailable

A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).



Galveston Central Appraisal District

9850 Emmett F. Lowry Expressway, Ste. A 101, Texas City, TX 77591, (866) 277-4777

Data on this Web site represents 2015 Information, click history for values

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[ARB Rules](#)

[ONLINE Protest Info](#)

[Online Protest Login](#)

[Tax Code](#)

[Calendar](#)

[Property Codes](#)

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[GIS Maps](#)

[GIS Map Viewer](#)

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[PDF Map Index](#)

[County Tax Office](#)

[Texas CADs](#)

[Employment](#)

Property Detail Sheet (R404969)



[History](#)



[Plat Map](#)



[GIS Map](#)



[Datasheet](#)



[Protest](#)

Owner Information

Owner ID: **O497313**

Owner Name: **BASSETT, JOHN J**

Owner Address: **1406 PALMETTO DR
GALVESTON, TX 77554-9189**

Property Address:

Parcel Information

Legal Description: **ABST 2 S F AUSTIN SUR NO 4 TR 116-7, ACRES 6.060**

Neighborhood: **0002.1 (0002.1 - Austin, S F)**

Acreage: **6.060**

Cross Reference: **0002-0116-0007-000**

Undivided Interest: **100%**

Exemption Codes: **AG (Agriculture Use)**

Entity Codes: **GGA (Galveston County)
J05 (Mainland College)
S14 (Hitchcock Isd)
C32 (La Marque City)
RFL (Co Road & Flood)
D02 (Drainage #2)**

Deed Type: **Warranty Deed**

Deed Book:

Deed Page: **2001029347**

Map Page: **282-B**

Links:

[Click here](#) to view your 2014 certified values and prior history.

Land

ID	Type	SPTB	Acres	Market
Land1	E1 (Native Pasture/mostly Clean)	D1 (Real Acreage Ranch Land)	6.060	Unavailable



A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).

HIGHLAND ALLOTMENT

13 NO. 2 14 15
SUPER CITY

S-6891

STATISTICS

(b) (1)

XREF	ID	NAME	ADDRESS	ADDRESS2	CITY	ST ZIP
1 0002-0116-0004-000	R301859	SALTGRASS 300 LTD	STE 162	15995 BARKER'S LANDING RD	HOUSTON	TX 77079
2 0002-0122-0000-000	R131483	DICKSON, DAVID	PO BOX 764		LA PORTE	TX 77572
0002-0124-0000-000	R131478	SALTGRASS 300 LTD	STE 162	15995 BARKER'S LANDING RD	HOUSTON	TX 77079
3 3965-0000-0010-001	R132715	LOH, LENG POH & WEN F	1838 OAK VALLEY DR		KEMAH	TX 77565-8110
4 3965-0000-0010-002	R290829	EDWARDS, ROBERT V	PO BOX 1113		TEXAS CITY	TX 77592
5 3965-0000-0012-001	R132716	WGB RV PARKS LLC	5271 MEMORIAL DR STE 110		HOUSTON	TX 77007-8216
6 3965-0000-0012-002	R523477	EDWARDS, DANIEL W	412 VOLNEY		LA MARQUE	TX 77568

SALGRASS 300 LTD
15995 BARKERS LANDING RD
STE 162
HOUSTON, TX 77079

DAVID DICKSON
PO BOX 764
LA PORTE, TX 77572

LENG POH & WEN F LOH
1838 OAK VALLEY DR.
KEMAH, TX 77565-8110

ROBERT V EDWARDS
PO BOX 1113
TEXAS CITY, TX, 77592

WGB RV PARKS LLC
5271 MEMORIAL DR. STE 110
HOUSTON, TX 77007-8216

DANIEL W. EDWARDS
412 VOLNEY
LA MARQUE, TX 77568

JOHN J. BASSETT
1406 PALMETTO DR
GALVESTON, TX 77554-9189

KAY ADAMS
202 WALTON WAY SUITE 192 3 117
CEDAR PARK, TX 78613



1111 Bayou Road
La Marque, Texas 77568
409.938.9202

CITY OF LA MARQUE
PROPERTY OWNER PUBLIC NOTICE
REZONING REQUEST

February 11, 2015

Dear Property Owner:

This PUBLIC NOTICE is in accordance with Chapter 71, Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marque Zoning Ordinance. An application for rezoning has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the City of La Marque Tax Records, is located within 200 feet of the property that is being considered for rezoning.

The area under consideration for rezoning is 5204 Fleming, La Marque, TX 77568, also described as: ABST 2 S F AUSTIN SUR NO 4 TR 116-6, ACRES 15.640 R404968 and ABST 2 S F AUSTIN SUR NO. 4 TR 116-7, ACRES 6.060 R404969 Attached is an overview map of the property location.

The current zoning is (R-1) Single Family Residential. The proposed zoning is (C-1) General Commercial.

This is your OFFICIAL NOTICE that the Planning and Zoning Commission will conduct a PUBLIC HEARING, on **March 10, 2015 at 4:00 PM**, in the Council Chambers of City Hall, 1109-B Bayou Rd., concerning the above rezoning request.

Your comments, if any will be heard at this time. If you are unable to attend, and wish to comment, you may call, write or e-mail to the City of La Marque Development Services Department at the following:

City of La Marque
Development Services Department
1111 Bayou Rd.
La Marque, TX 77568
409-938-9256
e.ornelas@cityoflamarque.org

Respectfully,

Edna Ornelas
Development Services Department
City of La Marque, Texas



1111 Bayou
La Marque, Texas 77568
409.938.9202

Planning and Zoning Committee Minutes
Special Meeting & Public Hearing
March 10, 2015

(1) CALL TO ORDER

Commissioner Koneman called the meeting to order at 4:00 p.m.

(2) ROLL CALL

PRESENT:

Mike Casteline
Norman Koneman
Deanna Bethea
Russell Washington, Jr.

ABSENT: Dickey Stanley

STAFF PRESENT:

Ellis Ortego, City Attorney
Les Rumburg, Director of Public Works
Robin Eldridge, City Clerk

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Bethea

(4) APPROVAL OF MINUTES

- a. Special Meeting minutes of December 16, 2014
- b. Special Meeting minutes of December 30, 2014

Commissioner Bethea made a motion to approve the Special Meeting minutes of December, 16, and December 30, 2014, with one correction. Commissioner Washington seconded. **MOTION CARRIED UNANIMOUSLY.**

(5) CITIZEN'S PARTICIPATION

(6) PUBLIC HEARING

- a. **Case P/RZ-15-01.** Conduct a Public Hearing regarding a proposed rezone for tract of land from R-1 Residential to C-1 (General Commercial).addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, and CAD ID R404969, Tract II: 6.060 acre tract of land , more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made part of hereof, in the name of John J. Bassett, the reason for the zoning change is to allow the construction of an RV Park and Storage Buildings on the properties



1111 Bayou
La Marque, Texas 77568
409.938.9202

Chairman Koneman closed the regular meeting and opened the public hearing at 4:03 p.m.

Brian Lawson, President of Double L RV Resort, with a proposal to build an RV park at the above described property locations. “What we are wanting to do is to build a very secure, and nice, upscale RV resort. With the new pipeline and new plants that are coming through, there is going to be an influx of more and more plant workers coming down here and more and more leisure folks needing places to stay. We want to make our home here in La Marque, so we can bring those revenue dollars into this City. We would love to have the support of City Council.”

Chairperson Koneman verified with Ms. Ornelas that all the property owners within the required 200 feet were notified prior to the public hearing.

With no other persons wishing to speak for or against the rezone, Chairperson Koneman closed the public hearing and reconvened the regular meeting at 4:06 p.m.

Commissioner Bethea commented, “I just came from there, and I know that at the beginning of Fleming, it is all commercial, but then it is strictly residential, then your park is going to be behind that, I guess my concern is, well, we RV, we have one and we stay in many parks. My concern is for those that are residential, that have their homes there, have built their homes and are living there, now to have it commercial, and there will be RV’s trailers, trucks traveling up and down that small road, that is my biggest concern. We are imposing upon people who have made their homes out there.”

Mr. Lawson replied, “I agree with you on that, every road has traffic on it. If you look at the roads around the other homes, there is commercial that abuts some of the front part of their property. There is a large industrial welding fabrication shop in the area. I do understand what your concern is, that there will be increased traffic. On that particular portion of Fleming and on Prairie Street, we hope can eventually develop that out and maybe we can develop a different entrance a little later on. The commercial properties that are all around it, there is increased traffic there as well. We will do our best to maintain a nicer road right there in the area, and try to alleviate any bottleneck traffic. We will be very mindful of the traffic going in and out of there. We are going to put up security throughout the whole park. Our park will have security twenty-four seven. Myself, as the owner am going to live out there. My concern is not only for the safety of the residents in my park but also the surrounding homes. We want to make it easy and try to work with everyone to help reduce traffic flow. So when we building our roads into the park, we want to have plenty of room, so that there is no backup and try not to become a nuisance to anyone.

Discussion continued concerning the size of the road itself and accommodating more than one vehicle at a time. The possibility of developing an alternative entrance was touched on again, or working with the City to widen the existing road.



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Mr. Lawson continued, "If the City is willing to let me come in and allow me to build it and monitor the traffic, with the anticipated revenue, maybe come back to the City and works something out to widen the road."

Commissioner Bethea then asked, "Have you spoke to any of the neighbors and asked for their thought on your plans?"

Mr. Lawson replied, "I have not yet, I wanted to go through the right channels first. I believe from what I am looking at, I believe there is one property on the side that is already an RV park that abuts up to a gully that runs through the middle, there is another neighbor on the opposite side of that gully. So, the only one is directly out front and they are raising dogs out there. They are kind of running a business out there already."

Commissioner Bethea said "That issue is being handled as we speak."

Mr. Lawson then spoke, "We would like to place a ten foot barrier or wall, privacy fence around the park to protect each of the neighbors' privacy. We are planning to have nice storage facilities up front. We aren't going to be catering to the outside public, but mainly to have a place for the long term residences of that facility to store their belongings."

Commissioner Washington asked, "You talked about a road, have you all looked at it and how soon if everything goes well with your plans, have you looked at placing a road on the backside that would maybe ease the traffic flow, or is it feasible?"

Mr. Lawson answered, "Well, right now it is a pretty good stretch, Prairie and Fleming intersect at the back of my property and then it goes all the way to Delaney. Maybe expanding the bridge, this would be a less cost for me. Another thing, the entrance is right of 1765 and 45. For me, this would be a very good appealing entrance to get them in there initially. Once they are in there and somewhere down the line, and we start developing further, if the City wants to do something with Prairie Street, that could easily be something that we could switch. I wouldn't be opposed to that."

Discussion continued, as he referred to the preliminary plans that were included in the agenda packets.

Commissioner Washington the asked if there would be hiring of local individuals for the construction phases.



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Mr. Lawson advised that he has a builder out of San Leon that would be working with him on the project, which has also partnered with a builder who has built a lot of homes in the Texas City and La Marque area.

“If there are hands, or subcontractors that we need, I will start in this area. My goal is to support the area and live here, manage it and run it. Walk away from my day job and do this full-time.”

(7) NEW BUSINESS

a. Case P/RZ-15-01. Discussion/possible action regarding a proposed rezone for a tract of land from R-1 Residential to C-1 (General Commercial), addressed as: 5204 Fleming, La Marque, Texas, more described as: a Total of 23.083 acres, CAD ID R404968, Tract I 15.640 acre tract of land, more or less, out of Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being the same property more fully described by metes and bounds on Exhibit “A” attached hereto and made part of hereof, and CAD ID R404969, Tract II: 6.060 acre tract of land, more or less, out of the Stephen F. Austin League Survey No. 4, Abstract No. 2, in Galveston County, Texas, and being more fully described by metes and bounds on Exhibit “A” attached hereto and made part of hereof, in the name of John J. Bassett, the reason for the zoning change is to allow the construction of an RV Park and Storage Buildings on the property.

Motion was made by Commissioner Washington to approve the rezone request. Commissioner Bethea seconded. **MOTION CARRIED UNANIMOUSLY.**

b. Case P/RP-05-01. Discussion/possible action regarding a proposed re-plat for the commercial zoned properties described as: GULF FREEWAY BUSINESS PARK, (2005). ABST 208 LOT 1, ACRES 0.569 CAD ID R424751 and GULF FREEWAY BUSINESS PARK, (2005) ABST 208 LOT 2, ACRES 0.569 CAD ID R424752. These properties are to be platted into one parcel, more fully described by metes and bounds in Exhibit “B” attached hereto and made part of hereof, in the name of Whataburger Real Estate LLC.

Motion was made by Commissioner Bethea to approve the re-plat request. Commissioner Washington seconded. **MOTION CARRIED UNANIMOUSLY.**

c. Case P/RZ-15-02. Discussion/possible action regarding consideration of an “overlay” zoning district in the vicinity of the I-45 corridor through La Marque as presented by Alex Getty, E.D.C. Director.

Alex Getty, the Administrative Director of the La Marque Economic Development Corporation referred to the letter with some information included in their packets that described overlay districts in general. The area discussed was along I-45 from Dickinson Bayou all the way to our southern boundary, which would increase and enhance the development along that corridor, and any other gateways that may be added in the future.



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Chairperson Koneman said that it made sense to keep the consistency of the “look” along the corridor. “It could help spruce up the area. I think that it is a heck of a thing for us to do.”

It was clarified that this would affect future development and try to keep out some of the more objectionable structures from coming in along that area of I-45.

Motion as made by Commissioner Bethea to approve an overlay zoning district in the vicinity of the I-45 corridor. Commissioner Washington seconded. **MOTION CARRIED UNANIMOUSLY.**

(8) CHAIRMAN REPORT- There was none

(9) REQUESTS AND ANNOUNCEMENTS

(10) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 4:30 p.m.

Norman Koneman, Chairman
Planning & Zoning Commission

**Backup for Items 7a and 7b will be provided
prior to the Council Meeting**

July 1, 2015