



1111 Bayou Road
La Marque, Texas
409-938-9202

Mayor Bobby Hocking

Mayor Pro-Tem Keith Bell-District A

Councilmember Chris Lane- District B

Councilmember Robert Michetich-District C

Councilwoman Casey McAuliffe- District D

OFFICIALLY POSTED ON THE WEB:

DATE: **12.07.18** TIME: **11:45 a.m.**

ORDINANCE NO. O-2018-0018
RESOLUTION NO. R-2018-0030

**CITY OF LA MARQUE
REGULAR CITY COUNCIL
AGENDA
of
December 10, 2018**

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a Regular Meeting on Monday, December 10, 2018, beginning at 6:00 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) PRESENTATIONS/ PROCLAMATIONS

(5) CITIZENS PARTICIPATION (Limited to three minutes per person)

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 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.

(6) CONSENT AGENDA *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

- a. City Council Meeting Minutes of November 12, 2018
- b. City Council Workshop Minutes of November 12, 2018

(7) PUBLIC HEARING

- a. Conduct Public Hearing to hear public input regarding adopting Ordinance No. **O-2018-0015**, changing the zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission of Lot 7A, of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as Spruce St. PID# 721063); amending the Zoning Map of the City of La Marque adopted the 12th day of December 2005, by Ordinance 953.
- b. Conduct Public Hearing to hear public input regarding Ordinance No. **O-2018-0016**, changing the Zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as 1101 Oak St., PID #98799); amending the City of La Marque Zoning Map, adopted on the 12th day of December, 2005, by Ordinance Number 953
- c. Conduct Public Hearing to hear public input regarding adopting Resolution No. **R-2018-0027**, to approve the land use assumptions and capital improvements plan, and to call a public hearing on the imposition of impact fees.

(8) OLD BUSINESS

- a. Discussion/possible action regarding adopting Ordinance No. **O-2018-0015**, changing the zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission of Lot 7A, of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as Spruce St. PID# 721063); amending the Zoning Map of the City of La Marque adopted the 12th day of December 2005, by Ordinance 953 - Development Services Coordinator S. Sutton **THIS IS THE SECOND AND FINAL READING**
- b. Discussion/possible action regarding adopting Ordinance No. **O-2018-0016**, changing the Zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as 1101 Oak St., PID #98799); amending the City of La Marque Zoning Map, adopted on the 12th day of December, 2005, by Ordinance Number 953 - Development Services Coordinator S. Sutton **THIS IS THE SECOND AND FINAL READING**
- c. Discussion/possible action regarding Ordinance No. **O-2018-0017**, accepting the City of La Marque Engineering Design Criteria Manual prepared by Adico LLC

Consulting Engineers. THIS IS THE FIRST READING (Tabled from November 12, 2018 Meeting)

- d. Discussion/possible action regarding adopting Ordinance No. **O-2018-0018** establishing procedures and criteria for appointing members to the Boards and Commissions – Mayor/City Council THIS IS THE FIRST READING (Tabled from November 12, 2018 Meeting)

(9) NEW BUSINESS

- a. Discussion/possible action regarding adopting Resolution No. **R-2018-0027**, to approve the land use assumptions and capital improvements plan, and to call a public hearing on the imposition of impact fees.
- b. Discussion/possible action regarding adopting Resolution No. **R-2018-0028** calling for a Public Hearing on the dissolution of the Public Improvement District No. 3 (Park Meadows) being located within the corporate limits of the City of La Marque -Finance Director S. Kou
- c. Discussion/possible action regarding adopting Resolution No. **R-2018-0029** calling for a Public Hearing on the creation of a Public Improvement District (Trails at Woodhaven Lakes) within the corporate limits of the City of La Marque – Finance Director S. Kou
- d. Discussion/possible action regarding adopting Resolution No. **R-2018-0030** amending Resolution No. R-2018-0017, formalizing a City Travel Policy that had been established in previous years – Finance Director S. Kou
- e. Discussion/possible action regarding renewal of current lease program vehicles with Enterprise Fleet Management (EFM) – Finance Director S. Kou
- f. Discussion/possible action to accept a petition from property owners requesting that a contiguous geographic area in the City of La Marque (Omega Bay subdivision) be designated as a tax increment reinvestment zone (TIRZ) under the provisions of Chapter 311 of the Texas Tax Code, and call a public hearing on January 14, 2019 – Interim City Manager C. Warren

(10) 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 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)

- 1. Section 551.074 (Personnel Matters) – Discussion of City Manager position for the City of La Marque

(11) ACTION ITEM FROM EXECUTIVE SESSION

1. Discussion/possible action regarding the position of City Manager for the City of La Marque

(12) REQUEST 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.*

(13) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before December 7, 2018, 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.
●



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**CITY OF LA MARQUE
CITY COUNCIL
REGULAR MEETING MINUTES
OF
November 12, 2018**

Regular City Council Meeting Minutes of the City of La Marque City Council held on Monday, November 12, 2018, beginning at 6:00 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Mayor Hocking called the Regular Meeting to order at 6:00 p.m.

(2) ROLL CALL

Bobby Hocking

Keith Bell

Chris Lane

Robert Michetich

Casey Mc Auliffe

Mayor

Mayor Pro-Tem, Councilmember District A - Absent

Councilmember, District B

Councilmember, District C

Councilwoman, District D

OTHER OFFICIALS PRESENT:

Charlene Warren

Robin Eldridge

Ellis Ortego

Interim City Manager

City Clerk

City Attorney

(3) INVOCATION AND PLEDGE OF ALLEGIANCE- Mayor Hocking led the invocation and the Pledge of Allegiance

(4) PRESENTATIONS/ PROCLAMATIONS - There were none

(5) CITIZENS PARTICIPATION

- 1. Eric Blackford** owns two rental properties in the City and spoke of the new rental registration ordinance and fees that he will have to pay \$120.00 for each home that he owns each year according to the newly adopted ordinance. Mayor spoke as a point of order that it is \$100.00 for the first house and \$20.00 for each additional, and that the new brochure would reflect this. He then discussed the inspections that were required to be made and assumed that the inspections would be done during normal business hours which he would have to take off of work to accommodate the inspector. Due to the age of the homes he owned, he asked if his homes would have to brought o up to code. Wanted clarification on some of the types of inspections.
- 2. Geraldine Sam** asked if a few of the street signs around town were the city's responsibility or TxDOT, that they were not legible - unreadable (Lake Road and 1765). Asked if on the following agenda, the Juneteenth celebration be placed on there so that the City could have more of a planned awesome Juneteenth celebration. Also said that she preferred to hire locally and was in favor of Charlene Warren being the next City



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Manager and said that she was doing an excellent job. Mayor Hocking concurred that she was doing an excellent job.

(6) CONSENT AGENDA

- a. City Council Budget Workshop Minutes of July 23, 2018
- b. City Council Workshop Minutes of September 10, 2018
- c. City Council Meeting Minutes of October 8, 2018
- d. Discussion/possible action regarding the ratification of the contract between La Marque Economic Development Corporation and Mike Bricker & Associates, Incorporated and the associated bid for the renovation of 401 Laurel – EDC Executive Director A. Getty

** Councilmember Lane made a motion to approve the consent agenda.
** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY**

(7) PUBLIC HEARING

- a. Conduct Public Hearing to hear public input regarding adopting Ordinance No. **O-2018-0013**, approving a re-zone from R-1 Single Family Residential to C-1 General Commercial, being a tract or parcel of land containing 1.3684 acres of land or 59,606 square feet, located in the S.F. Austin League, Abstract 2, Galveston County, Texas; Said 1.3684 acre tract being all of Tracts 1 and 2 of record in the name of La Marque Investment Group, Inc. in Galveston County Clerk File (G.C.C.F.) Number 9103747 and being all of that tract of land of record in the name of Hazel Benton of record in G.C.C.F. Number 8723178, Said 1.3684 acre tract being more particularly described as bearings based as on said G.C.C.F. No. 9103747. (3197 Main and lot on Duroux and contiguous to 3197 Main)

Mayor Hocking closed the regular meeting and opened the Public Hearing at 6:07 p.m.

Geraldine Sam asked if this was part of the imminent domain part that TXDOT was taking and was told that this wasn't part of that.

- b. Conduct Public Hearing to hear public input regarding Ordinance No. **O-2018-0014**, amending Appendix A, Schedule of Fees and Charges of the Code of Ordinances, City of La Marque, Texas by amending prescribed solid waste collection charges.
1. **Geraldine Sam** asked if this would increase the amount that the citizens would be paying and Mayor Hocking said that this was a contractual issue with the waste company and that it is a 3% increase each year, and that there was also going to be a charge for recycling but that Council decided that the city would pay the recycling fees. The City would also pick up the 3% increase so that the citizens wouldn't have to. There will be no increase for the citizens at this time.

Mayor Hocking closed the Public Hearing and reconvened the regular meeting at 6:10 p.m.

(8) OLD BUSINESS



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- a. Discussion/possible action regarding adopting Ordinance No. **O-2018-0013**, approving a re-zone from R-1 Single Family Residential to C-1 General Commercial, being a tract or parcel of land containing 1.3684 acres of land or 59,606 square feet, located in the S.F. Austin League, Abstract 2, Galveston County, Texas; Said 1.3684 acre tract being all of Tracts 1 and 2 of record in the name of La Marque Investment Group, Inc. in Galveston County Clerk File (G.C.C.F.) Number 9103747 and being all of that tract of land of record in the name of Hazel Benton of record in G.C.C.F. Number 8723178, Said 1.3684 acre tract being more particularly described as bearings based as on said G.C.C.F. No. 9103747. (3197 Main and lot on Duroux and contiguous to 3197 Main) THIS IS THE SECOND AND FINAL READING

** Councilmember Lane made a motion to adopt Ordinance No. O-2018-0013.

** Councilmember Michetich seconded. **MOTION CARRIED UNANIMOUSLY.**

- b. Discussion/possible action regarding Ordinance No. **O-2018-0014**, amending Appendix A, Schedule of Fees and Charges of the Code of Ordinances, City of La Marque, Texas by amending prescribed solid waste collection charges THIS IS SECOND AND FINAL READING

** Councilmember Lane made a motion to adopt Ordinance O-2018-0014.

** Councilwoman Mc Auliffe seconded.

Finance Director Suzy Kou asked for clarification regarding the 3% increase. "If I understood you earlier, the 3% is in the contract with Waste Management, but usually we tack that onto the rates, the recycling fees we do not as Council's instruction, the City will absorb the recycling fees, but not the 3% increase. Do you want us to absorb that 3% as well?" Discussion continued that this was brought up in the budget workshops and that the City would absorb the recycling fee and the 3% increase and not pass along any increase to the citizens. It will be reconsidered next year.

MOTION CARRIED UNANIMOUSLY. PLEASE SEE BELOW WHERE THIS ITEM IS BROUGHT BACK UP

(9) NEW BUSINESS

- a. Discussion/possible action regarding Ordinance No. **O-2018-0018**, accepting the City of La Marque Engineering Design Criteria Manual prepared by Adico LLC Consulting Engineers. THIS IS THE FIRST READING

** Councilwoman Mc Auliffe made a motion to discuss this item.

** Councilmember Michetich seconded. **MOTION CARRIED UNANIMOUSLY.**

Mr. Dinh Ho of Adico LLC Consulting Engineers approached and discussed how they have been working on this document. "These development standards and policies were prepared by staff and myself to provide input from an engineering technical standpoint guidelines. Building Codes are regulated nationally, the technical details are regulated by the City. This gives and engineers and developers coming into the City some standards and guidelines so they understand what they are looking at within the City."



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It was mentioned that there was some confusion with a few pages, (92 and 102) seems to repeat some of the steps when submitting plans, and any changes in plans. Also discussed was the variance procedure, some re-wording was needed in some areas of the document. City Code Enforcement Officer being the Flood Plain Officer was briefly discussed. It seemed to Councilmember Michetich that anything flood related, would go through Public Services. The possibility of an amendment to the ordinance that specifies who is the Flood Plain Administrator, revisions to base flood elevation (regulated by FEMA) and coordinated with the drainage district was also discussed. Councilwoman Mc Auliffe asked about the newest NOA- National Oceanic and Atmospheric Administration (Flood Plain maps) and was told that the information for those will be publishing the newest maps within the next five to two years, and at that time the base flood elevation would increase. Asked about adopting a five-hundred-year flood plain, which would have to be done by ordinance. (Flood Plain Damage Prevention Ordinance)- also dictates the base flood elevation of the homes. Mr. Ho explained, "This criteria regulates the size of the storm sewers and detention ponds that the new developments would have to adhere to."

** Councilwoman McAuliffe made a motion to table to workshop this item and be brought back in December.

** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**

Mayor Hocking asked to go back to item b. and re-opened this item for discussion. After a brief discussion of what it would cost each citizen if the 3% was passed onto them, it came to be approximately \$7.00 per year, per household, and that this money could be used by the city somewhere else. (Drainage, and ditches, etc.)

Yes, it will be per month added to the citizens water bill, some may be less than .60 per month, some may be more than that.

** Councilwoman Mc Auliffe and Councilmember Lane withdrew their motions and Mayor Hocking stated for the record and motion that the 3% increase amount would be passed along to the citizens.

After reopening the public hearing at 6:36 p.m., Ms. Sam asked if this would be a one-time payment of \$7.00 or would it be added to each of their bill per month. The Public Hearing closed at 6:37 p.m.

Finance Director Ms. Kou answered, "Yes, it will be per month added to the citizens water bill, some may be less than .60, some may be more than that, depending on the type of account they have."

** Councilwoman Mc Auliffe made a motion to adopt Ordinance No. O-2018-0014.

** Councilmember Michetich seconded. **MOTION CARRIED UNANIMOUSLY.**



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- b. Discussion/possible action regarding Resolution No. **R-2018-0026** to accept the draft report and call a public hearing on the land use assumptions, capital improvements plan and the imposition of impact fees.
- ** Councilmember Michetich made a motion to adopt Resolution No. R-2018-0026.
- ** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**
- c. Discussion/possible action regarding approving the Texas Independence Trail Ride Association to utilize Highland Bayou “Mac McGaffey” Park as an overnight stop in November 16-18, 2018 and February 15-16, 2019 as part of the traditional ride of the Houston Livestock Show and Rodeo; as forwarded by the Parks Board with favorable recommendation.
- ** Councilwoman Mc Auliffe made a motion to approve the Texas Independence Trail Ride Association to utilize Highland Bayou “Mac McGaffey” Park as an overnight stop in November 16-18, 2018 and February 15-16, 2019 as part of the traditional ride of the Houston Livestock Show and Rodeo.
- ** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**
- d. Discussion/possible action regarding adopting Ordinance No. **O-2018-0015**, changing the zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission of Lot 7A, of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as Spruce St. PID# 721063); amending the Zoning Map of the City of La Marque adopted the 12th day of December 2005, by Ordinance 953. **THIS IS THE FIRST READING**
- ** Councilmember Lane made a motion to adopt Ordinance No. O-2018-0015.
- ** Councilwoman Mc Auliffe seconded. Then asked how a person could buy a piece of property and think that it is zoned one way only to find out that it is zoned a different classification.
- Development Services Coordinator Sussie Sutton approached the podium and explained, “Galveston County only zones property by its use, so if you own commercial property, and you are using it as a commercial property, they will call it commercial. If you have a residential piece of property, and use it as residential, they will call it residential. It will probably come before you many more times, with all of the buying and selling going on.”
- MOTION CARRIED UNANIMOUSLY.**
- e. Discussion/possible action regarding adopting Ordinance No. **O-2018-0016**, changing the zoning classification from C-1 Commercial to R-1 Residential as recommended by the Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the



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Deed Records of Galveston County, Texas (Known as 1101 Oak St., PID #98799); amending the City of La Marque Zoning Map, adopted on the 12th day of December, 2005, by Ordinance Number 953. THIS IS THE FIRST READING

- ** Councilmember Lane made a motion to adopt Ordinance No. O-2018-0016.
- ** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY.**

- f. Discussion/possible action regarding approval of an updated brochure and registration forms for the rental registration program, and adopt Ordinance No. **O-2018-017**, an ordinance waiving registration fees for the rental registration program until December 31, 2018. THIS IS THE FIRST READING

- ** Councilmember Lane made a motion to an updated brochure and registration forms for the rental registration program, and adopt Ordinance No. **O-2018-017**, an ordinance waiving registration fees for the rental registration program until December 31, 2018.
- ** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY.**

- g. Discussion/possible action regarding a proposed Ordinance establishing procedures and criteria for appointing members to the Boards and Commissions and provide direction to City Attorney.

- ** Councilwoman Mc Auliffe made a motion to discuss this item.

- ** Councilmember Michetich seconded.

Councilmember Mc Auliffe would like to make one change.....under the Section C-1 "Notice for nominations and appointments..... it might make more sense if ninety-days before a term is to expire we were notified, we would have sixty days to make an appointment. A thirty-day turn around may be too little time for a person to understand their commitment to a Board or Commission."

- ** Councilmember Michetich under "Residency requirements..... previously we discussed that council would have the option to reappoint members that are not residents, if they are in good standing on their current Boards or Commissions, for one additional term." He also wanted the wording added that current committee members that are on more than one board or commission be allowed to fill out their terms with an option of another term. (Section G).

Under Section D- allowing members to finish their term and also allowed one additional term. Further direction provided that the audio tape of this meeting be made available via City Manager to the City Attorney to reflect the changes to the proposed ordinance that are being discussed for modification.

- ** Councilmember Michetich made a motion to table this item.
- ** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY.**

(10) AGREEMENTS/CONTRACTS



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- a. Discussion/possible action regarding approval of agreement with Belt Harris Pechacek, LLLP for two years (fiscal years 2018 and 2019) with option to renew one additional year to perform City's annual financial audits and Single Audits in the amount of \$46,950.
- ** Councilmember Lane made a motion to approve an agreement with Belt Harris Pechacek, LLLP for two years (fiscal years 2018 and 2019) with option to renew one additional year to perform City's annual financial audits and Single Audits in the amount of \$46,950.
- ** Councilmember Michetich seconded. **MOTION CARRIED UNANIMOUSLY.**
- b. Discussion/possible action regarding approval of agreement between Eriberto (Eddie) Benevides and the City of La Marque for use and maintenance of the fields in Mahan Park, as recommended by the Parks Board.
- ** Councilmember Michetich made a motion for approval of agreement between Eriberto (Eddie) Benevides and the City of La Marque for use and maintenance of the fields in Mahan Park, as recommended by the Parks Board.
- ** Councilwoman Mc Auliffe seconded.
- Councilmember Michetich began commenting on a contract that gives someone exclusive rights, and the premises looked unkept on several occasions throughout the year. "It's the maintenance. I am not comfortable with agreeing to this contract tonight."
- Discussion included drawing up a more detailed contract that might show consequences for not keeping up with the maintenance, that would also define clearer obligations. The fact that there is not a number of children from this City that participate on these teams, the fact that we are trying to get our parks upgraded, and no money being not financially beneficial at this time was also discussed.
- ** Councilmember Michetich withdrew his motion. Councilwoman Mc Auliffe withdrew her second. Then a motion was entertained to read..."The approval or denial of the agreement between the City of La Marque and Eriberto (Eddie) Benevides." Councilmember Lane made a motion to deny the agreement. Councilmember Michetich seconded. **MOTION DENIED UNANIMOUSLY.** It was further consensus of Council the need to Workshop the contract and process in the future.
- c. Discussion/possible action regarding approval of agreement for grant administration services with Provision Specialized Resources, LLC.
- ** Councilwoman Mc Auliffe made a motion approving an agreement for grant administration services with Provision Specialized Resources, LLC.
- ** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**
- d. Discussion/possible action regarding authorizing the Mayor to enter into a Mutual Aid Law Enforcement Agreement whereas participating municipalities/agencies (to include



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the Galveston County Sheriff's Office) may request law enforcement assistance from any entity that has signed the Agreement.

**

Sheriff's Office) may request law enforcement assistance from any entity that has signed the Agreement.

**

Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**

e.

Discussion/possible action regarding authorizing the City Manager to execute an Interlocal Agreement with the City of League City for membership in a consortium of law enforcement agencies for the purpose of criminal justice data sharing using computer aided dispatch and records management systems.

**

Councilmember Lane made a motion to authorize the City Manager to execute an Interlocal Agreement with the City of League City for membership in a consortium of law enforcement agencies for the purpose of criminal justice data sharing using computer aided dispatch and records management systems.

**

Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY.**

(11) AWARD OF BIDS

a.

Discussion/possible action regarding award of RFP **#18-05** to A to Z Fence Company for the installation of a perimeter security fence for the police station in the amount of \$61,945.00.

**

Councilmember Michetich made a motion to award of RFP **#18-05** to A to Z Fence Company for the installation of a perimeter security fence for the police station in the amount of \$61,945.00.

**

Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**

Councilmember Michetich thanked EDC for their input in upgrading the quality of the fence, to better fit with the Renaissance District décor.

b.

Discussion/possible action regarding award of Bid LM **#09-19** to Beach Town Lawn Service for Lawn Care Maintenance of City Facilities and Parks in the amount of \$70,000.00.

**

Councilwoman Mc Auliffe made a motion to award Bid LM **#09-19** to Beach Town Lawn Service for Lawn Care Maintenance of City Facilities and Parks in the amount of \$70,000.00.

**

Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**

c.

Discussion/possible action regarding award of Bid LM **#06-19** to Sprint Waste Services, LP. for Sludge Removal in the amount of \$124,500.00.



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** Councilmember Lane made a motion to award Bid LM **#06-19** to Sprint Waste Services, LP. for Sludge Removal in the amount of \$124,500.00.

** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY.**

d. Discussion/possible action regarding award of Bid LM **#04-19** to Vulcan Materials for limestone, not to exceed \$39,144.00.

** Councilmember Lane made a motion to award Bid LM **#04-19** to Vulcan Materials for limestone, not to exceed \$39,144.00.

** Councilwoman Mc Auliffe seconded. **MOTION CARRIED UNANIMOUSLY.**

(13) EXECUTIVE SESSION

There was no Executive Session

(14) REQUEST AND ANNOUNCEMENTS

Councilwoman Mc Auliffe thanked all of the Boards and Commissions members that serve and that they are immensely appreciated; Thanked all that were involved with the Fall Sweep.

Councilmember Michetich thanked all for their work at Bayou Fest. "Every year it gets bigger and better, even with the weather this year." He praised the entertainment. Recommended for next year-asked that the Library close on the Saturday of Bayou Fest. Thanked Terri from the Library for her hard work and dedication to her job and thanked the Mayor and reminded everyone to remember their families at Thanksgiving.

Councilmember Lane asked that all the Veterans in the audience to stand and then applauded and thanked all of them that were present in the audience.

Mayor Hocking thanked all involved in the preparation of Bayou Fest. Wished all a Happy thanksgiving and mentioned the three families that were going to be especially blessed by the City of La Marque.

(15) ADJOURNMENT

** Councilwoman Michetich made a motion to adjourn the Regular meeting at 7:09 p.m.

** Councilmember Lane seconded. **MOTION CARRIED UNANIMOUSLY.**

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk



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**CITY OF LA MARQUE
CITY COUNCIL
WORKSHOP MINUTES
OF
November 12, 2018**

workshop City Council Meeting Minutes of the City of La Marque City Council held on Monday, November 12, 2018, beginning at 3:30 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Mayor Hocking called the Regular Meeting to order at 3:30 p.m.

(2) ROLL CALL

Bobby Hocking

Keith Bell

Chris Lane

Robert Michetich

Casey Mc Auliffe

Mayor

Mayor Pro-Tem, Councilmember District A - Absent

Councilmember, District B

Councilmember, District C

Councilwoman, District D

OTHER OFFICIALS PRESENT:

Charlene Warren

Robin Eldridge

Interim City Manager

City Clerk

(3) NEW BUSINESS

- a.** Discussion/possible action regarding preparation of the City Manager position profile and review of the job duties and responsibilities – Ron Cox, RCC (Ron Cox Consulting)

Mr. Cox briefly described the process and time line for the City Manager position. He provided an outline via power point. The next meeting on December 10, 2018 he would like to meet in a workshop session, at the same time ready for some action to approve the profile and compensation package.

Explained that he had already met with each of Council individually and with members of staff about each of their expectations but wanted to coordinate all of their ideas together to create a profile.

After the December meeting forward, the meetings for this position would likely be in executive sessions. Beginning immediately, we will begin categorizing the applicants into qualified and not qualified, then ranking the qualified applicants. There will be a little over thirty-day advertising period. Semi-finalist can be any number that Council agrees upon with a minimal of five persons. The Committee which consists of the Mayor and Mayor Pro-Tem will then conduct oral and written questionnaire interviews, then bring the semi-finalist before the remaining Council, assuming that one or more of those candidates (typically 2 to 3) are acceptable to the Committee.



1111 Bayou
La Marque, Texas 77568
409.938.9202

It was asked if another member of Council could attend the semi-final Committee interview meeting, which would have to be posted as a possible quorum. Once a selection is made, it is usually a month or two before the new City Manager is on board, depending on where he or she lives, with May being the target month so they would have some time before the Budget process begins. If possible, this may be able to be moved up on the time frame.

They discussed certain section of the City Charter, as well as the City Council Mission. According to the Charter, Mayor is a member of Council, therefore able to cast votes, unlike some other home rule cities charters. Mr. Cox asked for an electronic version of the District Map. Further discussion continued about the duties of Council and the City Manager listed in the City Charter. A few of the items under the Charter were considered to be unenforceable, as with some other city's charters.

Discussion continued as to the time frame to which a City Manager must reside in the City of La Marque, and it was said that this would be discussed in the interviewing process. (60-90 days, but negotiable). Section 3.05 of the Charter "may" should actually be "obligated". Section 8.01- No indebtedness was briefly discussed. It was discussed that an applicant should have some sort of experience in Civil Service, since the La Marque Police Department is Collective Bargaining and Civil Service and the La Marque Fire Department is Collective Bargaining, but that this could be learned on the job and not necessarily a mandatory qualification.

Preparation of the agenda was discussed, and who actually puts the agenda together. City Clerk and City Manager usually works closely together on this, but also closely with the Mayor. To create an internal policy being set to include guidelines and policies to include agenda preparation and who can place items on the agenda, etc. was discussed and decided that the new City Manager may be able to help create this policy sometime in the Spring of next year. The Organizational Chart was reviewed and discussed (determined to be a very flat organization) the possibility of delegating duties and reorganizing, to not have such a flat organizational chart was favored among city staff. The possibility of an Assistant City Manager as opposed to an Assistant to the City Manager who would know the City in and out and be available was discussed; with the Assistant to the City Manager to be available to both the City Manager and the Assistant City Manager. Instead of changing the organizational chart to reflect this new position, it was said to table that discussion at this time. It was suggested that the applicants know that Council is leaning toward this concept. The importance of a good relationship between the La Marque Economic Development Commission and the City was discussed and determined that the position of the City Manager should have the same economic insights and

Qualifications were discussed on the City Manager job description and in Code; the importance of one area of experience over another (Finance over Engineering experience for instance) – in the ACM applicant – waive the higher degree and base on years and years of experience; while speaking face to face you will be able to know what level of experience that person has. The Committee has been discussing the wish to have someone with engineering and planning experience because of the speed in which the City is growing.



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La Marque, Texas 77568
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Experience in managing a long-term growth project (downtown revitalization)- someone very pro-EDC, pro habitat humanity and Downtown revitalization, all those kind of experiences are helpful; and managing and helping the community grow.

Minimum Bachelors degree can be offset with experience, which currently is on the job description.

Mr. Cox was asked to explain in Section 2.66- CM position considered “at will” position (CM does have contract)- “In Texas, by law, you cannot contract a position and give them an entitlement to that position. At any time that release can take place, with or without cause. Most City Manager applicants will want an agreement of some kind.”

Expectations of each other?

Everyone to be treated equally and with respect towards each other as well as between the City Manager and all other Council, transparency, Councilmembers ability to talk to employees directly. If sending an email to the Department, also copy the City Manager. Inquiries are alright. Just not able to give directives to the employees. This needs to be defined internally. The ability to also be able to keep Council in check as well (which may be defined while establishing later policies); no- blindsiding; talking through and compromising before being in the public eye; trust in each other; ability to have difficult conversations and having enthusiasm for the job.

Expectations of a City Manager mostly the same as above; trust, communication, equality treatment; work closely with the Mayor and Council on EDC initiatives; who wants La Marque to grow in the right direction and treating EDC as a team member. To make the effort to be known to all employees including members of EDC; to be cognoscente that training is necessary including for themselves, including cross-training. Demonstrate a commitment towards hiring and managing the city in a way that is responsive to the diversity of the city and actively working to make sure that as the city grows, to pay attention to everyone and dealing and to be responsive to the citizens; every citizen should be treated equally; answer emails and phone in a timely manner.

Qualities: Specifically- no demand of respect, but command respect by being proficient and efficient; a people person; empathetic; strong and willing to have difficult conversations; strong sense of accountability; willingness to be wrong; admit to it; doesn't rule by intimidation.

During the series of questions and calling around to find out about an applicant will help to check off some of these boxes.

Discussion continued on some of the challenges that staff shared: Water capacity; deteriorating infrastructure; support of EDC; revitalization efforts, update codes; zoning classifications; identifying old La Marque and acknowledging needs of revitalization; help overcome perspective of negativity to outsiders; school district concerns; 4 different School Districts (Texas City, Dickinson, Hitchcock and Santa Fe); getting best and highest use of I-45;

Expectations: one with a planning background, pro-EDC, organization to improve perception of the City workforce within the city. Be a long-term thinker, be pro-active



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La Marque, Texas 77568
409.938.9202

rather than reactive; (others outlined in the power point- Attachment "A") someone who is empowered but not entitled, understands Human Recourses; address problems not avoid problems, creates positive relationships with all Councilmembers.

Salary and compensation: On power- point – A point was made by Mayor Hocking, to keep the car allowance at \$1000.00 per month same as the EDC Executive Director. Discussion continued with the four weeks of vacation, when this begins, when they can take it, ICMA (5% annually a deferred compensation), and moving expenses, etc.

If the Commission narrows this down to two or three, they may want to interview and or observe this candidate on their job.

(4) ADJOURNMENT

** It was the consensus of Council to adjourn the Workshop 5:25 p.m. **MEETING ADJOURNED.**

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018

Prepared by: Sussie Sutton

Department: Development Services

Agenda item: 7&8a

Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Ordinance No. O-2018-0015, changing the zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission, of Lot 7A of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as Spruce St. PID# 721063); amending the Zoning Map of the City of La Marque adopted the 12th day of December 2005, by Ordinance 953. THIS IS THE SECOND AND FINAL READING

X

ATTACHMENTS FOR REFERENCE

1. Ordinance/Exhibit A
2. Survey
3. Site Plan
4. Zoning Map
5. City Planning Letter
6. Application
7. Planning & Zoning Draft Minutes – October 9, 2018
8. Recommendation Letter from P & Z

STAFF BRIEFING:

- Ms. Michelle Rucinski purchased this entire property on October 7, 2015. The property is 1.1087 acres and includes a residential home that was constructed in 1960.
- At the time of purchase the owner was not aware that the property was non-conforming and zoned Commercial. It was her plan to have her daughter live in the home and she would construct a residence on the same lot.
- To do this, she had to re-plat the property so that the second residence could be constructed on its own lot.
- On June 13, 2017, the Planning & Zoning Commission considered part of this property for a Replat to combine Lots 7 & 8 into Lot 7A.
- When Ms. Rucinski presented her residential construction plans she was made aware that she could not construct a home on a property that was Zoned C-1 Commercial.
- Re-zone request was brought before Planning & Zoning and is forwarded to Council with a favorable recommendation.

HISTORY:

8.28.2018 - New residential application received.

9.6.2018 - Re-zone application received.



CITY COUNCIL AGENDA FORM

10.9.2018 - Planning & Zoning considered the rezone request

TARGET IMPLEMENTATION: After the second reading and adoption of the Ordinance in favor of the Re-zone (and according the City Charter)

SIGNIFICANT ACTION DATES:

10.9.2018 - Planning & Zoning Commission considered the re-zone

11.12.2018 - City Council approved on First Reading

ACTION:

- | | |
|--|---|
| ☒ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☒ Other- Re-zone | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

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

STAFF'S RECOMMENDATION: Motion to adopt Ordinance No. **O-2018-0015**, changing the zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission, of Lot 7A of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as Spruce St. PID# 721063.); amending the Zoning Map of the City of La Marque adopted the 12th day of December 2005, by Ordinance 953. **THIS IS THE SECOND AND FINAL READING**

FISCAL IMPACT: While this property is zoned C-1 General Commercial, it is surrounded by a residentially zoned residential housing subdivision. The likelihood that a commercial business would engage in developing a business on this property is highly unlikely. Rezoning the property to R-1 Single Family Residential will allow Mrs. Rucinski to permit and build a residential home, increasing the property value and therefore, the taxable value.

ORDINANCE NO. O-2018-0015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM C-1 COMMERCIAL TO R-1 SINGLE FAMILY RESIDENTIAL, BEING LOT 7A, OF MCNEEL'S SUBDIVISION, RE-PLAT OF LOTS 7 AND 8 A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED UNDER CLERKS FILE NUMBER 2017060207 OF THE PLAT RECORDS OF GALVESTON COUNTY; AMENDING THE ZONING MAP OF THE CITY ADOPTED ON THE 12TH DAY OF DECEMBER 2015, BY ORDINANCE NUMBER 953.

WHEREAS, Michelle C. Rucinski (the "Applicant"), owner of the property on Spruce Street described as Lot 7A, of McNeel's Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map of plat thereof recorded under Clerks file number 2017060207 of the Plat Records of Galveston County (the "Property"), generally situated in the corporate city limits of the City of La Marque, Texas (the "City"), and being more particularly described as Lot 7A in **Exhibit "A"** attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property presently has a zoning classification of C-1 Commercial 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 C-1 Commercial to R-1 Single Family Residential as authorized by the City's Zoning Ordinance; and

WHEREAS, the Property described as Lot 7A, in Exhibit "A" attached hereto and made a part hereof for all purposes presently has a zoning classification of C-1 Commercial under Chapter 71: Zoning of the Code of ordinances of the City of La Marque; and

WHEREAS, City Staff has made recommendation to the City to change such zoning classification of Lot 7A, described in Exhibit "A" attached hereto and made a part hereof for all purposes said properties from C-1, Commercial to R-1, Single Family Residential 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 City Council now deems it appropriate to grant such requested change in classification;

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 zoning classification of the certain tracts Lots 7A as described in Exhibit "A", attached hereto and made a part hereof for all purposes, fronting the intersection of Spruce Street in the City of La Marque, is hereby changed from Commercial to Single Family Residential 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, with the appropriate reference to the number and effective date of this Ordinance and brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the change in zoning classification of the tract described in section 2 hereof.

Section 5. 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 12th day of November, 2018.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque, Texas, on the Second and Final reading this the ____ day of _____, 2018.

CITY OF LA MARQUE, TEXAS

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego
City Attorney

EXHIBIT "A"

EXHIBIT "A"

stewart title

Deborah Maduzia
Escrow Officer

Stewart Title Company
1980 Post Oak Blvd.
Houston, TX 77056
(713) 232-4380 Phone
(713) 629-2255 Fax
deborah.maduzia@stewart.com

September 06, 2018

File No.: 151670303377cpl2

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the , the last Deed that we find, of record, reflects the record owner to be:
MICHELLE M. RUCINSKI

Legal Description:

Lots 9 thru 12 AND THE NORTH 26 FEET OF LOT 13 IN BLOCK 5 AND LTOS 12 AND 13 AND THE NORTH 20 Feet in Block 6 of McNeel's Subdivision, a Subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas SAVE AND EXCEPT:

Lot 7A, of McNEEL'S Subdivision, RE-PLAT OF LOTS 7 AND 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat records of Galveston County,

Subject to the following:

1. Restrictions:

Restrictive Covenants as set out in Film Code No. 2017/060207 of the Map or Plat Records of Galveston County, Texas.

2. Easements/Other Exceptions:

Subject to a 25 foot building set back line along the front Property Line per the recorded plat.

Subject to all matters as shown and/or reflected on the proposed plat.

3. Liens/Misc:

Liens in favor of The First National Bank of Bellville as set forth in instrument as recorded under clerks file number 2015064136 of the Official Public Records of Galveston County, Texas.

For information only: The vesting deed is recorded under clerks file number 2015064135 of the Official Public Records of Galveston County, Texas.

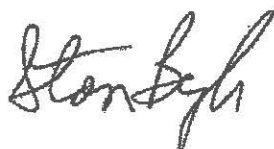
No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

A handwritten signature in dark ink, appearing to read "Stan Byl". The signature is written in a cursive, flowing style with a large initial "S" and a distinct "Byl" at the end.

SPRUCE ST
(40' ROW)

S39°08E 80.00'

ET 3/8" I.R.

SET 3/8" I.R.

25' BUILDING LINE

LOT 7A

6

N50°52E 125.00'

BLOCK 5

S50°52W 125.00'

LOT

9

ET 3/8" I.R.

SET 3/8" I.R.

N39°08W 80.00'

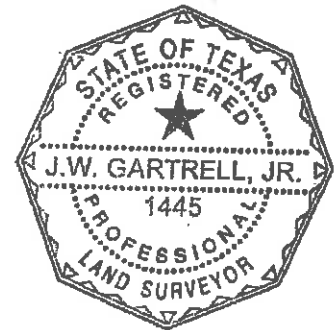
LOT 7

LOT 8

LOT 9

LOT 10

BLOCK 6



SURVEY OF LOT 7A, IN BLOCK 5, IN MCNEEL'S SUBDIVISION OF LOTS 7 AND 8, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

JOB NO. 6900
M. M. RUCINSKI
PO BOX 113
PORTER, TX 77365
713-302-8488

SURVEYED JUNE 4, 2018

BY:

[Signature]

JAMES W. GARTRELL, JR., PE, RPLS

CONSULTING ENGINEER - SURVEYOR
TEXAS P.E. #22590 - TEXAS R.P.L.S. #1445

GULF COAST ENGINEERING & SURVEYING

TBPE FIRM #4534 - TBPLS FIRM #10061900
P.O. BOX 382 LA MARQUE, TEXAS 77568
409 / 935-2462 TEXAS CITY 281 / 488-6969 HOUSTON

STATE OF TEXAS
COUNTY OF GALVESTON
KNOW ALL MEN BY THESE PRESENTS:
THAT, MICHELLE M. RUCINSKI, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MCNEEL'S SUBDIVISION RE-PLAT OF LOTS 7 AND 8, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES THEREIN SHOWN, AND DESIGNATE SAID DIVISION AS LOT 7A, BEING A 0.2296 ACRE TRACT OR PARCEL OF LAND OUT OF BLOCK 5, MCNEEL'S SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS.
WITNESS OUR HANDS IN THE CITY OF LA MARQUE, COUNTY OF GALVESTON, THIS _____ DAY OF _____, 2017.

BY: _____
MICHELLE M. RUCINSKI
OWNER

STATE OF TEXAS
COUNTY OF GALVESTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHELLE M. RUCINSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, JAMES W. GARTRELL, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNER, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY DIRECTION.

JAMES W. GARTRELL, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1445

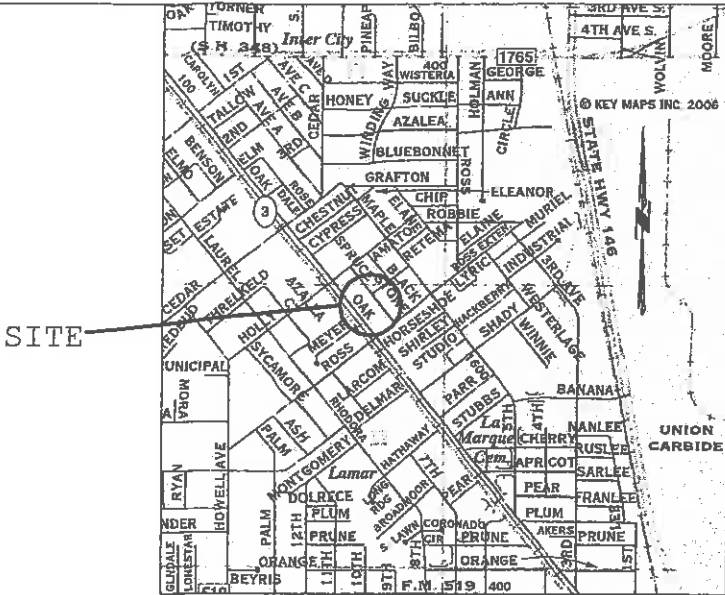
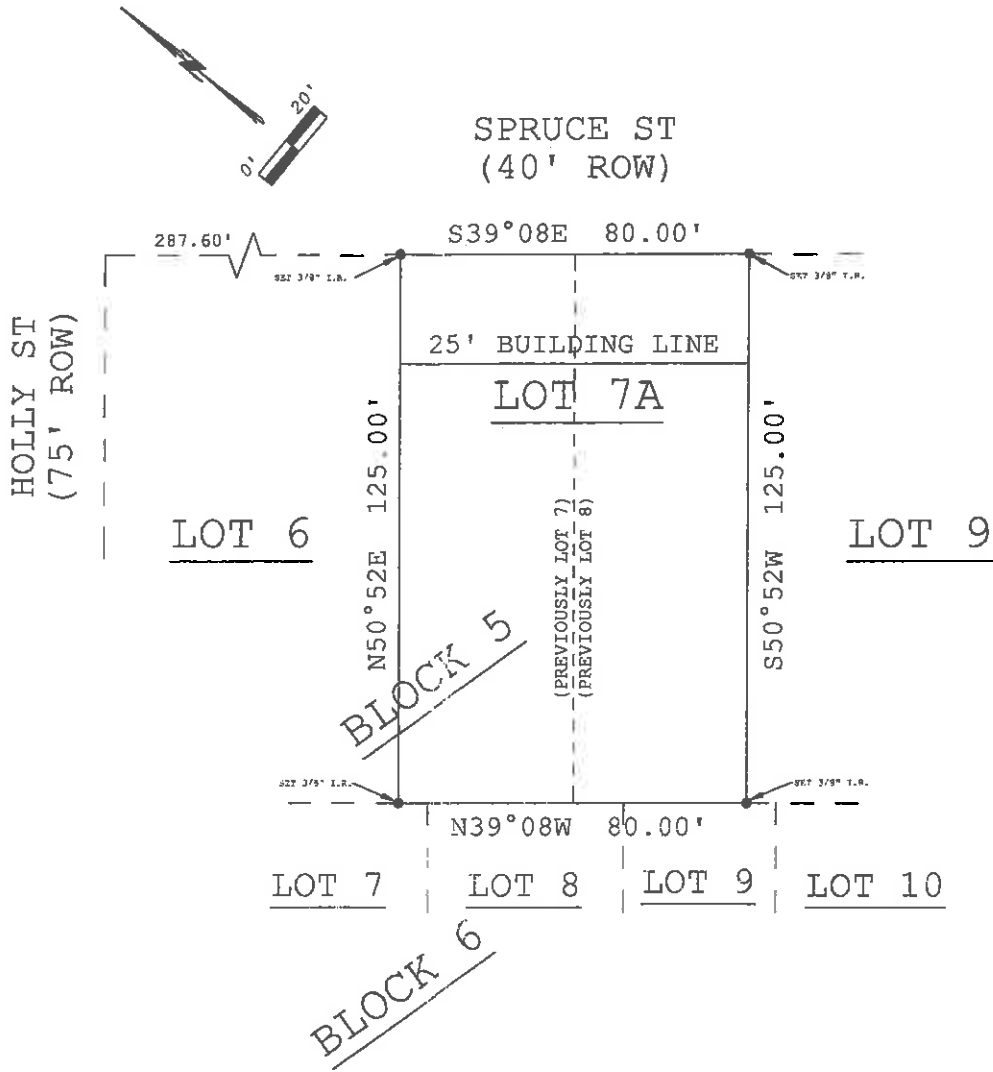
WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MCNEEL'S SUBDIVISION RE-PLAT OF LOTS 7 AND 8, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A.D., 2017, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A.D., 2017.

CHAIRMAN, PLANNING COMMISSION _____ MAYOR OF THE CITY OF LA MARQUE, TEXAS

STATE OF TEXAS
COUNTY OF GALVESTON
I, DWIGHT SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2017 AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2017 AT _____ O'CLOCK _____ M. IN PLAT RECORD _____ MAP NUMBER _____ GALVESTON COUNTY MAP RECORDS.
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TX

BY: _____, DEPUTY



VICINITY MAP
KEY MAP 737-Q

MCNEEL'S SUBDIVISION
REPLAT OF LOTS 7 AND 8

GULF COAST ENGINEERING
AND SURVEYING
P.O. BOX 382 LA MARQUE, TX 77568

JAMES W. GARTRELL JR., P.E., R.P.L.S.
TEL. 409-935-2462
TEL. 281-488-6869
FIRM REGISTRATION NUMBER: F-4534
FAX. 409-935-6867

MCNEEL'S SUBDIVISION
RE-PLAT OF LOTS 7 AND 8

BEING A RE-PLAT OF LOTS 7 AND 8, IN BLOCK 5, OF MCNEEL'S SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP THEREOF RECORDED IN VOLUME 275, PAGES 378 AND 379 IN THE GALVESTON COUNTY RECORDS.

CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS
1 LOT 1 BLOCK
(0.2296 ACRES)

OWNER:
MICHELLE M. RUCINSKI
PO BOX 113
PORTER, TX 77365

- NOTES:
1. THIS PROPERTY LIES IN ZONE C. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4854860010D MAP REVISED FEBRUARY 16, 1983.
 2. THIS PROPERTY LIES WITHIN THE BOUNDS OF THE TEXAS CITY INDEPENDENT SCHOOL DISTRICT.
 3. THIS PROPERTY LIES WITHIN THE INCORPORATED LIMITS OF THE CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS.

SHEET NO.

MARCH 28, 2017

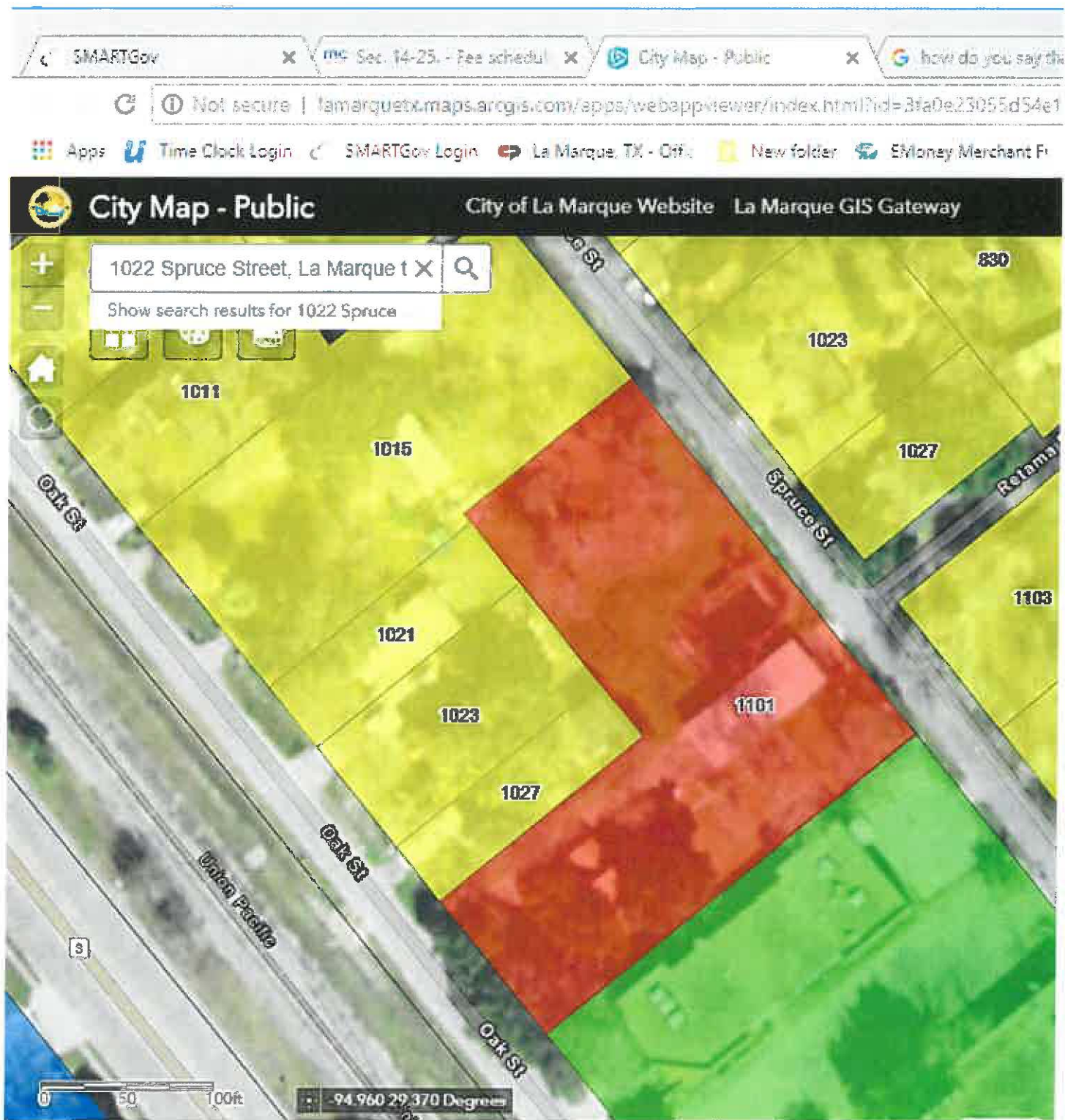
JOB NO.

721063 LOT 7A

Replat was from 198799

Sussie Sutton

From: Sussie Sutton
Sent: Thursday, September 13, 2018 10:49 AM
To: Sussie Sutton
Subject: 1101 Oak - ReZone





Deborah Maduzia
Escrow Officer

Stewart Title Company
1980 Post Oak Blvd.
Houston, TX 77056
(713) 232-4380 Phone
(713) 629-2255 Fax
deborah.maduzia@stewart.com

September 06, 2018

File No.: 151670303377cpl2

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the , the last Deed that we find, of record, reflects the record owner to be:

MICHELLE M. RUCINSKI

Legal Description:

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Lot 7A, of McNEEL'S Subdivision, RE-PLAT OF LOTS 7 AND 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat records of Galveston County,

Subject to the following:

1. Restrictions:

Restrictive Covenants as set out in Film Code No. 2017/060207 of the Map or Plat Records of Galveston County, Texas.

2. Easements/Other Exceptions:

Subject to a 25 foot building set back line along the front Property Line per the recorded plat.

Subject to all matters as shown and/or reflected on the proposed plat.

3. Liens/Misc:

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For information only: The vesting deed is recorded under clerks file number 2015064135 of the Official Public Records of Galveston County, Texas.

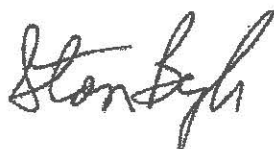
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Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

A handwritten signature in dark ink, appearing to read "Stan Byh". The signature is written in a cursive, flowing style with a large initial "S" and a long, sweeping underline.



LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

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

CITY OF LAMARQUE
PLANNING AND ZONING APPLICATION

DATE OF APPLICATION 9/6/18

NAME OF AGENT _____ PHONE _____

ADDRESS 1022 Spruce St

NAME OF OWNER Michelle Kucinski PHONE 713-302-8488

ADDRESS _____

PROPERTY DESCRIPTION:

ADDRESS 1022 Spruce St

PLOT OF AREA ATTACHED ☒ METES AND BOUNDS ATTACHED _____

PRESENT ZONE Commercial

REASON FOR CHANGE: I purchased this property as Residential, I was listed and sold as Residential.

DESIRED OUTCOME: To be zoned as Residential so I can build a house near my daughter + special needs son

APPLICATION CHECKLIST

[] CERTIFIED PROPERTY OWNERS WITHIN 200-FEET OF THE PROPERTY-
LISTS PRINTED MORE THAN TWO WEEKS PRIOR TO APPLICATION SUBMITTAL
MAY NOT BE ACCEPTED

(CENTRAL APPRAISAL DISTRICT (CAD)- (CENTRAL APPRAISAL DISTRICT (CAD-
9850 Emmett Lowry Expressway Ste. A Texas City, TX 77591 409/935-1980)
409/935-1980)

[☒] 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)

[☒] CURRENT TAX RECEIPTS-COUNTY TAX OFFICE, 722 MOODY (766-2481

[☒] TITLE REPORT (IF LAND WAS PURCHASED WITHIN THE LAST 60 DAYS)

[☒] NON-REFUNDABLE APPLICATION FEE (PAYABLE TO THE CITY OF LA
MARQUE

SUBMITTED TO BOARD

DATE _____

APPROVED _____

DENIED _____

OTHER _____

COMMENTS _____

APPLICANT'S CERTIFICATE

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

SIGNED _____

DATE: _____



LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

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

CITY OF LAMARQUE
PLANNING AND ZONING APPLICATION

DATE OF APPLICATION 8/27/18

NAME OF AGENT _____ PHONE _____

ADDRESS 1101 Oak St

NAME OF OWNER Michelle Rucinski PHONE 713-302-8488

ADDRESS P.O. Box 113, Porter TX 77365

PROPERTY DESCRIPTION:

ADDRESS 1101 Oak St

PLOT OF AREA ATTACHED _____ METES AND BOUNDS ATTACHED _____

PRESENT ZONE Commercial

REASON FOR CHANGE: Bought as Residential, did know it was Commercial
until Building Plans were turned in

DESIRED OUTCOME: Residential

Mickey.MMR Design LLC @ gmail.com

APPLICATION CHECKLIST

[] CERTIFIED PROPERTY OWNERS WITHIN 200-FEET OF THE PROPERTY-
LISTS PRINTED MORE THAN TWO WEEKS PRIOR TO APPLICATION SUBMITTAL
MAY NOT BE ACCEPTED

(CENTRAL APPRAISAL DISTRICT (CAD)- (CENTRAL APPRAISAL DISTRICT (CAD-
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MARQUE

SUBMITTED TO BOARD

DATE: _____

APPROVED _____

DENIED _____

OTHER _____

COMMENTS: _____

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

SIGNED _____

DATE: _____



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

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING / REGULAR MEETING
MINUTES
OF
October 9, 2018**

Public Hearing / Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on October 9, 2018, beginning at 4 p.m. at 1109-B Bayou Road with the following members present: Greg Cornett, Hugh Cash, Jean Gutierrez and Nancy Vidotto.

(1) CALL TO ORDER

Vice-Chairperson Greg Cornett called the meeting to order at 4:01 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea - Absent
Vice Chairperson Greg Cornett - Present
Commissioner Hugh Cash - Present
Commissioner Jean Gutierrez - Absent
Commissioner Augustino Molis - Present
Alternate Nancy Vidotto - Present

OTHER OFFICIALS/STAFF PRESENT:

Charlene Warren - Interim City Manager
Ellis Ortego - City Attorney
Sussie Sutton - Development Coordinator

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Vice-Chairperson Greg Cornett.

(4) APPROVAL OF MINUTES

- a. Meeting Minutes of August 14, 2018.
Commissioner Cash motioned to approve the minutes of August 14, 2018.
Commissioner Gutierrez seconded. **MOTION PASSED UNANIMOUSLY.**
- b. Impact Fee Advisory Committee Special Meeting Minutes of August 28, 2018.
Commissioner Cash motioned to approve the minutes of August 28, 2018.
Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**



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

(5) CITIZENS PARTICIPATION

None.

The Planning & Zoning Commission Meeting closed and the Public Hearing convened at 4:03 p.m.

(6) PUBLIC HEARING

- a.** Conduct public hearing to hear public input regarding a request to Re-Zone from C-1 Commercial to R-1 Residential: being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as PID# 721063 Spruce Street)

Kristen Davis, 1108 Oak stated she is the owner of 1101 Oak, La Marque, TX, which is the address next door. Ms. Davis added that they purchased this L-shaped property three years ago and the property was never presented as a commercial property, neither by the agent nor title company. She doesn't understand why the property is zoned commercial as there are residential homes in the area. They want to build a home for her mother on this lot so that she can care for her son and father while her mother and husband work.

- b.** Conduct public hearing to hear public input regarding a request to Re-Zone from C-1 Commercial to R-1 Residential Lot 7A, of McNeels Subdivision, re-plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as 1101 Oak Street.)

Kristen Davis, 1108 Oak, noted that she wanted to convey the same information as for Public Hearing Item a.

The Public Hearing was closed and the Planning & Zoning Commission meeting reconvened at 4:07 p.m.

(7) NEW BUSINESS

- a.** Discussion/possible action regarding a request to Re-Zone from C-1 Commercial to R-1 Residential: being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as PID# 198799, 1101 Oak Street)



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

Commissioner Gutierrez motioned to approve the Re-Zone from C-1 Commercial to R-1 Residential for Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision. Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**

- b. Discussion/possible action regarding a request to Re-Zone Lot 7A, of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as PID# 721063, 1101 Oak Street)

Commissioner Gutierrez motioned to approve the Re-Zone from C-1 Commercial to R-1 Residential for Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision. Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**

- c. Discussion/possible action regarding a Re-Plat of FM 1765 Business Park being a re-plat of a part of Lot 16, Highland Allotment, Volume 313, Page 408, G.C.D.R. and Blocks two and three of Super City Subdivision No. 2, (corrected), Volume 254-A, Page 60, G.C.D.R., and a portion of Volney Road abandoned by the City of La Marque Resolution No. 303, City of La Marque, Galveston County, Texas. (West of I-45 and South of FM 1765)

Commissioner Cash motioned to approve Re-Plat of FM 1765 Business Park being a re-plat of a part of Lot 16, Highland Allotment. Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**

- d. Discussion/possible action regarding a Re-Plat of ESM Homes on Laurel, a subdivision of 0.3428 acres (14,934 SQ FT) in the JD Moore Survey, A-150, also being a Re-Plat of Lot 19 of the extension of the Margot Subdivision as recorded in Volume 238, Page 34 of the Deed Records of Galveston County and Volume 13, Page 34 of the Map of Records of Galveston County, City of La Marque, Galveston County, Texas. (1020 Laurel Street)

Commissioner Cash motioned to approve Re-Plat of ESM Homes on Laurel a subdivision of 0.3428 acres (14,934 SQ FT) in the JD Moore Survey, A-150, also being a Re-Plat of Lot 19 of the extension of the Margot Subdivision. Commissioner Gutierrez seconded. **MOTION PASSED UNANIMOUSLY.**

(8) CHAIRPERSON'S REPORT

There was no Chairperson's report.



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

(9) REQUESTS AND ANNOUNCEMENTS.

There were no requests nor announcements.

(10) ADJOURNMENT

Commissioner Cash motioned to adjourn the meeting at 4:42 P.M. **MOTION**
PASSED UNANIMOUSLY.

Greg Cornett, Vice-Chairperson
Planning & Zoning Commission



October 9, 2018

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

Dear Mayor and City Council:

On October 8, 2018, the Planning and Zoning Commission conducted a meeting to consider a Re-Zone from a C-1 Commercial to R-1 Residential: being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as 1101 Oak Street. PID# 198799)

By unanimous vote, Planning and Zoning Commission recommended forwarding a favorable recommendation to City Council.

Thank you,



Greg Cornett, Vice Chairperson
Planning and Zoning Commission



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018

Prepared by: Sussie Sutton

Department: Development Services

Agenda item: 7&8b

Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Ordinance No. **O-2018-0016**, changing the Zoning classification from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as 1101 Oak St., PID #98799); amending the City of La Marque Zoning Map, adopted on the 12th day of December, 2005, by Ordinance Number 953. **THIS IS THE SECOND AND FINAL READING**

X

ATTACHMENTS FOR REFERENCE

1. Ordinance/Exhibit A
2. Site Plan
3. Zoning Map
4. City Planning Letter
5. Application
6. Planning & Zoning Draft Minutes - October 9, 2018
7. Recommendation letter from P&Z

STAFF BRIEFING:

- Ms. Michelle Rucinski purchased this entire property on October 7, 2015. The property is 1.1087 acres and includes a residential home that was constructed in 1960.
- At the time of purchase the owner was not aware that the property was non-conforming and zoned Commercial. It was her plan to have her daughter live in the home and she would construct a residence on the same lot.
- To do this, she had to replat the property so that the second residence could be constructed on its own lot.
- On June 13, 2017, the Planning & Zoning Commission considered part of this property for a replat to combine Lots 7 & 8 into Lot 7A.
- When Ms. Rucinski presented her residential construction plans she was made aware that she could not construct a home on a property that was Zoned C-1 Commercial.
- Re-zone request was brought before Planning & Zoning and is forwarded to Council with a favorable recommendation.

HISTORY:

8.28.2018 - New residential application received.

9.6.2018 - Rezone application received.

10.9.2018 - Planning & Zoning considered the rezone request



CITY COUNCIL AGENDA FORM

TARGET IMPLEMENTATION: December 10, 2018

SIGNIFICANT ACTION DATES:

10.9.2018 - Planning & Zoning Commission considered the rezone

11.12.2018 - Council approved on First Reading

ACTION:

- | | |
|--|---|
| ☒ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☒ Other- Re-zone | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

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

STAFF'S RECOMMENDATION: Motion to approve a Re-Zone from C-1 Commercial to R-1 Residential, as recommended by the Planning and Zoning Commission being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as 1101 Oak St., PID #98799); amending the City of La Marque Zoning Map, adopted on the 12th day of December, 2005, by Ordinance Number 953. **THIS IS THE SECOND AND FINAL READING**

FISCAL IMPACT: While this property is zoned C-1 General Commercial, it is surrounded by a residentially zoned residential housing subdivision. The likelihood that a commercial business would engage in developing a business is highly unlikely. Re-zoning the property to R-1 Single Family Residential will allow Mrs. Rucinski to permit and build a residential home, increasing the property value and therefore, the taxable value.

ORDINANCE NO. O-2018-0016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM C-1 COMMERCIAL, TO R-1 SINGLE FAMILY RESIDENTIAL, FOR LOTS 9 THRU 12 AND THE NORTH 26 FEET OF LOT 13 IN BLOCK 5 AND LOTS 12 AND 13 AND THE NORTH 20 FEET IN BLOCK 6 OF MCNEELS SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT AS RECORDED IN VOLUME 275 PAGE 379 AND 380 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS; AMENDING THE ZONING MAP OF THE CITY ADOPTED THE 12TH DAY OF DECEMBER 2005, BY ORDINANCE NUMBER 953

WHEREAS, Michelle C. Rucinski (the "Applicant"), owner of the property at 1101 Oak Street described as Lots 9 thru 12 and the North 26 feet of Lot 13 in Block 5 and Lots 12 and 13 and the north 20 feet in Block 6 of Mc Neel's Subdivision (the "Property"), generally situated in the corporate city limits of the City of La Marque, Texas (the "City"), and being more particularly described as Tract 1 in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property presently has a zoning classification of C-1 Commercial 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 C-1 Commercial as authorized by the City's Zoning Ordinance; and

WHEREAS, the Property described as 1101 Oak Street described as Lots 9 thru 12 and the North 26 feet of Lot 13 in Block 5 and Lots 12 and 13 and the north 20 feet in Block 6 of Mc Neel's Subdivision, in Exhibit "A" attached hereto and made a part hereof for all purposes presently has a zoning classification of C-1 Commercial under Chapter 71: Zoning of the Code of ordinances of the City of La Marque; and

WHEREAS, City Staff has made recommendation to the City to change such zoning classification of a tract of land on 1101 Oak Street, described as Lots 9 thru 12 and the North 26 feet of Lot 13 in Block 5 and Lots 12 and 13 and the north 20 feet in Block 6 of Mc Neel's Subdivision, described in Exhibit "A" attached hereto and made a part hereof for all purposes said properties from C-1, Commercial to R-1, Single Family Residential 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 City Council now deems it appropriate to grant such requested change in classification;

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 zoning classification of the certain tracts of land on 1101 Oak Street described as Lots 9 thru 12 and the North 26 feet of Lot 13 in Block 5 and Lots 12 and 13 and the north 20 feet in Block 6 of Mc Neel's Subdivision, as described in Exhibit "A", attached hereto and made a part hereof for all purposes, fronting the intersection of Spruce Street and Ross Street in the City of La Marque, is hereby changed from C-1, Commercial to R-1, Single Family Residential 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, with the appropriate reference to the number and effective date of this Ordinance and brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the change in zoning classification of the tract described in section 2 hereof.

Section 5. 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 12th day of November, 2018.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque, Texas, on the Second and Final reading this the _____ day of _____, 2018.

CITY OF LA MARQUE, TEXAS

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego
City Attorney

EXHIBIT "A"

#6. Planning Letter

stewart title

Deborah Maduzia
Escrow Officer

Stewart Title Company
1980 Post Oak Blvd.
Houston, TX 77056
(713) 232-4380 Phone
(713) 629-2255 Fax
deborah.maduzia@stewart.com

September 06, 2018

File No.: 151670303377cpl2

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the , the last Deed that we find, of record, reflects the record owner to be:

MICHELLE M. RUCINSKI

Legal Description:

Lots 9 thru 12 AND THE NORTH 26 FEET OF LOT 13 IN BLOCK 5 AND LTOS 12 AND 13 AND THE NORTH 20 Feet in Block 6 of McNeel's Subdivision, a Subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas SAVE AND EXCEPT:

Lot 7A, of McNEEL'S Subdivision, RE-PLAT OF LOTS 7 AND 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat records of Galveston County,

Subject to the following:

1. Restrictions:

Restrictive Covenants as set out in Film Code No. 2017/060207 of the Map or Plat Records of Galveston County, Texas.

2. Easements/Other Exceptions:

Subject to a 25 foot building set back line along the front Property Line per the recorded plat.

Subject to all matters as shown and/or reflected on the proposed plat.

3. Liens/Misc:

Liens in favor of The First National Bank of Bellville as set forth in instrument as recorded under clerks file number 2015064136 of the Official Public Records of Galveston County, Texas.

For information only: The vesting deed is recorded under clerks file number 2015064135 of the Official Public Records of Galveston County, Texas.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

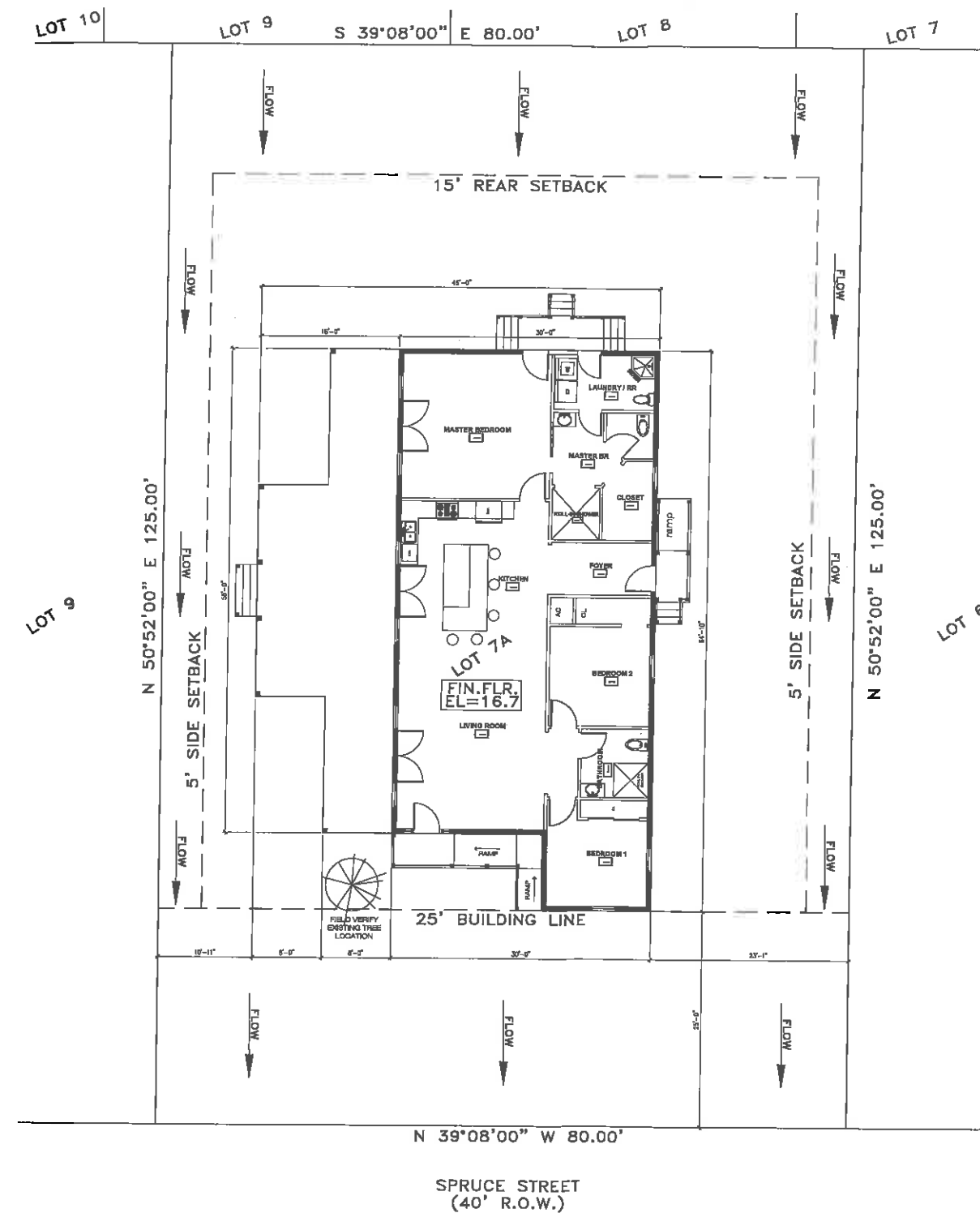
The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

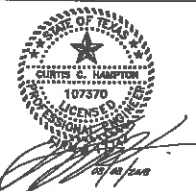
A handwritten signature in cursive script, appearing to read "Stan Bygh".

#5 a. Site Plan



LEGEND

NOTES

[illegible]

12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

Curtis C. Hampton P.E.
409-354-5925

CUSTOMER/OWNER NAME:
MRS. MICKEY RUCINSKI

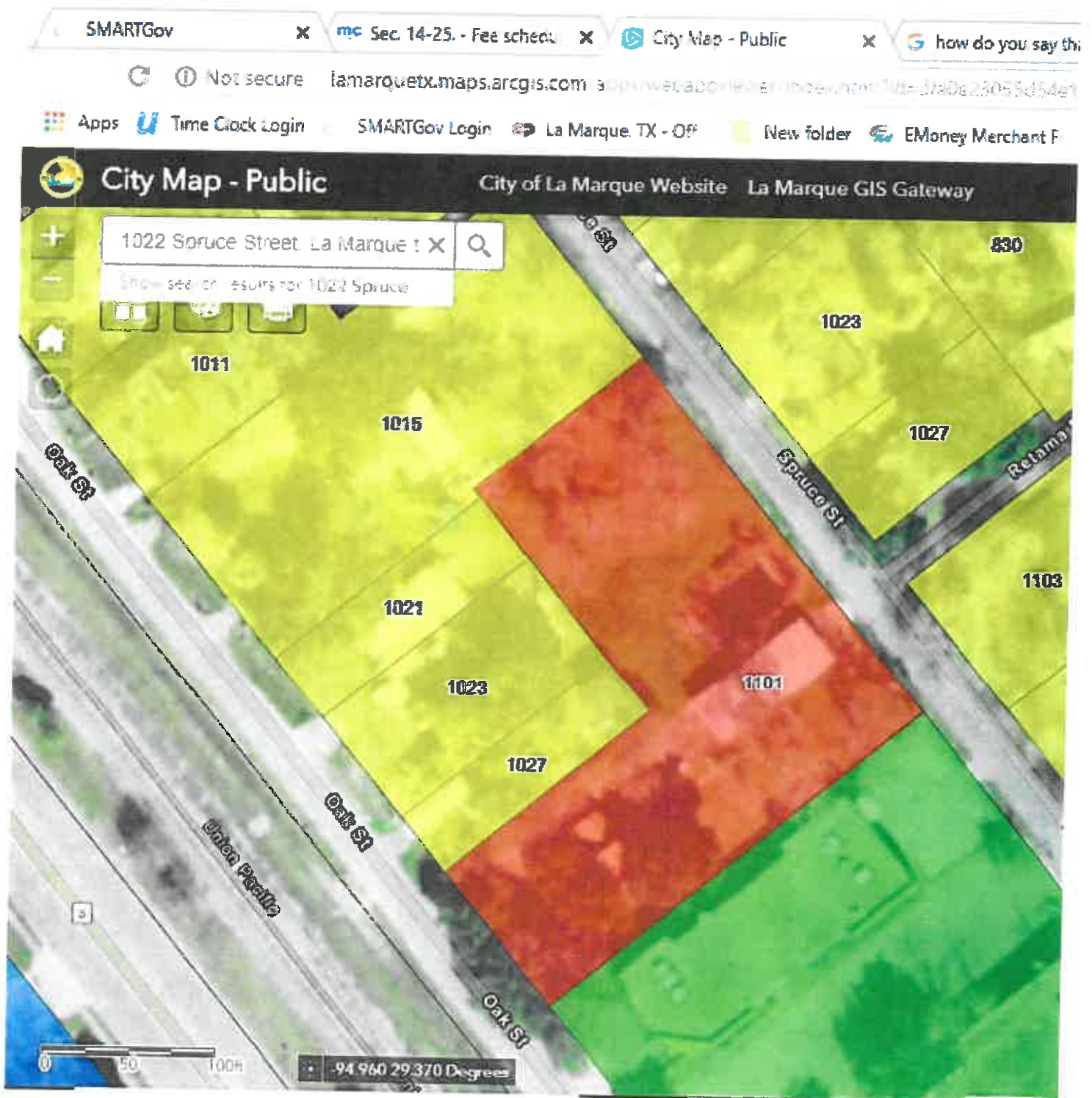
PROJECT LOCATION OR ADDRESS:
1102 SPRUCE STREET
LA MARQUE, TEXAS 77568

SITE PLOT PLAN

NOTE: CITY OF LA MARQUE SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES	
DRAWN BY: SWA	CHECKED BY: CCH
PROJECT # 18-0458	SCALE: 1/32"=1'-0"
DATE: 08/08/2018	SHEET: 18-0458-SP-001

Sussie Sutton

From: Sussie Sutton
Sent: Thursday, September 13, 2018 10:49 AM
To: Sussie Sutton
Subject: 1101 Oak - ReZone





Deborah Maduzia
Escrow Officer

#6. Planning Letter

Stewart Title Company
1980 Post Oak Blvd.
Houston, TX 77056
(713) 232-4380 Phone
(713) 629-2255 Fax
deborah.maduzia@stewart.com

September 06, 2018

File No.: 151670303377cpl2

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the , the last Deed that we find, of record, reflects the record owner to be:

MICHELLE M. RUCINSKI

Legal Description:

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Subject to the following:

1. Restrictions:

Restrictive Covenants as set out in Film Code No. 2017/060207 of the Map or Plat Records of Galveston County, Texas.

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Subject to all matters as shown and/or reflected on the proposed plat.

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Sincerely,
Stewart Title Company

A handwritten signature in cursive script, appearing to read "Stan Byh".



LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

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

CITY OF LAMARQUE
PLANNING AND ZONING APPLICATION

DATE OF APPLICATION 8/27/18

NAME OF AGENT _____ PHONE _____

ADDRESS 1101 Oak St

NAME OF OWNER Michelle Rucinski PHONE 713-302-8488

ADDRESS P.O. Box 113, Porter TX 77365

PROPERTY DESCRIPTION:

ADDRESS 1101 Oak St

PLOT OF AREA ATTACHED _____ METES AND BOUNDS ATTACHED _____

PRESENT ZONE Commercial

REASON FOR CHANGE: Bought as Residential, did know it was Commercial
until Building Plans were turned in

DESIRED OUTCOME: Residential

Mickey.MMR Design LLC @ gmail.com

APPLICATION CHECKLIST

[] CERTIFIED PROPERTY OWNERS WITHIN 200-FEET OF THE PROPERTY-
LISTS PRINTED MORE THAN TWO WEEKS PRIOR TO APPLICATION SUBMITTAL
MAY NOT BE ACCEPTED

(CENTRAL APPRAISAL DISTRICT (CAD)- (CENTRAL APPRAISAL DISTRICT (CAD-
9850 Emmett Lowry Expressway Ste. A Texas City, TX 77591 409/935-1980)
409/935-1980)

☒ 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)

☒ CURRENT TAX RECEIPTS-COUNTY TAX OFFICE, 722 MOODY (766-2481

☐ TITLE REPORT (IF LAND WAS PURCHASED WITHIN THE LAST 60 DAYS)

☐ NON-REFUNDABLE APPLICATION FEE (PAYABLE TO THE CITY OF LA
MARQUE

SUBMITTED TO BOARD

DATE: _____

APPROVED _____

DENIED _____

OTHER _____

COMMENTS _____

APPLICANT'S CERTIFICATE

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

SIGNED _____

DATE: _____



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

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING / REGULAR MEETING
MINUTES
OF
October 9, 2018**

Public Hearing / Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on October 9, 2018, beginning at 4 p.m. at 1109-B Bayou Road with the following members present: Greg Cornett, Hugh Cash, Jean Gutierrez and Nancy Vidotto.

(1) CALL TO ORDER

Vice-Chairperson Greg Cornett called the meeting to order at 4:01 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea - Absent
Vice Chairperson Greg Cornett - Present
Commissioner Hugh Cash - Present
Commissioner Jean Gutierrez - Absent
Commissioner Augustino Molis - Present
Alternate Nancy Vidotto - Present

OTHER OFFICIALS/STAFF PRESENT:

Charlene Warren - Interim City Manager
Ellis Ortego - City Attorney
Sussie Sutton - Development Coordinator

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Vice-Chairperson Greg Cornett.

(4) APPROVAL OF MINUTES

- a. Meeting Minutes of August 14, 2018.
Commissioner Cash motioned to approve the minutes of August 14, 2018.
Commissioner Gutierrez seconded. **MOTION PASSED UNANIMOUSLY.**
- b. Impact Fee Advisory Committee Special Meeting Minutes of August 28, 2018.
Commissioner Cash motioned to approve the minutes of August 28, 2018.
Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**



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

(5) CITIZENS PARTICIPATION

None.

The Planning & Zoning Commission Meeting closed and the Public Hearing convened at 4:03 p.m.

(6) PUBLIC HEARING

- a.** Conduct public hearing to hear public input regarding a request to Re-Zone from C-1 Commercial to R-1 Residential: being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as PID# 721063 Spruce Street)

Kristen Davis, 1108 Oak stated she is the owner of 1101 Oak, La Marque, TX, which is the address next door. Ms. Davis added that they purchased this L-shaped property three years ago and the property was never presented as a commercial property, neither by the agent nor title company. She doesn't understand why the property is zoned commercial as there are residential homes in the area. They want to build a home for her mother on this lot so that she can care for her son and father while her mother and husband work.

- b.** Conduct public hearing to hear public input regarding a request to Re-Zone from C-1 Commercial to R-1 Residential Lot 7A, of McNeels Subdivision, re-plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as 1101 Oak Street.)

Kristen Davis, 1108 Oak, noted that she wanted to convey the same information as for Public Hearing Item a.

The Public Hearing was closed and the Planning & Zoning Commission meeting reconvened at 4:07 p.m.

(7) NEW BUSINESS

- a.** Discussion/possible action regarding a request to Re-Zone from C-1 Commercial to R-1 Residential: being Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision, a subdivision in Galveston County, Texas according to the Map or Plat as recorded in Volume 275 Page 379 and 380 of the Deed Records of Galveston County, Texas (Known as PID# 198799, 1101 Oak Street)



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Commissioner Gutierrez motioned to approve the Re-Zone from C-1 Commercial to R-1 Residential for Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision. Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**

- b. Discussion/possible action regarding a request to Re-Zone Lot 7A, of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as PID# 721063, 1101 Oak Street)

Commissioner Gutierrez motioned to approve the Re-Zone from C-1 Commercial to R-1 Residential for Lots 9 thru 12 and the North 26 Feet of Lot 13 in Block 5 and Lots 12 and 13 and the North 20 Feet in Block 6 of McNeels Subdivision. Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**

- c. Discussion/possible action regarding a Re-Plat of FM 1765 Business Park being a re-plat of a part of Lot 16, Highland Allotment, Volume 313, Page 408, G.C.D.R. and Blocks two and three of Super City Subdivision No. 2, (corrected), Volume 254-A, Page 60, G.C.D.R., and a portion of Volney Road abandoned by the City of La Marque Resolution No. 303, City of La Marque, Galveston County, Texas. (West of I-45 and South of FM 1765)

Commissioner Cash motioned to approve Re-Plat of FM 1765 Business Park being a re-plat of a part of Lot 16, Highland Allotment. Commissioner Vidotto seconded. **MOTION PASSED UNANIMOUSLY.**

- d. Discussion/possible action regarding a Re-Plat of ESM Homes on Laurel, a subdivision of 0.3428 acres (14,934 SQ FT) in the JD Moore Survey, A-150, also being a Re-Plat of Lot 19 of the extension of the Margot Subdivision as recorded in Volume 238, Page 34 of the Deed Records of Galveston County and Volume 13, Page 34 of the Map of Records of Galveston County, City of La Marque, Galveston County, Texas. (1020 Laurel Street)

Commissioner Cash motioned to approve Re-Plat of ESM Homes on Laurel a subdivision of 0.3428 acres (14,934 SQ FT) in the JD Moore Survey, A-150, also being a Re-Plat of Lot 19 of the extension of the Margot Subdivision. Commissioner Gutierrez seconded. **MOTION PASSED UNANIMOUSLY.**

(8) CHAIRPERSON'S REPORT

There was no Chairperson's report.



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(9) REQUESTS AND ANNOUNCEMENTS.

There were no requests nor announcements.

(10) ADJOURNMENT

Commissioner Cash motioned to adjourn the meeting at 4:42 P.M. **MOTION**
PASSED UNANIMOUSLY.

Greg Cornett, Vice-Chairperson
Planning & Zoning Commission



October 9, 2018

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

Dear Mayor and City Council:

On October 8, 2018, the Planning and Zoning Commission conducted a meeting to consider a Re-Zone from C-1 Commercial to R-1 Residential: Lot 7A, of McNeels Subdivision, Re-Plat of Lots 7 and 8 a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerks file number 2017060207 of the Plat record of Galveston County. (Known as 1101 Oak Street PID# 721063.)

By unanimous vote, Planning and Zoning Commission recommended forwarding a favorable recommendation to City Council.

Thank you,



Greg Cornett, Vice Chairperson
Planning and Zoning Commission



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018

Prepared by: Deck Shaver/D. Ho

Department: Public Svcs./Adico

Agenda item: 8c

Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Ordinance No. **O-2018-0017**, accepting the City of La Marque Engineering Design Criteria Manual prepared by Adico LLC Consulting Engineers. **THIS IS THE FIRST READING** (This item was tabled from the November 12, 2018 Council meeting)

☒

ATTACHMENTS FOR REFERENCE

1. Ordinance
2. Proposed City of La Marque Engineering Design Criteria Manual

STAFF BRIEFING:

Per Dinh V. Ho, P.E., City Consulting Engineer:

- The City of La Marque is experiencing considerable development throughout its jurisdiction. This includes development both inside the City Limits and within the City's Extraterritorial Jurisdiction (ETJ).
- It is, therefore, important for the City Council to approve a policy that sets out the procedures for the design, inspection, approval and acceptance of public infrastructure within its jurisdiction.
- These policies and procedures apply to design and construction in both subdivisions and commercial sites where it is anticipated that connections to the public infrastructure will be made, and where the infrastructure will be conveyed, either upon completion or in the future, to the City of La Marque for operation and maintenance.
- These procedures are designed so the developers, engineers and contractors will know both the criteria and procedures to be followed and the costs for the required reviews and inspections in advance.
- It is important that all publicly accepted, operated and maintained infrastructure constructed within its city limits and ETJ be compliant with the City's standards and requirements. It is anticipated that even if the City does not accept the infrastructure for immediate operation and maintenance, it may eventually.

HISTORY:

6.16.2018 - City Manager authorized Adico Engineers LLC, consulting City Engineers to prepare an Engineering Design Criteria Manual.

TARGET IMPLEMENTATION: January 14, 2019



CITY COUNCIL AGENDA FORM

SIGNIFICANT ACTION DATES:

September 2018 - Draft Engineering Design Criteria delivered to City staff for review.

October 2018 - Adico Engineers, LLC addressed staff review comments and prepared final version of proposed Engineering Design Criteria Manual.

November 12, 2018 - Item presented to Council and tabled.

ACTION:

- | | |
|--|---|
| ☒ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

Budgeted	
Actual Bid	\$14,500.00
Estimated Expenditure	\$14,500.00
Acct. Name(s)	Professional services
Line Item #	01-4040-12-00; 02-4040-22-00
Other Funding	

STAFF'S RECOMMENDATION: Motion to adopt Ordinance No. **O-2018-0017**, accepting the City of La Marque Engineering Design Criteria Manual prepared by Adico LLC Consulting Engineers **THIS IS THE FIRST READING** (This item was tabled from the **November 12, 2018 Council meeting**)

FISCAL IMPACT: Expenditure of \$14,500.00 from Professional Services – Streets and Water/Wastewater Maintenance Departments.

ORDINANCE NO. O-2018-0017

AN ORDINANCE OF THE CITY OF LA MARQUE, TEXAS, ADOPTING THE LA MARQUE ENGINEERING DESIGN CRITERIA MANUAL; REQUIRING COMPLIANCE; PROVIDING FOR DENIAL OR REVOCATION OF APPROVAL AND PERMITS DUE TO NONCOMPLIANCE; PROVIDING FOR OTHER REGULATIONS AND REQUIREMENTS; PROVIDING A PENALTY NOT TO EXCEED \$500 FOR EACH VIOLATION; PROVIDING FOR SEVERABILITY; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City of La Marque, Texas (the “City”) is a home rule municipality organized under the Constitution and the laws of the State of Texas; and

WHEREAS, the City’s charter provides that it may exercise all powers of local self-government and powers granted to home rule cities by State law; and

WHEREAS, the City Council wishes to adopt uniform engineering design standards to provide for the orderly development of land; and

WHEREAS, the City Council has determined that adopting these standards is in the best interest of the public health, safety and general welfare of the citizens of the City;

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

Section 1. Adoption of Engineering Design Criteria Manual.

The attached City of La Marque Engineering Design Criteria Manual (the “Engineering Design Criteria Manual” or “Design Criteria Manual”) is hereby adopted, and the regulations and provisions therein stated are hereby established. Any reference in any other ordinance, policy, or other source to an engineering design criteria manual or design criteria manual of the City of La Marque shall refer to the attached City of La Marque Engineering Design Criteria Manual, as amended from time to time. Any reference herein to “this Ordinance” or similar terms shall also include the Engineering Design Criteria Manual hereby adopted, and that manual is a part of this ordinance.

Section 2. Compliance Required.

Any construction, planned construction, or plans for which a permit or approval

from the City of La Marque is required, and such permit is issued after the effective date of this ordinance, must be done in compliance with the Design Criteria Manual, according to its terms.

Section 3. Denial or Revocation of Permits for Approval.

The failure of any plans, construction, or planned construction to comply with Design Criteria Manual shall be grounds for the City to deny or revoke any approval or permit from the City concerning such plans, construction, or planned construction.

Section 4. Conflict with Other Requirements.

The attached Engineering Design Criteria Manual replaces the prior Engineering Design Criteria Manual of the City. Otherwise, the attached Engineering Design Criteria Manual is cumulative of all requirements from any other source and shall not authorize noncompliance with any other regulation or requirement from any source. In the event of any conflict in terms, the stricter requirement shall govern and control.

Section 5. Offenses, Penalties, and Remedies.

a. Any person who participates in any violation of any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Each day or portion of a day a violation continues, occurs, or recurs shall constitute a separate offense.

b. The City shall have the right to enforce this ordinance by injunction and by other actions in a civil court and/or by any and all remedies from any and all sources.

c. All rights and remedies of the City provided in this ordinance shall be cumulative of all other rights and remedies provided herein, by other ordinances, or by any source.

d. The exercise of any right or remedy by the City shall not be construed as an election of remedies and shall not impair any other right or remedy of the City. The City may exercise any right or remedy herein either alone or together with any other right or remedy under this ordinance, any other ordinance, or any applicable law. Without limiting the generality of the foregoing, pursuing or receiving any civil remedy for any violation of this ordinance shall not preclude the pursuit or receipt of any criminal penalty for any violation hereof.

Section 6. Severability.

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance 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 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.

Section 7. Repeal.

This ordinance is intended to be cumulative and shall not repeal any previous ordinance except to the extent that any provision of such ordinance is inconsistent and cannot be reconciled with any provision contained herein.

Section 8. Effective Date.

This ordinance shall be effective immediately upon adoption and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in every issue of the official newspaper for two days, or one issue of the newspaper if the official newspaper is a weekly paper, in accordance with Section 52.011 of the Texas Local Government Code.

PASSED AND APPROVED on First reading this the ____ day of _____, 2018

PASSED, APPROVED AND ADOPTED on second and final reading this the ____ day of _____, 2018.

CITY OF LA MARQUE, TEXAS

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego, City Attorney

CITY OF LA MARQUE, TEXAS



ENGINEERING DESIGN CRITERIA MANUAL

Prepared by:

Adico, LLC – Consulting Engineers

Adopted by the La Marque City Council

Date: _____

**CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS**

ENGINEERING DESIGN CRITERIA MANUAL

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APPENDIX C	TITLE BLOCK
APPENDIX D	DESIGN MODIFICATION FORM

CITY OF LA MARQUE

CHAPTER 1

GENERAL REQUIREMENTS

CHAPTER 1 – GENERAL REQUIREMENTS

1.1 GENERAL

- 1.1.1 This Manual describes the general requirements for the preparation of construction plans and the supporting documents required for submittal and approval by the City of La Marque. Specific design requirements, in addition to these standards, may be required by the City of La Marque.
- 1.1.2 Construction plans for public or private improvements within La Marque city limits shall be approved by the City of La Marque and applicable Drainage District. Construction plans for public or private improvements within the City of La Marque extraterritorial jurisdiction (ETJ) shall be reviewed and approved by the City of La Marque, Galveston County Engineering Department, respective Municipal Utility Districts, and applicable Drainage District.
- 1.1.3 All projects that are required to conform to these Standards shall also comply with all applicable City of La Marque ordinances.
- 1.1.4 All construction plans and supporting documentation shall conform to the requirements of these Standards and regulations of all Federal, State, County, and any other entities having jurisdiction.

1.2 PRELIMINARY RESEARCH

- 1.2.1 Personnel from the City will be available for preliminary development meetings to discuss a proposed project with the project engineer and/or developer, if requested. This preliminary meeting between the City and the engineer/developer should be scheduled with the City Development Coordinator before submittal of any documents for review.
- 1.2.2 Research of all existing utility and right-of-way information with City, County, State, and other public and private utility agencies shall be completed and documented prior to submittal of any plans to the City.

1.3 FEES

- 1.3.1 All plan and plat review fees shall be paid at the time of submittal to the City before initiation of review. All permits shall be paid prior to beginning construction on a project. Please refer to the City's Official Fee Schedule.

1.4 DESIGN REVIEW REQUIREMENTS FOR PUBLIC OR PRIVATE IMPROVEMENTS

- 1.4.1 Submit two (2) copies of construction plans, one (1) digital copy (pdf) and supporting documentation to the City for review. Plans will be circulated to the appropriate departments for their review. Comments will be issued to the engineer in a timely manner.
- 1.4.2 Based on the trip estimates for the proposed development, a Traffic Impact Analysis may be required to determine any necessary traffic mitigation measures.
- 1.4.3 A Final Drainage plan must be approved by the appropriate Drainage District prior to submitting to City of La Marque for final plan approval.
- 1.4.4 After all comments have been adequately addressed, submit previous comments and response letter, include one digital copy of the revised construction plans to the City for final approval.
- 1.4.5 After final approval has been granted, submit one original mylar cover sheets to the City for approval signatures, along with (1) digital file (PDF) and electronic copy.
- 1.4.6 Submit two (2) copy of the approved construction plans to the permit office at the time permitting for Engineering file and inspection.
- 1.4.7 All separate or special easements that may be required for construction shall be recorded with the plat prior to final approval. If platting is not required as part of the project, then record all easements prior to final approval.

1.5 CONSTRUCTION AND ACCEPTANCE REQUIREMENTS FOR PUBLIC INFRASTRUCTURE PROJECTS

- 1.5.1 Refer to the City of La Marque's Construction, Inspection, Approval and Acceptance Procedures for Public Infrastructure.

1.6 APPROVALS AND VARIANCES

- 1.6.1 Approvals required in these Standards are the responsibility of the Owner. Failure to obtain appropriate approvals may be grounds for suspension of construction until appropriate approvals are granted. Items that do not conform to these Standards shall be submitted for a variance request.
- 1.6.2 Variances, as required by these Standards, shall be requested by the Owner prior to, or at the time of, submittal of review plans for the project. In order to be valid, all variance items must be granted by the City Administrator upon written recommendation by the City Engineer.
- 1.6.3 Construction work related to any variance item should not begin until the City has granted approval. Design engineer shall submit a Design Criteria Modification form for variance requests. Any work that proceeds without approval will be subject to

removal and replacement, at no cost to the City, in accordance with these Standards.

[END OF DOCUMENT]

CITY OF LA MARQUE

CHAPTER 2

GRAPHIC REQUIREMENTS

CHAPTER 2 – GRAPHIC REQUIREMENTS

2.1 REQUIRED PLAN SHEETS

- 2.1.1 Cover Sheet
- 2.1.2 Plat (latest version of the plat shall be included in the drawings)
- 2.1.3 Construction Notes and Legend
- 2.1.4 Overall Layouts for Proposed Improvements (Water and Sewer, Drainage, Paving, etc.)
- 2.1.5 Drainage Area Map and Calculations
- 2.1.6 Lot Grading Plan
- 2.1.7 Plan and Profiles
- 2.1.8 Storm Water Pollution Prevention Plan
- 2.1.9 Specific Construction Details
- 2.1.10 Standard City of La Marque Construction details

2.2 DRAWING REQUIREMENTS

- 2.2.1 Provide a cover sheet for all projects involving three or more drawings (including detail sheets). Plan sheet numbers and names shall be shown on the cover sheet. Include a vicinity map to identify project location within the City. Provide the City of La Marque signature block for the City Engineer with a note stating that approval is valid for 1 year only from date of signatures. Provide a signature block for the City Engineer on all internal sheets. Signature blocks is provided in Appendix “B”.
- 2.2.2 Drawings shall be prepared on nominal 24 inch x 36 inch overall drawings.
- 2.2.3 Show service area on cover sheet or area map.
- 2.2.4 After final approval has been granted, submit drawings with mylars on India ink or produced by on mylars. The engineer shall also submit, at this time, electronic AutoCAD (.dwg) and digital file in (PDF) file(s) of all construction plan sheets on digital versatile disk (DVD).

- 2.2.5 Details of special structures (not covered by approved standard drawings, such as stream or gully crossings, special manholes, or junction boxes, etc.) shall be drawn with vertical and horizontal scales equal to each other.
- 2.2.6 Each set of construction drawings shall contain overall paving and utility layout drawings indexing specific plan and profile sheets. Show all lot lines, property lines, rights-of-way lines and easement lines. Standard City drawings, where applicable, shall be included. All sheets shall have standard title blocks.
- 2.2.7 Draw overall layouts to a scale of 1 inch = 50 feet, 60 feet, 100 feet, or 200 feet.
- 2.2.8 Plan stationing must run from left to right, except for short streets or lines originating from a major intersection, where the full length can be shown on one sheet.
- 2.2.9 A north arrow is required on all sheets and should be oriented either toward the top or to the right.
- 2.2.10 Standard scales permitted for plans and profiles of paving and utility construction drawings are as follows:
- A. Major thoroughfares, streets with esplanades over 400 feet in length, or special intersections/situations:
 - a. 1 inch = 10 feet horizontal, 1 inch = 1 foot vertical
 - b. 1 inch = 20 feet horizontal, 1 inch = 2 feet vertical
 - B. Minor or residential single-family streets:
 - a. 1 inch = 20 feet horizontal, 1 inch = 2 feet vertical
 - b. 1 inch = 40 feet horizontal, 1 inch = 4 feet vertical
 - c. 1 inch = 50 feet horizontal, 1 inch = 5 feet vertical
- 2.2.11 Each sheet of the plans shall have a benchmark elevation and description, along with applicable flood plain information. Include Base Flood Elevation, FIRM panel number and flood zone designation. All files shall be designed to Texas State Plane Coordinate System – South Central 4204, NAVD 88, or current adjustment.
- 2.2.12 The seal, date, and original signature of the Licensed Professional Engineer responsible for the drawings shall be required on each sheet developed by the engineer. The engineer may use a stamped or embossed imprint for his seal; however, the embossed imprint must be shaded such that it will reproduce on prints.
- 2.2.13 If a roadway exists where drawings are being prepared to improve or construct new pavement or a utility, label the existing roadway width, surface type, and thickness, if available without destruction of pavement. Pavement thickness can be ascertained by coring. The resultant void shall be grout-filled.
- 2.2.14 Show all streets and/or roadway alignments on all drawings.

- 2.2.15 Develop drawings to accurate scale showing proposed pavement, typical cross-sections, details, lines and grade, all existing topography within street right-of-way, and any easement adjacent to the right of way. At intersections, the cross-street details shall be shown at sufficient distance (20 feet minimum distance outside the primary roadway right-of-way) in each direction along the cross-street.
- 2.2.16 Match lines shall not be placed at cross-street intersection for roadway alignment.
- 2.2.17 Natural ground profiles shall be shown as follows:
- A. For privately-funded projects, centerline profiles are satisfactory except where a difference of 0.50 feet or more exists from one right-of-way or easement line to the other, in which case, dual profiles are required.
 - B. For the City of La Marque projects, provide natural ground profiles for each right-of-way line. Easement profiles shall also conform to this requirement.
- 2.2.18 Identify all lot lines, property lines, easements, right-of-way, and drainage outfalls.
- 2.2.19 Label each plan sheet as to street/easement widths, pavement widths, pavement thickness where applicable, type of roadway materials, curbs, intersection radii, curve data, stationing, existing utilities (type and location), and any other pertinent feature affecting design.
- 2.2.20 Show all utility lines four inches or larger within the rights-of-way or construction easement in profile view. Show all utility lines, regardless of size, in the plan view, including fiber optic cables.
- 2.2.21 Graphically, show flowline elevations and direction of flow for all existing ditches.
- 2.2.22 Label proposed top of curb grades except at railroad crossings. Centerline grades are acceptable only for paving without curbs and gutters.
- 2.2.23 Curb return elevations for turnouts shall be shown in profiles.
- 2.2.24 The surface elevation at the property line of all existing driveways shall be shown in profile.
- 2.2.25 Station all esplanade noses or the centerline of all esplanade openings with esplanade width shown - both existing and proposed.
- 2.2.26 The design of both roadways is required on all paving sections with an esplanade.
- 2.2.27 Station all point of curvatures (PC) and point of tangency (PT), radius returns, and grade change point of intersection (PI) in plan view. Station all radius returns and grade change PIs in profile with their respective elevations.
- 2.2.28 Standard City Details shall be included, when applicable.

- 2.2.29 All property ownership and easement recordation information shall be shown on the plans.
- 2.2.30 Provide stormwater pollution prevention plan, including details on all public and private projects.

2.3 EASEMENTS

- 2.3.1 All easements and recording information, existing and proposed, shall be shown on the construction plans.
- 2.3.2 Storm sewer, sanitary sewer, and water line easements shall be dedicated for the specific intended use. Easements for a specific facility shall be exclusive and shall not overlap other easements, except to cross the easements.
- 2.3.3 Dry Utility Easements shall be minimum sixteen-feet (16').

2.4 UTILITY LOCATIONS

- 2.4.1 All utilities shall be underground with the exception of electric primary lines. The electric primary lines, defined as feeders or three phase lines, should be located around the subdivision perimeter whenever possible.
- 2.4.2 Water Line Location
- A. All water lines shall be located within a public right-of-way or within dedicated waterline easements. The location of water lines within a public street right-of-way is described in Section 3.3.3.
 - B. Water lines shall not be located in combination easements.
- 2.4.3 Sanitary Sewer Location
- A. Sanitary sewers of twelve inches (12") or larger in diameter shall be within a public right-of-way or an easement adjoining the right-of-way. Sanitary sewers may be located in exclusive or combination easements provided the easement widths comply with Section 2.3.
 - B. Sanitary sewers shall not be located in side lot easements.
 - C. Sanitary sewers should be located within the right-of-way between the property line and the back of curb on the opposite side of the right-of-way from the water main.

2.4.4 Storm Sewers

- A. Storm sewers shall be located in the public street right-of-way in accordance with Section 5.3.6.E.c.
- B. All storm sewer lines shall be located within public rights-of-way or approved easements. Placement of a storm sewer in side lot and back lot easements is discouraged.

2.5 PRIVATE FACILITY LOCATIONS

- 2.5.1 Installation of private facilities, including utilities, in public road rights-of-way and their adjoining easements shall be approved by the City of La Marque.
- 2.5.2 Private facilities shall not conflict with other facilities in the right-of-way and shall not be located in exclusive easements as required in these Standards. All structures within the public right-of-way require approval from the City Engineer and shall be located so as to not interfere with existing or proposed public facilities.
- 2.5.3 All facilities in the right-of-way shall be located at least two feet (2') behind the curb and all underground facilities in the right-of-way shall be located at least two and one-half feet (2.5') below the top of curb on a public street.
- 2.5.4 Private facilities shall be constructed in accordance with construction plans approved by the City Engineer.
- 2.5.5 Landscaping within the public right-of-way or adjoining easements shall not affect public utilities or traffic visibility.

2.6 CROSSINGS

2.6.1 Highway Crossings - All State and County Roads

- A. State Highway crossings shall be constructed in conformance with the requirements of the Texas Department of Transportation.
- B. A water main shall be encased in a steel pipe casing extending at least five feet (5') from outside edge of each service road or outside edge of pavement, across the right-of-way to a similar location on the other side of the highway. For highway or roadway crossing with open ditches, the casings shall extend from right-of-way to right-of-way.
- C. County road crossing shall be constructed in accordance with Galveston County requirements.
- D. Where additional right-of-way has been acquired or will be required for future

widening, the casing, where required, should be carried to within ten feet (10') of each future right-of-way line.

2.6.2 Street Crossings

- A. All water main and sprinkler line crossings under major thoroughfare boulevards shall be encased. For all water mains, steel casing shall be used. For fire sprinkler lines, SDR 26 PVC or welded steel pipe shall be used.
- B. Conduits and sewers that do not carry liquid under pressure may be bored and jacked or microtunneled into place without an encasement pipe.
- C. Crossings under existing concrete streets shall be constructed by boring and jacking or microtunneling. PVC pipe shall be jacked into place using equipment designed for that purpose. Water may be used to facilitate the boring and jacking operations. Jetting the pipe main into place will not be allowed. When conditions exist that warrant open cut across an existing street, specific approval by the City Engineer is required.
- D. All street crossings shall be constructed in accordance with construction plans approved by the City. All street crossings shall be inspected by the City. All street crossings shall meet the requirements of these Standards.

2.6.3 Railroad and Pipeline Crossings

- A. For railroad crossings, the carrier pipe shall be encased in steel pipe casing extending from right-of-way to right-of-way.
- B. All construction within the railroad or pipeline right-of-way shall conform to minimum requirements set out in the agreement with the owner of the right-of-way.

2.6.4 Ditch and Stream Crossings

- A. Aerial crossings attached to the vehicular bridge structure are preferred by the City.
- B. Where existing or proposed bridges have sufficient space and structural capacity for installing water mains or conduits (twelve inches (12") or smaller) under the bridge, but above the top of the bent cap elevation, such installation will be permitted upon specific approval of the construction plans. In all cases, the water main or conduit shall be above the bottom chord of the bridge and eighteen inches (18") above the 100-year water surface elevation. All conduits attached to a bridge shall be constructed using steel pipe and shall extend a minimum of ten feet (10') beyond the bridge bent or to the right-of-way line, whichever is greater. All conduit attached to a bridge shall be maintained by the owner of the conduit

or will be subject to removal.

C. Separate, free-standing crossings across drainage ways are discouraged.

D. All stream or ditch crossings shall be constructed of steel pipe from right-of-way to right-of-way.

2.7 TRENCH SAFETY

2.7.1 Trench safety is required for all excavations greater than five feet (5') in depth, and shall conform to all applicable OSHA regulations.

2.8 BENCH MARKS

2.8.1 A permanent bench mark shall be set in each subdivision section or at a spacing of one mile, whichever is greater. The benchmark shall have an elevation based on the North American Vertical Datum of 1988 (NAVD 88), current adjustment.

2.8.2 The bench mark elevation and location shall be certified by a registered public surveyor as a Texas Society of Professional Surveyors (TSPS) Standard and Specifications for Category 8, TSPS Third Order Vertical Control Survey.

2.8.3 Accuracy of elevations for benchmarks shall be Texas Society of Professional Surveyors Category 8, Third Order.

2.8.4 All bench mark locations shall be provided with ties to existing monuments including coordinates based on the North American Vertical Datum of 1988 (NAVD 88), Texas State Plane Coordinate System, South Central Zone.

2.8.5 Bench marks shall be constructed of a brass disc set in concrete. The concrete footing for the bench mark shall be eight inches (8") in diameter and three feet (3') deep. Concrete shall be reinforced with two number four (2-#4) bars.

2.8.6 The construction plans shall clearly identify the location of the benchmark and shall include a complete description, coordinates and elevation, with adjustment date, of the benchmark.

2.9 RESIDENTIAL LOTS AND IMPROVEMENTS

2.9.1 All residential lots shall drain to a public right-of-way directly adjoining the lot. Drainage from a residential lot to a public right-of-way at the rear or side of a lot may be permitted provided the drainage system has been properly designed to accept the flow. Drainage from a residential lot to an adjoining greenbelt or golf course shall require a public easement for drainage purposes to be maintained by the homeowner's association or appropriate entity. Drainage to a private easement shall

be noted on the recorded subdivision plat. Drainage to a drainage district easement shall be approved by applicable Drainage District.

- 2.9.2 A lot grading plan showing proposed minimum slab elevations shall be included in the construction plans. If slab elevations do not change, a notice of minimum elevation will suffice.

2.11 FLOOD PLAIN MANAGEMENT

- 2.10.1 All flood plain development within city limits or the ETJ shall be reviewed and approved by the City Engineer.
- 2.10.2 Amendments to the published flood insurance rate maps, map revisions and all requests for changes to the base flood elevation within La Marque city limits or its ETJ shall be submitted to the City Engineer for review.
- 2.10.3 All data submitted shall be prepared under the supervision of a registered professional engineer and/or a registered public surveyor and shall comply with all requirements of the Federal Emergency Management Agency National Flood Insurance Program Regulations.

CITY OF LA MARQUE, TEXAS

CHAPTER 3

WATER SYSTEM DESIGN CRITERIA

CHAPTER 3 – WATER SYSTEM DESIGN

3.1 WATER SYSTEM DESIGN GENERAL

- 3.1.1 Criteria for the design of water service and water distribution lines are herein established. All water lines constructed within the City of La Marque or its Extraterritorial Jurisdiction (ETJ) shall follow these criteria.
- 3.1.2 Design, construction and sizing of all water mains and appurtenances shall meet or exceed the requirements of the Texas Commission of Environmental Quality (TCEQ) as per 30 TAC Chapter 290 and the Texas Board of Insurance (TBI).
- 3.1.3 The public water system shall not extend beyond the individual water meter. All water line construction in public rights-of-way up to and including construction to the water meter shall conform to these standards.
- 3.1.4 Design and construction shall conform to the City of La Marque standard details and specifications.

3.2 DEFINITIONS

- 3.2.1 Water line – Closed conduit designed to distribute potable water to various locations for human consumption, and to provide fire protection. Line size and fire protection accessory locations are dependent on distance from primary source and quantity of demand.

3.3 DESIGN REQUIREMENTS

- 3.3.1 Easements: The following minimum easements are required when facilities are not located within public street rights-of-way:
 - A. Fire hydrants located outside of public rights-of-way or water line easements shall be encompassed by a ten-foot by ten-foot (10'x10'), exclusive, easement. Fire hydrants shall not be located within any other type of easements.
 - B. Water meter easements shall be exclusive and should be located adjoining a public right-of-way or water line easement.
 - C. Two-inch (2") and smaller meters serving non-residential and multi-family developments shall be located inside rights-of-way, water line easements, or in a minimum 5-foot by 5-foot (5'x5') exclusive water meter easement.
 - D. Three-inch (3") and larger meters shall be set in a minimum of ten-foot by twenty-foot (10'x20') exclusive, water meter easements.

- E. Water lines may be located in easements not adjacent to public street rights-of-way. These water lines shall be centered in a fifteen foot (15') wide exclusive easement restricted to water only.
- F. For new construction, any water line, except at a fire hydrant, located less than five feet (5') from the right-of-way line and within the right-of-way shall have a water line easement adjoining the right-of-way. Water line easements adjoining a right-of-way shall have a minimum width of five feet (10').
- G. Water lines should be located at the center of a ten-foot (10') water line easement, provided the easement adjoins the public right-of-way.

3.3.2 Water Lines:

- A. Locate water lines within street rights-of-way, public utility easements, or dedicated water line easements:
 - a. No less than a 4-inch water line is allowed.
 - b. A dead end 4-inch line may supply a maximum of 10 lots, shall not exceed 400 feet in length, and shall terminate with a blow off or loop back. Fire hydrants are not allowed on a 4-inch line.
 - c. Six-inch interconnected/looped mains shall be a maximum of 800 feet long, and shall be supported on both ends by an 8-inch main or larger. Dead end 6-inch lines shall not be more than six hundred feet (600') in length and shall terminate with a blow-off valve. Only one fire hydrant or flushing valve is allowed on any length of 6-inch diameter line.
 - d. Except when 4-inch and 6-inch diameter lines are permitted under the above criteria, all water lines shall have a minimum diameter of 8-inches.
 - e. Ten-inch diameter water line is not permitted.
 - f. Pipe with a minimum 12-inch diameter should be used for lines greater than 2000 feet in length as determined by the Professional Engineer of Record and the City of La Marque.
 - g. Dead-end lines:
 - (1) Dead-end lines should be avoided whenever possible, and may only be considered when a looped or interconnected water main system is not nearby.
 - (2) The design of all water distribution systems should include the opportunity for future looping or interconnect of any approved or

proposed dead-end line. Waterline line shall be extended to the boundary of the development along public right-of-way as required for future connection.

- (3) Dead-end lines within public right-of-way:
 - (a) On permanent dead-end lines not serving residential cul-de-sacs, the line shall be 8 inches in diameter and shall not exceed more than 700 feet in length from the closest interconnection main line and shall terminate with a fire hydrant, flushing valve or blow-off valve.
 - (b) In temporary dead-end situations or if the possibility for future extension of the water line exists, do not reduce pipe sizes successively. Carry 8-inch diameter pipe to the last appurtenance or the plug. Place the last service as near as possible to the end and install a standard blow off valve and box at the end of the 8-inch diameter line. The maximum length of such a line shall be 700 feet.
 - (c) In unavoidable permanent dead-end situations, reduce the sizes of pipe successively. Carry a 6-inch pipe to the last fire hydrant, then use 4-inch pipe to the end of the line (400' maximum). Install a 2-inch blow-off valve at the end of the 4-inch diameter line.
- (4) Water lines located in a public easement on private property in multi-family residential applications with 1 or more fire hydrants or flushing valves shall be 8-inch diameter with an interconnection to at least 2 supply sources when possible.
 - (a) Appropriately sized domestic service shall be taken from the 8-inch lines.
 - (b) If requested, the design engineer shall submit water/hydraulic modeling data to the City Engineer demonstrating that adequate water pressures can be maintained given projected water demand in non-single family residential applications.
 - (c) The design engineer shall submit water/hydraulic-modeling data to the City Engineer demonstrating that fire flow capacity is available for the non-single family residential applications.
- h. Side lot water line placement is discouraged. Where side lot water line placement is unavoidable, install water line in continuous steel casing

pipe, centered in a 20-foot wide dedicated water line easement. Extend the casing uninterrupted from right-of-way to right-of-way. No horizontal or vertical deflections are allowed. Construct encased water line of ductile iron or restrained joint bell and spigot pipe to prevent lateral movement. Provide and install casing spacers and end seals. This item shall only apply to publicly maintained lines.

- B. Layout and size of all water lines shall be consistent with the overall layout and phasing plan of the City's water system. The overall water system shall be designed to maintain adequate operating pressure throughout the system.
- C. Chlorination: All newly installed water lines shall have to pass bacteriological testing before being accepted for maintenance by the City of La Marque. All costs associated with the testing shall be the responsibility of the owner.
- D. Pressure Testing: All newly installed water lines shall be flushed and pressure tested before being accepted for maintenance by the City of La Marque. All costs associated with the testing shall be the responsibility of the owner.
- E. Material: Water lines shall be constructed of AWWA C-900 DR-18 or approved equal.

3.3.3 Location

- A. Locate water lines within street rights-of-way.
- B. Boulevard streets: Water lines shall not be located within the esplanade.
- C. Locations within an easement: Locate water lines in the center of exclusive dedicated water line easements.
- D. When a water line is placed parallel to any other proposed or existing utility line, other than a sanitary sewer, the water line shall have a minimum of 4 feet horizontal clearance from the outside wall of the existing utility to the outside wall of the proposed water line.
- E. A minimum distance of 4 feet shall be maintained from the right-of-way or easement line to the outside edge of the water line.

3.3.4 Depth of Cover (See Table 3.1)

- A. Provide the minimum depths of cover shown in Table 3.1 from the top of finished grade behind the curb for curb-and-gutter streets, or from the lowest elevation of the nearby ditch bottom for roadside ditch street sections, whichever is applicable.

- B. Whenever possible, changes in grade or alignment to clear utilities or underground features should be accomplished by deflecting pipe joints. The maximum designed deflection shall be $\frac{1}{2}$ of the manufacturer's allowable deflection. The use of regular bends for any change of grade shall not be allowed.
- C. If a depth greater than 8 feet or less than 4 feet to the top of the pipe is proposed, use restrained joint pipe, ductile iron, or other comparable high hoop strength material pipe, and continue for all areas where the depth of cover exceeds 8 feet or is less than 4 feet.
 - a. All transitions from ductile iron pipe to other water line material shall be constructed using electrically isolated flange joints.
 - b. Ductile iron or other comparable high hoop strength material pipe shall be pressure class 350.

Table 3.1 DEPTH OF COVER FOR WATER LINES		
SIZE OF LINE	DEPTH OF COVER*	
	TOP-OF-CURB	OPEN-DITCH
8-INCH & SMALLER	4 FEET	4 FEET below ultimate flow line
12-INCH & LARGER	5 FEET	5 FEET below ultimate flow line

*When crossing easements whose owning or governing agency has stricter depth of cover criteria than that shown in Table 3.1, the more stringent of the two shall apply.

3.3.5 Appurtenances

- A. Do not place appurtenances in pavement when the appurtenance would be covered in whole or in part by pavement. Gate valves may be placed in sidewalks provided that the top of the valve box is flush with the finished elevation.
- B. All water system valves shall conform with AWWA standards and shall include:
 - a. Cast iron valve boxes are required on all valves less than or equal to 16 inches. Valve vaults are required on all valves 20 inches and larger.
 - b. All valves shall be sized to equal the size of the water main on which it is located.
- C. Valves
 - a. Spacing – set at maximum distances along the water line as follows:
 - (1) 8" & Smaller – 1000 feet.

- (2) 12" & Larger – 2000 feet.
- (3) The total number of valves at any water line intersection shall equal the total number of lines leading out from the intersection point minus one.
- (4) Refer to standard specifications for tapping sleeve & valve.

b. Location

- (1) Valves must be located at street intersections along the street right-of-way lines projected across the water line where possible. Tapping sleeve and valves are excluded from this requirement.
- (2) Isolate fire hydrants and flushing valves from the service main with a valve located in the fire hydrant or flushing valve lead. This valve should not be located in the slope or flow line of roadside ditches.
- (3) Intermediate valves, not located on the projection of the right-of-way line, shall be located on lot lines or 5 feet from fire hydrants, but shall not be set in a driveway.
- (4) Locate valves a minimum of 10 feet horizontally away (either direction) from any sanitary sewer crossing.
- (5) Valves located near reducers shall be located on the smaller diameter pipe.
- (6) All water mains shall be valved within the street right-of-way or dedicated water line easement. Valves shall not be placed under or within 2 feet of ultimate pavement, when it is known that the street will be widened in the future.
- (7) Valves shall be placed at the end of all water mains that are to be extended in the future and the main shall be extended a minimum of two pipe joint past the valve.
- (8) All valve shall be right close.

c. Valve Type

- (1) 16" & smaller – Gate Valve
- (2) 20" & larger – Butterfly Valve

D. Fire Hydrants

a. Spacing

- (1) Single family residential development – 500 foot maximum spacing.
- (2) All other development – 300 foot spacing.

b. Location in or along street right-of-way

- (1) Locate fire hydrants primarily at or near street intersections.
- (2) Locate fire hydrants at the end of a curb radius of a street intersection, 3 feet behind back of curb or projected future curb in a curb & gutter road construction.
- (3) On streets with roadside ditches, set the fire hydrants within 5 feet of rights-of-way lines. Fire hydrant lead valves should not be located in the slopes or flow lines of ditches.
- (4) Set fire hydrants not located at intersections or block corners at mid-lot or on lot lines, as extended to pavement, when located between right-of-way intersections. These locations may be adjusted 5 feet either way to avoid driveways or obstructions. In either case, do not locate fire hydrants closer than 5 feet from driveways.
- (5) Fire hydrants are not allowed in esplanades of streets.
- (6) On all Texas Department Transportation (TXDOT) rights-of-way, the fire hydrant and flushing valve set-backs from the edge of right-of-way shall adhere to TXDOT criteria.

c. Location of fire hydrants or flushing valves outside street rights-of-way and in public easements:

- (1) City review and approval is required for all submitted locations of fire hydrants and flushing valves in all developments within the City of La Marque and its ETJ.
- (2) Locate fire hydrant and flushing valves in protected, easily accessible areas behind curb lines.
- (3) For fire hydrants or flushing valves that are located adjacent to water lines constructed in 10 foot wide water line easements, the fire hydrant or flushing valve shall be centered in a

minimum 10 foot by 10 foot separate easement.

- (4) For non-residential developments in the City of La Marque, provide isolation valves at each end of fire loops requiring on-site fire hydrants.

- d. Fire hydrant leads shall be designed to have a minimum 4 foot bury where possible. Bends may be used on the fire hydrant branch to maintain a 4 foot bury or a 3 foot back of curb set-back.
- e. Do not install fire hydrants within 10 feet vertically or horizontally of sanitary sewers and force mains.

E. Fittings

- a. Fittings shall be Ductile Iron.
- b. Use plugs with retention clamps and carrying the designation "plug and clamp." Thrust blocking is required for dead-end lines that are plugged.
- c. Concrete thrust blocking shall be required on all bends, tees, plugs, and combinations thereof.
- d. All fittings and fire hydrants to be tied together with $\frac{3}{4}$ inch stainless steel all threads and I-bolts or with restrained joint fittings.
- e. All water main joints shall be push on joints. Mechanical joints may be used for above ground water line installations.
- f. All fittings are to be double wrapped in 6 mil plastic.

F. Ductile Iron Pipe

- a. Ductile iron pipe shall be provided with polyethylene encasement. Provide minimum 2 wraps of 8-mil polyethylene, or
- b. Polyethylene tube encasement shall conform with the minimum requirements of "Polyethylene Encasement for Gray and Ductile Cast Iron Piping for Water and other Liquids," ANSI/AWWA C-105, current revision. Soils within the project shall be tested to adequately determine the requirements of the encasement. Appendix A of ANSI/AWWA C-105 shall be consulted where questions regarding soil conditions and encasement arise.

3.3.6 Water Meter Service

- A. All water meters shall be installed by the City of La Marque.

- B. A water meter permit must be obtained from the City of La Marque prior to installation.
- C. Stub outs for future water service are not allowed except where part of a preapproved master plan, site plan development plan or tract development plan.
- D. In new residential developments, water service lines shall be provided for all lots on the opposite side of the street. Services shall normally be at lot lines with a $\frac{3}{4}$ inch minimum size to serve a single lot and 1 inch minimum for two lots. Lines shall be SDR-9 polyethylene. The City of La Marque Building Inspector should be consulted to ensure the properly sized meter is selected for any proposed service.
- E. Water service leads from the water main to the water meter shall be placed at a minimum 4 foot below final paving elevations.
- F. Water Meter Service for Lines in or Along Rights-Of-Way
 - a. Meters 2 inches and smaller: Locate inside rights-of-way, water line easements, or in a minimum 5-foot by 5-foot exclusive water meter easement. Provide concrete meter boxes for meters located in sidewalks. Meters shall be located in areas with easy access and protection from traffic.
 - b. Meters 3 inches and larger: Locate in minimum 10'x20' separate water meter easement:
 - (1) Meters shall be located in areas with easy access and protection from traffic, and adjacent to rights-of-way whenever possible.
 - (2) Meters shall not be located in areas enclosed by fences.
 - c. Separate taps and service leads shall be designed for each meter. Meter, line size, and appurtenances shall conform to the latest edition of the Uniform Plumbing Code.
- G. Meter boxes shall be located just within the public right-of-way if possible. Location of meters in the ditch of open ditch streets shall be avoided. Meter boxes shall be installed no more than 2 inches above grade.
- H. For proposed multi-family developments, provide one master meter sized for the entire development. An above-ground, reduced pressure, zone-type backflow preventer shall be installed on the water line downstream from the meter.

- I. For commercial developments with private on-site water mains for fire protection (i.e. not in a dedicated water line easement), provide fire service meters adjacent to the public right-of-way. If a dual (fire and domestic) feed is desired, both feeds shall be metered. An above-ground, reduced pressure, zone-type backflow preventer shall be installed on the water lines downstream from the meters.

3.3.7 Water Line Crossings within the City of La Marque

- A. Public and private utility crossings other than sanitary sewer: Where a water line crosses another utility other than a sanitary sewer, a minimum of 12 inches of clearance must be maintained between the outside wall of the water line and the outside wall of the utility.
- B. Stream or ditch crossings
 - a. Elevated crossings
 - (1) Water lines shall be steel, ductile iron pipe, or other comparable high hoop strength material and shall extend a minimum of 15 feet beyond the last bend or to the right of way line, whichever is greater.
 - (2) Elevated crossings are preferred to underground crossings.
 - (3) Crossings attached to vehicular bridges are preferred to separate elevated water line structures.
 - (4) For new vehicular bridge construction, include provisions for attaching a water line.
 - (a) Adequate structural capacity shall have been calculated and provided for, including considerations for pipe deflection and all applicable loading.
 - (b) Clearance for maintenance purposes above bent cap elevation shall be provided where elevated water lines are to be run under bridges.
 - (5) For new water line crossings near existing vehicular bridges, a separate elevated water line structure shall be constructed.
 - (6) Design all elevated crossings with the elevation of the bottom of the water line 2 feet above the 100-year water surface elevation in the channel.
 - (7) Create a high point in the elevated stream or ditch crossing and

provide an air release valve at that highest point of the water line.

- (8) Provide sufficient span length to accommodate the cross section of future widening of the stream or ditch to ultimate cross section.
- (9) Base the columns' support designs on soil capacity, spacing, loading, and all pertinent structural requirements.
- (10) Spacing of supports shall consider effect of support on channel hydraulics and be subject to city approval.
- (11) Provide pedestrian pipe guards on elevated crossings.

b. Underground Crossings

- (1) Provide a minimum 5 foot clearance from the top of the pipeline to the ultimate flow line of the ditch.
- (2) Provide sufficient length to exceed the ultimate future development of the stream or ditch.
- (3) Water lines shall be Class 150, C-900 or ductile iron pipe and shall extend a minimum of 40 feet beyond the last bend or to the right of way line, whichever is greater.
- (4) Restrained Joints shall be used.
- (5) Locate valves on each side of the crossing.
- (6) Where other agencies have review authority or jurisdiction and have different underground crossing requirements, the more stringent of the two shall apply.

C. State Highway and County Road Crossings

- a. Extend steel casing pipe from 5' on each side beyond the edge of pavement.
- b. The approval of the design by the appropriate governmental agency shall be demonstrated to the City of La Marque before plans will be approved.
- c. Where additional right-of-way has been acquired for future widening, the casing shall extend to the future right-of-way line.

D. Railroad Crossings

- a. For main line and spur line railroad crossings, the water line shall meet the requirements of the governing agency and such requirements shall be followed from 5 feet beyond each right-of-way line and across the right-of-way itself. Any deviation must be approved by the railroad companies.
- b. Where there is no railroad but a railroad owned easement or right-of-way, as a minimum, extend a steel casing from right-of-way to right-of-way line.
- c. The approval of the design concept by the railroad involved must be obtained and demonstrated to the City of La Marque before plans will be approved.

E. Additional Requirements

- a. Use isolated flange joints for transitions between two dissimilar metallic pipes. Isolate water lines from casing with spacers and supports.
- b. The carrier pipeline shall extend a minimum of 1-foot beyond the end of the casing to allow flanged joints to be constructed if necessary.

F. Oil and Gas Pipeline Crossings

Use PVC pipe when crossing a non-service transmission pipeline regardless of depth. All non-service transmission pipeline crossings must have the approval of the company whose lines are being crossed. Maintain a minimum 2 foot vertical separation between the pipeline and the water line.

G. Fire flow Water line Loops within Non-Residential Developments

For non-residential developments inside the City of La Marque requesting on-site water mains, comply with the following requirements to allow maintenance and future repair operations if the City of La Marque will be the entity maintaining the water main:

- a. Avoid laying any new water lines under proposed or existing pavement, but where unavoidable, provide minimum 10 foot expansion joints (free joints) in the easement over the water line.
- b. Fire flow water line loops within non-residential developments that are to be maintained by the City of La Marque shall be placed in a 20-foot wide water line easement that shall be dedicated to the City.
- c. There shall be no structures or equipment pads constructed over a publicly maintained water line.

3.3.8 Auger Construction: Use the following general criteria for establishing auger, bore and jack, or microtunneling sections when site conditions require their use. Identify the sections on the construction drawings.

- A. Improved streets – Use auger or microtunneling construction to cross a street regardless of surface. Auger or microtunneling length shall be computed as roadway width at the proposed bore location plus a minimum of 10 feet to either side of roadway.
- B. Driveways – Use auger or microtunneling construction to cross improved driveways. Bore and jack, auger or microtunneling length shall be a minimum of the driveway's width.

3.3.9 Circulation and Flushing for Water Quality: The layout of the water distribution system shall provide for maximum circulation of water.

- A. Provide a source of fresh water at each end or at multiple points of a subdivision or development. Provide ways to create circulation and place valves and fire hydrants to allow simple flushing of lines.
- B. Where stubs are provided for future extensions, isolate the stubs with a valve and no service connections will be allowed beyond the valve before the line is extended. Place two full joint of pipe between the valve and the plug.

3.3.10 New Water Lines Constructed Near Sanitary Sewers, Force Mains and Manholes

- A. New Water Lines Parallel to Sanitary Sewer and Force Mains: Locate water lines a minimum of 10 feet horizontally, outside wall to outside wall, when parallel to sanitary sewers and force mains. Use the following procedure when site conditions prohibit achieving 10 feet of separation:
 - a. When a new water line is to parallel an existing sanitary sewer force main or gravity sewer and the 10 foot minimum separation cannot be achieved, the existing sanitary sewer shall be replaced with lined ductile iron pipe, SDR-26 with pressure gaskets, or PVC C-900 150 psi pipe or better and equipped with pressure type joints.
 - b. The water lines and sanitary sewer shall be separated by a minimum vertical distance of 2 feet and at least 4 feet horizontally (per 30 TAC 290.44) measured between the nearest outside walls of the pipes, where the water line shall always be located above the sewer.
- B. New Water Lines Crossing New and Existing Sanitary Sewers and Force Mains

- a. No protection is required if the sanitary sewer is 10 feet below the water line.
 - b. Use the protective requirements given in Table 3.2 and 3.3 for sanitary sewer crossings not 10 feet below the water line.
- C. Sanitary Sewer Manholes: Provide a minimum 10 foot horizontal clearance from outside wall of existing or proposed manholes, make manholes and connecting sewers watertight and test for leakage. If a 10 foot clearance cannot be obtained, the water line may be located closer to the manhole when prior approval has been obtained from the City Engineer by using one of the procedures below; however, in no case shall the clearance be less than 4 feet.
 - a. The City of La Marque may require the water line to be encased when site conditions dictate or when the water line is within 5 feet of a manhole. The carrier pipe shall be a minimum of 1 joint of 150 psi pressure class pipe at least 20 feet long and two nominal sizes larger than the water conveyance pipe.
 - b. The water line may be augured, bore & jacked, or microtunneled past the manhole with at least one 20 foot section of 150 psi pressure pipe installed centered about the existing sanitary manhole with pressure grouting of the annular space using a bentonite/clay mixture or other commercial grouts.

Table 3.2 WATER LINE – SANITARY SEWER CROSSINGS

PRIMARY CONDITION	PROPOSED WATER EXISTING SANITARY				PROPOSED WATER PROPOSED SANITARY OR EXISTING WATER PROPOSED SANITARY			
SECONDARY CONDITIONS	WATER OVER SANITARY		WATER UNDER SANITARY		WATER OVER SANITARY		WATER UNDER SANITARY	
IF THE CLEARANCE IS	Less than 2'	Greater than 2' but less than 10'	Less than 2'	Greater than 2' but less than 10'	Less than 2'	Greater than 2' but less than 10'	Less than 2'	Greater than 2' but less than 10'
*Protection Requirement	1	2	3	4a or 4b	5	6a	3	6b & 6c

*PROTECTION REQUIREMENTS FOR SANITARY SEWER CROSSINGS (All clearances shall be measured from outside wall to outside wall)

- One 20-foot joint of C-900 or C-905 PVC, 150 psi centered over sanitary sewer; 12-inch minimum clearance.
- If no evidence of sanitary sewer leakage, center one joint of water line over sanitary sewer; 24 inch minimum clearance. If the sewer line is leaking, the sewer line shall be replaced with 150 psi lined ductile iron pipe or other approved pressure pipe with appropriate adapters on all portions of the sanitary sewer within 10 feet of the water line.
- Not allowed.
- Auger, bore & jack or microtunnel 10 feet minimum each side of sanitary sewer. Place one 20-foot joint of C-900 or C905, 150 psi, centered under sanitary sewer. Fill bore hole with bentonite/clay mixture or grout; 2 foot minimum clearance. OR
 - Replace the existing sanitary sewer with 150 psi lined ductile iron pipe, C-900 or other approved pressure pipe with appropriate adapters on all portions of the sanitary sewer within 10 feet of the water line.
- Minimum 20 foot joint of sanitary sewer, 150 psi lined ductile iron pipe, C-900 or other approved pressure pipe centered at the water line, 6 inch minimum clearance. Also center an 20 foot joint of water line over the sanitary sewer line. The sanitary sewer line shall be embedded in cement stabilized sand for one pipe segment plus 1 foot beyond each joint.
- Center a minimum 20 foot joint of sanitary sewer, 150 psi, lined ductile iron pipe, C-900 or other approved pressure pipe on water line.
 - Use cement stabilized sand backfill for all portions of the sewer within 10 feet of the water line, as measured perpendicularly from any point on the water pipe to the wastewater pipe (minimum 2.5 sacks cement per cubic yard of sand). The cement-stabilized sand bedding shall start at a point 6 inches below the bottom of the sanitary sewer to 6 inches above the top of the sanitary sewer and one quarter of the pipe diameter on either side of the sewer.
 - Center a minimum 20 foot joint of water line on the sanitary sewer line.

Table 3.3 PROTECTION REQUIREMENTS AT WATER LINE – FORCE MAIN CROSSINGS

PRIMARY CONDITION	PROPOSED WATER EXISTING FORCE MAIN				PROPOSED WATER PROPOSED FORCE MAIN OR EXISTING WATER PROPOSED FORCE MAIN			
SECONDARY CONDITIONS	WATER OVER FORCE MAIN		WATER UNDER FORCE MAIN		WATER OVER FORCE MAIN		WATER UNDER FORCE MAIN	
IF THE CLEARANCE IS	Less than 2'	Greater than 2' but less than 10'	Less than 2'	Greater than 2' but less than 10'	Less than 2'	Greater than 2' but less than 10'	Less than 2'	Greater than 2' but less than 10'
*Protection Requirement	1	2	3	4a or 4b	5	6a	3	6a & 6b

***PROTECTION REQUIREMENTS FOR FORCE MAIN CROSSINGS (All clearances shall be measured from outside wall to outside wall)**

1. Construct water line with a 20-foot ductile iron section with all related appurtenances centered above the force main; 6-inch minimum clearance.
2. Construct water line with one 20 foot joint of C-900 or C-905 150 psi PVC centered above the force main.
3. Not allowed.
4. a. Auger, bore & jack or microtunnel 10 feet minimum each side of force main. Place one 20-foot joint of C-900 or C905, 150 psi, centered under sanitary sewer. Fill bore hole with bentonite/clay mixture or grout; 2 foot minimum clearance. OR
b. Replace the existing force main with 150 psi lined ductile iron pipe with appropriate adapters on all portions of the force main within 10 feet of the water line.
5. Center a minimum 20 foot joint of force main, 150 psi lined ductile iron pipe under water line and use cement-stabilized sand backfill for all portions of the sanitary sewer force main with 10 feet of the water line as measured perpendicularly from any point on the water pipe to the sanitary sewer force main pipe (minimum 2.5 sacks cement per cubic yard of sand). The cement-stabilized sand bedding shall be from a point 6 inches below the bottom of the sanitary sewer force main to 6 inches above the top of the sanitary sewer force main and one quarter of the pipe diameter of the sanitary sewer force main on either side of the sanitary sewer force main.
6. Minimum 20 foot of sanitary sewer force main, 150 psi lined ductile iron pipe centered at the water line.

3.4 QUALITY ASSURANCE

3.4.1 Prepare calculations and drawings prepared under the supervision of a Texas Professional Engineer trained and licensed under the disciplines required by the nature of the drawings. The final design drawings, must be sealed, signed and dated by the Professional Engineer responsible for development of the drawings.

3.4.2 For Elevated Stream and Ditch Crossings: Prepare design calculations for support columns and column spacing.

3.5 RECLAIMED WATER

3.5.1 Reclaimed water facilities shall meet or exceed the requirements of the TCEQ, as per 30 TAC Chapter 321, Subchapter P.

CITY OF LA MARQUE

CHAPTER 4

SANITARY SEWER DESIGN CRITERIA

CHAPTER 4 – SANITARY SEWER DESIGN

4.1 SANITARY SEWER DESIGN GENERAL

- 4.1.1 Criteria for the design of sanitary sewer service and collection lines are herein established. All sanitary sewer lines constructed within the City of La Marque or its Extraterritorial Jurisdiction (ETJ) shall follow these criteria and be in agreement with the City of La Marque Comprehensive Plan.
- 4.1.2 Design, construction and sizing of all sanitary sewer systems shall meet or exceed the requirements of the Texas Commission of Environmental Quality (TCEQ) as per 30 TAC Chapter 217.
- 4.1.3 The “City of La Marque” for the purposes of these criteria shall consist of all land within the city limits, and land located within the City’s ETJ.
- 4.1.4 Design and construction shall conform to the City of La Marque construction details and construction specifications.
- 4.1.5 This chapter addresses the design of the sanitary sewer systems to be located within the public right-of-way or a dedicated public easement. Sanitary sewers located on private property that are not in a dedicated public easement shall not be considered part of the publicly maintained sanitary sewer system.
- 4.1.6 The approving authority for the City of La Marque with respect to the sanitary sewer system design criteria shall be the City Engineer.

4.2 DEFINITIONS

- 4.2.1 Public Sanitary Sewer - Sewers that are maintained by the City of La Marque and located in dedicated public easements or street rights-of-way, including pre-existing sanitary sewer lines that are serving the public at the time of the adoption of these regulations, and new public sanitary sewers that are installed in accordance with these standards.
- 4.2.2 Private Sewer – Sewers that are constructed and maintained by a private entity. Private sewers shall be located on private property. Private sewers are subject to the design and construction requirements of the Plumbing Code.
- 4.2.3 Sanitary Sewer Main – A sewer which receives the flow from one or more lateral sewers.
- 4.2.4 Lateral Sewer – A sewer running laterally down a street, alley or easement which receives flow from abutting property.
- 4.2.5 Service Lead – A sewer which branches off of a public sewer and extends to the

limits of the public right-of-way. It shall be construed as having reference to a public sewer branching off from a main or lateral sewer to serve one or more houses, single family lots, or other types of small land tracts situated in the same block, but not directly adjacent to the main or lateral sewer. A service lead shall never exceed 100 feet in perpendicular length from the intersecting sewer main or lateral. If the sewer is designed to serve more than two houses, or the equivalent of two single family residences along a street, a lateral sewer as defined above shall be constructed.

- 4.2.6 Stack - A riser pipe constructed on main or lateral sewers which are deeper than 6 feet to facilitate construction of service leads or service connections.
- 4.2.7 Force Main - A pressure-rated conduit (i.e. ductile iron pipe, pressure-rated PVC, etc.) which conveys wastewater from a pump station to a discharge point.

4.3 DESIGN REQUIREMENTS

- 4.3.1 Easements: Sanitary Sewer Easements – the following minimum easements are required when facilities are not located within public street rights-of-way:
 - A. The width of all exclusive sanitary sewer easements shall be equal to the depth of the sewer from finished grade plus two (2) pipe diameters, rounded up to the nearest multiple of 5-feet. Sewer shall be located in the center of the easement. The minimum width of a sanitary easement shall be twenty (20') when not adjacent to public street rights-of-way.
 - B. Exclusive sanitary sewer easement adjoining a public right-of-way shall be a minimum of ten feet (10').
 - C. Exclusive easements for force mains of all sizes shall have a minimum width easement of fifteen feet (15') for a single force main where the force main is not located adjacent to a public right-of-way. Where the force main is located in an easement adjacent to public rights-of-way, the force main may be located at the center of a ten-foot (10') easement. Where the force main is located less than five feet (5') from the right-of-way line within the public right-of-way, the minimum easement width shall be ten feet (10') adjacent to the right-of-way.
 - D. Combined storm and sanitary sewer easements shall have minimum widths as required in Section 5.3.1 for storm sewer easements. Additionally, the sanitary sewer main, trunk or force main shall be located such that the centerline of the pipe shall be located in at least half the width of the easement, as defined in Section 5.3.1.C, but not less than seven and one-half feet (7.5'), from the edge of the easement.
 - E. For combined storm and sanitary sewer easements located adjacent to public rights-of-way where the sanitary sewer is located along the outside of the

easement, the centerline of the sanitary sewer pipe shall be located in at least half the width of the easement defined in Section 5.3.1.C, but not less than seven and one-half feet (7.5') from the outside edge of the easement.

- F. Where sanitary sewers or force mains are installed in easements separated from public rights-of-way by other private or utility company easements, the sanitary sewer easement should be extended along or across the private utility company easement to provide access for maintenance of the sewer or force main.

4.3.2 Drawings to be Furnished

- A. Before any sanitary sewer main or lateral sewer is constructed and before the City will approve any proposed sanitary sewer for construction, plan-and-profile sheets of the proposed sanitary sewer shall be prepared and submitted to the City for approval.
- B. These drawings shall become the property of the City of La Marque.
- C. Drawings shall include at a minimum layout sheets with contours, plan-and-profile sheets, and details sheets for special items.
- D. The construction drawings shall show at a minimum the exact location of the proposed sanitary sewer in the right-of-way, alley, or public easement with respect to the edge of the particular right-of-way, survey base line, any nearby utilities, 100-year floodplain elevation within the project area, major landscaping, and other structures (above ground and below ground) within the construction site.

4.3.3 Sanitary Sewer Mains and Lateral Sewers

- A. Sanitary sewers shall be identified by number, letter, or other identification as shown on the sanitary sewer layout sheet and manholes shall be identified by letter or number.
- B. Sanitary sewers must be shown in both plan and profile views.
- C. The profile shall show other underground and surface utilities and facilities, both in parallel and at crossings; the size, grade, and type of pipe of the proposed line, the elevations of the proposed line to the hundredths of a foot at manholes, changes of grade and clean outs where allowed; and the proposed finished grade over the sewer with elevations. Where proposed fill or cut is contemplated, the proposed new natural ground line should be shown as a separate line from the pre-existing natural ground line. Type of pipe, bedding and backfill shall comply with City of La Marque standard specifications and standard details, or if not available, shall comply with the City of Houston standard specifications and standard details.

- D. The construction drawings shall show the existing natural ground line at either the right-of-way or edge of easement when the proposed sanitary sewer is to be placed:
 - a. Between the existing pavement and the right-of-way line.
 - b. Between existing pavement and an existing or proposed easement.
- E. When a sanitary sewer is located under existing pavement, then the finished elevations of the pavement shall be shown on the construction drawings.

4.3.4 Plan and Profile Required for Sewer Mains

- A. Sanitary sewer overall layout sheets for single family residential subdivisions should use a standard engineering scale large enough to show the entire project on preferably one, but no more than two, standard 24"x36" sheets. In all cases, the following information must be shown on the layout.
 - a. All easements containing or buffering sanitary sewers, including corresponding recording information, if recorded by separate instrument.
 - b. Sanitary sewer sizes are shown at points of size change and between all manholes.
 - c. All manhole locations.
 - d. The sanitary sewer alignment shall accurately reflect in the plan and profile sheets the location of the sanitary sewer as shown on the detailed plan view. Alignment shall be stationed with 100-ft. stations.
 - e. Service leads that cross street pavement or serve adjacent property are to be shown on the overall layout.
 - f. The number, size, and layout of the lots depicted on both the overall sanitary sewer layout sheet and the individual plan-and-profile sheets shall match the number and size of the lots depicted on the final plat after recordation.
 - g. The direction of flow for existing and proposed sanitary sewers shall be shown on the overall sanitary sewer layout sheet.
 - h. The location of the proposed sanitary sewer within either the public right-of-way or a dedicated public easement.
 - i. The overall sanitary sewer layout sheet shall show the area, in acres or in number of lots plus any acreage outside the project area, which

the proposed sewer is designed to serve. Include a vicinity map which references the project or lots to nearby major thoroughfares.

- B. Commercial sanitary sewer layouts shall follow the same overall layout sheet format.
- C. Horizontal and vertical scales for the detailed plan-and-profile views shall be \ confined to standard engineering scales.
- D. The plan view shall show, at a minimum, all of the following information for the project area:
 - a. Topographical features.
 - b. Stationing for the proposed sewers.
 - c. All existing utilities including gas, power, telephone, fiber optic, cable , etc.
 - d. Any significant landscaping or other structures which might impact construction or construction-related activities.
 - e. The width and type of existing and/or proposed easements.
 - f. Proposed service leads.
 - g. The limits of any proposed bore and jack, microtunnel, or auger operations.
 - h. Locations where pressure pipe is to be installed for water line crossings.
 - i. The proposed sanitary sewer with pipe diameter, length, material type, and grade clearly labeled.
- E. The profile view shall show, at a minimum, all of the following information for the project area:
 - a. Underground and surface utilities/facilities which are either parallel to the proposed sanitary sewer or cross the proposed sanitary sewer within the construction site.
 - b. The proposed sanitary sewer's diameter, grade, length, and material type for each section between manholes. This shall be labeled on every applicable page and identified as "proposed."
 - c. The flowline elevation and centerline station for every sanitary sewer at every manhole.

- d. The top of rim elevation of affected existing and proposed manholes.
 - e. The flowline elevation and centerline station at each sheet break.
 - f. The type of pipe bedding and backfill shall comply with City of La Marque standard specifications and standard details where applicable.
 - g. The finished grade for proposed and existing pavement. Where cut and fill are proposed, the proposed new natural ground line should be shown as a separate line from the existing natural ground line.
 - h. The existing natural ground line at the centerline of the sanitary sewer when a sewer is to be placed between the edge of pavement and the public right-of-way. In the cases where roadside ditches exist, the centerline elevations of the roadside ditch shall be shown.
 - i. The existing ground line at the centerline of the proposed sanitary sewer where a sanitary sewer is to be placed within an existing easement. Show any proposed cut and fill as described above.
 - j. The limits of any proposed bore and jack, microtunnel, or auger operations.
 - k. Locations and limits of where pressure pipe is to be installed for water line crossings.
 - l. The location of special backfill and any proposed stacks shall be identified by stations indicated on the design plans.
 - m. Avoid vertical breaks in profiles. Use alternate scale for all profile sheets if all of proposed sanitary sewer cannot be shown on any one profile section for the station run indicated in plan view for that sheet.
- F. All construction drawings for new sanitary sewers shall show the proposed location, by stations and offsets, of all service leads, and service connection risers.

4.3.5 Service Lead Construction for Residential and Commercial Developments

- A. Space the location of service leads so as to limit the number of service lead taps to the lateral sewer or sewer main. Service leads should be spaced at every other property line between two adjoining residential lots unless there is an odd number of lots. The City reserves the right to direct the engineer to relocate any proposed service lead upon reviewing any submitted plans. A single 6-inch service lead located at the property line between two adjoining residential lots would serve two single-family residences with a wye placed at

the end of the service lead. The wyes shall be located at the private property line.

- a. Near side double sewer service leads shall not exceed 5 feet in length, shall terminate at the property line, and shall be located within the public right-of-way or public easement.
 - b. In cases where the sanitary trunk main is further than 5 feet from edge of the right-of-way, a single 6-inch service shall be run from the sewer main to the edge of the right-of-way whereupon a wye shall be placed as described above. This shall apply to residential sanitary service leads and not to commercial service taps.
- B. Any far side service lead of more than 150 feet perpendicular to the street right-of-way shall be treated as a lateral sewer.
- C. Service leads for single-family developments should connect to the manhole whenever practical. Commercial or industrial service leads expected to discharge more than 5000 gallons-per-day shall discharge directly into a proposed or existing sanitary sewer manhole. Where the flowline of the service lead is 30 inches or greater above the flow line of the manhole, provide a standard drop manhole.
- a. Service leads shall be provided to serve each lot or parcel within a proposed residential, commercial or industrial development. The detail for a typical near-side and far-side service leads shall be included with the construction drawings.
 - b. Service leads shall be a minimum of 6 inches in diameter where two or more lots or parcels are served. If the perpendicular length of a service lead exceeds 100 feet, it shall be considered a lateral sewer, the minimum diameter shall be 8 inches, it shall end in a manhole, and a manhole shall be utilized for connection to the public sewer.
 - c. In such cases where a service lead is proposed to run diagonally across the street, prior approval from the City Engineer must be obtained.
 - d. Service leads with a diameter of 6 inches shall utilize full body fittings be they extruded or factory-fabricated for connection to a proposed public sewer or an approved saddle-type connector for connection to an existing public sewer.
 - e. PVC saddle-type connectors with gasket and stainless steel straps shall be installed with the stub oriented 45 degrees from the springline. Tees may be oriented the in the same manner.
 - f. The service lead shall be placed so as to minimize the use of bends as

site conditions permit.

- g. For existing residential lots (which are not served in accordance with these guidelines) that need a service lead, if the distance to the nearest existing sanitary sewer is less than 60 feet, the service lead shall be a 6 inch service tap if only one lot or parcel is to be served. Commercial and industrial lots and parcels shall have a minimum 6 inch service tap under the same conditions.
- h. The location where the service lead or wye meets the property line shall be shown on the plans and as-builts, and marked in the field as shown on the standard details. There shall be a riser placed where the service lead meets the property line so that the service lead stub-out can be recovered at the time that the connection to the service lead is made.
- i. All service leads shall be installed at the time of the construction of the sanitary sewer in new residential subdivisions.

4.3.6 General Requirements

- A. A licensed plumber shall be responsible for connecting private residential sanitary sewer service to the public sanitary sewer system, to wyes and/or tees or to lateral sewers as indicated on the plans. Said licensed plumber shall be responsible for a properly installed and watertight private residential service connection.
- B. Commercial service connections to the public sanitary sewer shall be made at manholes.
- C. Materials and construction shall conform to the City of La Marque Standard Specifications and Standard Details where applicable.
- D. All constructed sanitary sewer lines shall be air tested for leaks and a mandrel pulled for structural defects. All sanitary sewer testing shall comply with or exceed the procedures and qualifications listed in Texas Administrative Code, Chapter 217.57. Manhole testing shall comply with or exceed the procedures and qualifications listed in Texas Administrative Code, Chapter 217.58.
- E. All public sanitary sewers and service leads shall have bedding and backfill that shall comply with or exceed City of La Marque Standard Specifications and Details. Those sanitary sewers that are bore and jacked, microtunneled, augured, or encased in a steel pipe may require special bedding and backfill.
- F. Backfill shall be in accordance with Standard Details.

- G. Public sanitary sewers and force mains shall be located in either the public right-of-way or public easements. Side lot and back lot easements are not allowed. The location of the sanitary sewer within a dedicated public easement shall be along the centerline of the proposed public easement or as close to the centerline as can be designed. In those instances where the public easement is adjacent to the public right-of-way, the lateral location of the sanitary sewer shall be at the discretion of the Design Engineer with City approval.
- H. The drawings of the sanitary sewer shall show the location of any existing pipe or duct that might interfere with the construction of the sanitary sewer and call to the attention of the City any known obstacles that might be encountered in constructing the sanitary sewer in any location under consideration. The Professional Engineer of Record shall determine the existence of pipes, ducts, obstacles and other utilities (i.e. gas, telephone, electric, fiber optic, cable, etc.) from a visual survey on the ground plus research of the public records and private records when available.
- I. Sanitary sewers within the City of La Marque's jurisdiction shall be designed and installed at such a size and depth as to allow for orderly expansion of the system, so as to avoid duplication in the future.
- J. Sanitary sewers shall be separated from water lines by a minimum of 9 feet of horizontal clearance. See Chapter 3 Water System Design for water and sanitary sewer crossing design criteria.
- K. Sanitary sewers shall be separated from storm sewer lines by a minimum of 4 feet of horizontal clearance and the storm sewer line shall be above the sanitary line where possible.
- L. For sanitary sewers crossing utilities other than water or storm sewer (i.e. gas, telephone, electric, fiber optic, cable, etc.) a minimum of 12 inches of horizontal clearance shall be maintained as measured from outside wall to outside wall.

4.3.7 Line Size

- A. The minimum pipe diameter for a public sanitary sewer main or lateral sewer other than a service lead shall be 8 inches.
- B. Service leads 6 inches in diameter shall not serve more than the equivalent of 2 single family lots or other equivalent types of small land tracts. Four inch service leads are not allowed.
- C. Service leads for single family residential lots shall have a recommended grade of 0.70% and a minimum grade of 0.50% for a 6 inch line.

- D. For commercial service leads such as street bores, the required size of the line shall be established from the plumbing drawings. Commercial, industrial, and office areas shall be designed for an average daily flow that can be anticipated from the contributing service area.
- E. Commercial sewer service leads shall be 6 inch pipe or larger. A single 6 inch commercial service connection shall not serve more than one commercial lot or parcel. Four inch service leads for commercial developments are not allowed.
- F. Sewer mains and lateral sewers shall meet at a manhole. Sewer mains and lateral sewers shall end in a manhole.
- G. The City Engineer shall have final review and approval authority as to the size and depths required for sanitary sewer mains and lateral sewers.

4.3.8 Line Depth

- A. The sanitary sewer should be laid with the top of the pipe a minimum of 4 feet below the surface of the natural ground or finished grade.
- B. Sanitary sewers laid in street rights-of-way with a curb and gutter section shall have a minimum cover of 4 feet from the top of the pipe to the flowline elevation of the gutter in the street at all locations. The Professional Engineer of Record shall account for any anticipated future sanitary sewer extension whereas the future sanitary sewer extension shall have a minimum 4 feet of cover from the top of the pipe to the flowline of the gutter of the street. The Professional Engineer of Record shall adjust the depth of the proposed pipe accordingly. The City of La Marque reserves the right to require greater depth where the need is perceived by the City.
- C. Sanitary sewers laid in street rights-of-way with crowned roads and roadside ditches shall have a minimum depth of 5 feet from the crown of the road to the top of the pipe and an absolute minimum cover of 4 feet below the flowline of a roadside ditch when non-rigid pipes of low hoop strength are used. The City of La Marque shall have final determination on any deviation from these criteria.
- D. Where the cover over the pipe is less than 4 feet, the sanitary sewer shall be laid with Class 150 pressure pipe, steel pipe or ductile iron pipe. Class 150 pressure pipe must be backfill with cement stabilized sand in accordance with the Standard Details. Ductile iron pipe may be used but shall be lined with either a polyethylene or polyurethane coating with manufacturer recommendation and applied by the pipe manufacturer. The minimum liner thickness shall be 40 mil. Other rigid pipe or pressure pipe will be considered for approval on a case-by-case basis.

- E. Maximum depth for 8-12 inch diameter collection lines shall be 20 feet from average ground surface to sanitary sewer invert. Depths greater than 20 feet shall require the use of Class 150 pressure pipe with backfill in accordance with the Standard Details. Ductile iron pipe may be used but shall be lined with either a polyethylene or polyurethane coating with manufacturer recommendation and applied by the pipe manufacturer. The minimum liner thickness shall be 40 mil.

4.3.9 Line Grades

- A. The following table lists the minimum grade for 6-inch to 27-inch diameter public sanitary sewers. The recommended velocity for a sanitary sewer flowing full shall be 2.3 feet per second (fps). The minimum velocity for a sanitary sewer flowing full shall be 2.0 feet per second (fps). The maximum recommended grade shall be calculated by the Professional Engineer of Record for a maximum velocity of 4.5 fps based on a Manning equation for full flow with the Manning's "n" equal to 0.013.

PIPE SIZE (I.D., In.)	MINIMUM GRADE (PERCENT)
6	0.70
8	0.44
10	0.33
12	0.26
15	0.19
18	0.15
21	0.13
24	0.11
27	0.087

- B. For sewers larger than 27 inches in diameter, the Professional Engineer of Record shall determine the appropriate grade utilizing Manning's Formula, using a minimum full pipe velocity of 2.fps.

4.3.10 Gravity sanitary sewers shall be laid in straight alignment with uniform grade between manholes. Non-uniform grade change without the use of manholes at the grade change is not allowed.

4.3.11 Manholes

- A. Type: Manholes shall be precast concrete manholes in accordance with the standard detail. Some sewer configurations may require the use of Corrosion Resistant Manholes with specific approval by the City. It shall be the responsibility of the Professional Engineer of Record to ensure that the precast manholes conform to the latest ASTM requirements. Manhole covers

shall have the City of La Marque logo on them. All manholes shall be installed with stainless steel or polyethylene manhole inserts with 1/8 inch vents and strap handles.

- B. Location: Manholes shall be placed at changes in alignment, changes in grade, changes in size of sanitary sewers, at the intersection of sanitary sewers, junction points, and either at street, alley, or easement intersections.

a. The maximum distance between manholes shall be determined from the following table for 8 inch to 48 inch pipe diameters. Spacing for manholes on sewer mains with diameters larger than 48 inches shall be recommended on an individual basis by the Professional Engineer of Record subject to City of La Marque approval.

PIPE DIAMETER IN INCHES	MANHOLE MAXIMUM SPACING IN FEET
8-15	400
18-48	800
>48	Per PE of Record, subject to City of La Marque Approval

- b. Place manholes at the dead-end of sewer mains and lateral sewers.
- c. Manhole covers shall be cast iron, traffic bearing type ring and cover.
- d. Criteria for Manhole Junctionures
- (1) Connections between public sanitary sewers and the manhole shall adhere to the following criteria.
 - (a) The elevation of the crown of the discharging sanitary sewer shall match the elevation of the crown of the receiving sanitary sewer for both equal and unequal pipe diameters.
 - (b) Drop manholes are allowed. A drop connection or drop manhole is required when the difference in elevation between the effluent flowline and the influent flowline is greater than 30 inches.

4.3.12 Manholes should be located as to minimize or eliminate the inflow of stormwater into the sanitary sewer. The top of manhole rim shall be set a minimum of 3 inches above the surrounding finished grade when the manhole is not in a paved roadway. Sealed manholes are required on all newly constructed manholes within the 100-year flood plain. Under no circumstances shall the elevation of the top of rim of a sanitary sewer manhole be below the 100-year base flood elevation for the area in

which it is built.

4.3.13 Manholes shall be constructed in accordance with the Standard Details where applicable. All manholes shall include rubber seals precast into the manhole for pipe inserts (no cement or grout). Precast manholes shall incorporate a boot-type connector for sanitary sewer diameters up to 24 inches. For sanitary sewer diameters greater than 24 inches, utilize either the boot-type connector (if available) or an integral gasket.

4.3.14 Steps in manholes are not allowed.

4.3.15 All manhole adjustments shall be made with precast concrete rings when an additional precast vertical section is too large. No brick manholes are allowed.

4.3.16 All manholes shall be tested by the construction contractor and results provided to the City of La Marque before being accepted by the city for maintenance. The City of La Marque reserves the right to require retesting of manholes if there is reason to question the results. All manhole testing shall comply with or exceed the procedures and qualifications listed in Texas Administrative Code, Chapter 217.58.

4.3.17 Lift Stations

- A. Lift station design and construction drawings as well as design requirements and pertinent data shall be sealed by a Professional Engineer registered in the State of Texas and submitted with the construction drawings for review by the City. Lift stations shall comply with Texas Administrative Code, Chapter 217.59-217.63.
- B. Lift Stations should be considered only when a gravity system cannot be achieved from both an engineering and an economic standpoint. Lift stations should only be considered with prior approval from the City of La Marque or where the lift station is designed to be temporary in nature.
- C. Operation and maintenance should be considered in the design of the lift station and the location of the lift station.
- D. Wet Wells
 - a. Provide adequate clearance between pumps so as to easily facilitate retrieval of a pump (refer to manufacturer's recommendations). A minimum of 2 feet of clearance shall be provided between pumps and walls.
 - b. Wet well working volume shall be sized to allow for the following minimum pump cycle times:

Pump Horsepower (largest pump)	Minimum Cycle Time (minutes)
Less than 50	6
50-100	10
Over 100	15

- c. Tie reinforcing steel in lift station base to walls to provide watertight wet well (includes caisson construction).
- d. The below grade wet well and valve vaults are subject to buoyant forces. Include buoyancy calculations to ensure that the structure weight (include walls and slab only) will be sufficient to offset these forces.

E. Lift Station Site

- a. Site shall have a minimum size of 50 feet by 50 feet.
- b. Site access shall be provided by a minimum 15-foot wide public right-of-way or permanent access easement.
- c. Provide a 14-foot wide asphalt or concrete vehicular access road to the site. Drive shall terminate adjacent to the station with a parking space such that a truck mounted hoist can remove pumps. Lift Station located within or adjacent to a residential subdivision shall be required to have a concrete driveway.
- d. Wet well or dry well structures shall be a minimum of 12 feet from outside walls of structure to site boundary fencing.
- e. Indicate method of drainage of site on site plan. Internal drainage, sheet flow, and valley gutter driveways are acceptable. Drain to street or storm sewer, never onto adjacent private property.

F. Site Security

- a. Lift station shall be enclosed in a building or fenced in such a way to deter unauthorized operation, vandalism, or terrorism.
- b. Fence shall be constructed of masonry, CCA cedar, or heart redwood, with steel posts set in concrete. Fence shall be at minimum 8 feet high.
- c. Fence shall be located completely inside the site boundary.

- G. The design of the lift station, including all electrical and mechanical equipment, must be designed to withstand and operate during a 100-year

flood event. The lift station's control panel shall be located a minimum of 2 feet above the nearest base flood elevation. The top of concrete of the lift station's wet well shall be a minimum of 2 feet above the nearest base flood elevation.

- H. Pumps shall be sized to operate at optimum efficiency. Minimum acceptable efficiency at the operating point shall be 60%. Include pump and system head curves and pump information summary chart on plans.
- I. A peak factor of 4 shall be used for Lift Station design.
- J. Low water level shall be at least 6 inches above impeller, higher if required by manufacturer. Complete immersion of submersible pump motor at low water level is preferred.
- K. Vent pipe shall be 8 inches minimum diameter and shall be equipped with odor control system.
- L. Nuts, bolts, chains, and all other metal components within wet well shall be stainless steel, not carbon steel.
- M. Dual stainless steel guide rails (or other pump removal method that avoids entering wet well) are required for submersible pumps.
- N. Bedding for PVC force main is bank sand, a minimum of 6 inches on all sides of pipe.
- O. PVC force mains shall be Pressure Class 150 or DIP bedded in bank sand and polyethylene wrapped.
- P. The velocity in the force main and riser pipes shall be less than 8 fps and greater than 2 fps.
- Q. Backfill structural excavations (wet well, etc.) with cement stabilized sand.
- R. Lift station site plans shall be submitted in scales of 1 inch = 5 feet or 1 inch = 10 feet.
- S. Provide a protective coating to interior walls of wet well. The City Engineer shall approve coating or additive used.
- T. Lift station shall be equipped with a telephone dialer and a red alarm light, approved by City. A float or transducer system shall be installed and shall be connected to telemetry system to monitor the status of the lift station.
- U. Power supply to lift station shall be 3 phase and 480 volts where possible.

- V. A system of floats or approved transducer system shall be provided to control pumps.
- W. A tee, plug valve, and blind flange assembly are required on the force main on the downstream side of the discharge valves and header. This is required so truck-mounted pumps can bypass the lift station pumps and piping while emergency repair or maintenance work is being done.
- X. Lift station must be equipped with a tested quick-connect mechanism or a transfer switch properly sized to connect to an on-site generator.
- Y. All lift station shall be required to have on-Site Generators. Generators must be sized to operate the lift station at its firm pumping capacity or at the average daily flow, if the peak flow can be stored in the collection system.

4.3.18 Design Analysis

- A. Calculations of design flows for the overall development or project shall be approved by the City of La Marque.

4.4 QUALITY ASSURANCE

4.4.1 Prepare calculations and construction drawings under the supervision of a Professional Engineer trained and licensed under the disciplines required by the drawing. The final construction drawings must be sealed, signed, and dated by the Professional Engineer responsible for the development of the drawings. If more than one Professional Engineer was responsible for the development of the design/construction drawings, then the appropriate Professional Engineer should seal the drawings he is responsible for.

4.5 UNSEWERED BUILDING SITES AND SEPTIC TANKS

4.5.1 It is the responsibility of the land owner to contact the City to determine if a site has sanitary sewer service available.

4.5.2 If a lot or parcel is within 500 feet of an existing sanitary sewer then the site shall tie-on to the existing sanitary sewer. The owner/developer must pay for all materials, installation, and testing before the city will accept the sewer for maintenance.

4.5.3 Building sites proposing On-Site Sewage Facilities (OSSF) (i.e. septic tanks) shall obtain approval and applicable permits from the Galveston County Department of Environmental Health. A copy of the permit shall be provided to the City of La Marque prior to OSSF installation.

CITY OF LA MARQUE

CHAPTER 5

STORM WATER DRAINAGE DESIGN CRITERIA

CHAPTER 5 – STORM WATER DRAINAGE DESIGN

5.1 STORM WATER DRAINAGE DESIGN GENERAL

- 5.1.1 The following sections include criteria for the design of storm water drainage improvements for the City of La Marque and its Extraterritorial Jurisdiction (ETJ). Refer to each Drainage District Criteria Manual for complete methodologies, descriptions, tables and charts.
- 5.1.2 Drainage approval by the City of La Marque is required for all development within city limits and within its extraterritorial jurisdiction. All drainage facilities proposed within these limits are to adhere to these criteria.
- 5.1.3 Development within the City of La Marque or its extraterritorial jurisdiction will also require the approval of the applicable Drainage District. Galveston County Drainage District No. 1 and No. 2.
- 5.1.4 All outfall pipes, ditches, and structures that enter Drainage District Channels or Facilities shall be designed according to requirements of the applicable Drainage District. If there is a discrepancy in the drainage criteria requirements between the City and applicable Drainage District, the City Engineer shall determine which criteria to apply.
- 5.1.5 Development and drainage shall comply with all applicable City of La Marque Ordinances, including, but not limited to, the Floodplain Ordinance.
- 5.1.6 The goal for these criteria is to provide protection in a 100-year storm event. This is accomplished with the application of various drainage enhancements such as storm sewers, roadside ditches, open channels, detention, and overland (sheet) runoff. The combined system is intended to prevent structural flooding from extreme events up to a 100-year storm. In order to protect existing properties, water levels, due to runoff, shall not be increased upstream or downstream of a development due to the improvement.
 - A. Street Drainage: Street ponding of short duration in significant storms is anticipated and designed to contribute to the overall drainage capability of the system. Storm sewers and roadside ditch conduits are designed as a balance of capacity and economics. These conduits are designed to convey less intense, more frequent 5 year storms with the intent of allowing for traffic movement during these events. When rainfall events exceed the capacity of storm sewer system, the additional runoff is intended to be stored or conveyed overland in a manner that reduces the threat of flooding to structures.
 - B. Flood Control: The City of La Marque is a participant in the National Flood Insurance Program. The intent of the flood insurance program is to make insurance available at low cost by providing for measures that reduce the likelihood of structural flooding.

- C. Relationship to the Permitting Process: Approval of storm drainage is a part of the review process for platting and permitting of the new development. All plans for plats and proposed new construction shall include drainage improvements in the plans submitted to the City Engineer.

5.2 DEFINITIONS

- 5.2.1 Conduit: Any open or closed device for conveying flowing water.
- 5.2.2 Drainage Area Map: Area map of watershed which is subdivided to show each area served by each subsystem.
- 5.2.3 GCDD No. 1: Galveston County Drainage District No. 1.
- 5.2.4 GCDD No. 2: Galveston County Drainage District No. 2.
- 5.2.5 FEMA: Federal Emergency Management Agency.
- 5.2.6 Hydraulic Grade Line: A line representing the pressure head available at any given point within the drainage system.
- 5.2.7 In-Fill Development: Development of open tracts of land in areas where the storm drainage infrastructure is already in place and takes advantage of the existing infrastructure as a drainage outlet.
- 5.2.8 Public Storm Sewers: Defined as sewers and appurtenances that provide drainage for a public right-of-way, or more than one private tract, and are located in public right-of-way or easement and officially accepted by the City for maintenance. Private storm sewer connections public storm sewers shall occur at a manhole or at the back of an inlet, as approved by the City. All private storm sewers shall be constructed in conformance with these standards.
- 5.2.9 Rational Formula: A method for calculating the peak runoff for a storm drain system.
- 5.2.10 Redevelopment: A change in land use that alters the impervious cover from one type of development of either the same type or another type, and takes advantage of the existing infrastructure in place as drainage outlet.
- 5.2.12 Sheet Flow: Overland storm runoff that is not conveyed in a defined conduit, and is typically in excess of the capacity of the conduit.

5.3 DESIGN REQUIREMENTS

- 5.3.1 Storm Sewer Easements – the following minimum easements are required when facilities are not located within public street rights-of-way:
 - A. When not adjacent to public street rights-of-way, the minimum width shall be twenty feet (20') with the storm sewer centered in an exclusive easement.

- B. For storm sewers greater than eight feet (8') and less than or equal to twelve feet (12') in diameter or width, the minimum width of an exclusive easement shall be twenty-five feet (25').
 - C. For storm sewer greater than twelve feet (12') in diameter or width, the minimum width of an exclusive easement shall be determined by the City Engineer.
 - D. For storm sewers whose depth to flow line is greater than fifteen feet (15'), add five feet (5') to the 20 feet (20') minimum easement width.
 - E. For all easements specified, a minimum distance of five feet (5') must be maintained from the easement line to the outside edge of the storm sewer.
 - F. Where approvals are granted for a special use or combination easement located along side lot or back lot, the minimum width shall be twenty-five feet (25'). The easement width shall meet or exceed all other easement requirements.
 - G. For specifically approved storm sewers located in an exclusive easement adjacent to public rights-of-way, the minimum easement width shall be ten feet (10'). The easement width shall meet or exceed all other easement requirements.
- 5.3.2 All projects shall be tied to National Geodetic Survey (NGS) Datum Adjustment which matches the Federal Emergency Management Agency (FEMA) rate maps or the most current NGVD which matches the FEMA rate maps. At least two references to bench marks relating to the FEMA rate maps must be identified. Equations may be used to translate other datum adjustments to the required adjustment.
- 5.3.3 Plan sets will include a drainage area map which shall contain all storm sewer drainage calculations.
- 5.3.4 All drainage systems for curb and gutter pavements shall be underground closed conduits; individual residential lot drainage is exempt. Drainage systems for pavements without curb and gutter shall be roadside open-ditch sections.
- 5.3.5 Plan sets shall include the 5 year Hydraulic Grade Line for storm sewers and roadside ditches on the plan and profile sheets.
- 5.3.6 The quantity of storm water runoff (peak discharge) shall be determined for each inlet, pipe, roadside ditch, channel, bridge, culvert, outfall, or other designated design point by using the following criteria:
- A. Determination of Runoff:

Design storm Events - All drainage improvements shall be designed for the following storm frequencies:

Roadside Ditches	5 years
Storm Sewers	5 years
Open Drainage Channels serving less than 100 acres	25 years
Secondary Arterials	25 years
Bridges	100-years
Creeks/Channels	100-years
Detention Facilities	100-years

- B. Intensity-Duration Curves: TxDOT Manual provides intensity-duration values to be used for storm sewer and roadside ditch design in the City of La Marque. These intensities are derived from the formula:

$$I = \frac{b}{(d+t_c)^e}$$

Values are as listed below:

Rainfall Intensity-Duration-Frequency Coefficient						
for Galveston County						
Coefficient	3-year	5-year		25-year	50-year	100-year
e (in)	0.782	0.739		0.727	0.704	0.69
b	77	66		85	88	85
d (mins)	11.9	7.6		7.6	7.6	7.8

- C. The Rational Method shall be used for determining the peak flow rate in the sizing of all local drainage improvements with drainage areas less than 100 acres.
- D. Coefficients for the Rational Method:
- a. Run-Off Coefficient: The following values for the run-off coefficient “C” in the Rational Method formula will vary based on the land use. Land use types and “C” values which are to be used in La Marque are as follows:

<u>Land Use Type</u>	<u>Run-Off Coefficient</u>
Raw Undeveloped Acres	0.20

Improved Undeveloped Acres (i.e. mowed filled, regraded, etc.)	0.30
Park Land	0.20
Residential:	
Single Family Lots greater than 0.75 acre	0.35
Single Family Lots 0.25 acre to 0.75 acre	0.45
Single Family Lots less than 0.25 acre	0.55
Townhomes/Patio Homes	0.65
Commercial	0.80
Multifamily	0.80
Industrial	
50% impervious	0.65
75% impervious	0.75
95% impervious	0.85
Pond (detention and amenity)	1.00

- b. Determination of Time Concentration: Time of concentration shall be calculated based upon an analysis of the actual travel time from the most remote point in the drainage area. The travel path should be clearly denoted and a sketch included in the design calculations.

E. Design Frequency:

a. Design Frequency:

- (1) Newly Developed Areas: The design storm event for sizing storm sewers in newly developing areas will be a 5-year rainfall. Detention shall be provided and in accordance with Section 5.3.6 J. Calculations shall show that water surface elevations are not increased upstream or downstream of the tract.
- (2) Redevelopment or In-Fill Development: The existing storm drain will be evaluated using a 5 year storm, assuming no development takes place. The storm drain will then be evaluated with the development in place.
 - (a) If the proposed redevelopment has a lower or equal impervious cover, no modifications to the existing storm drain are required.
 - (b) If the impervious cover is increased, detention shall be provided in accordance with Section 5.3.6 J.
- (2) Private Drainage Systems: Storm sewers for private drainage systems shall conform to the requirements of public drainage systems.

b. Velocity Considerations:

- (1) All storm drains shall be designed by the application of the Continuity Equation and Manning's Equation.
- (2) Design velocities shall be a minimum of 2 feet per second (fps) with the pipe flowing full.
- (3) Maximum velocities should not exceed 7 feet per second.
- (4) Minimum Storm Sewer Pipe Slopes:

(5)

<u>Pipe Diameter</u>	<u>% Slope</u>
24	0.07
30	0.05
36	0.04
42	0.032
48	0.027
54	0.023
60	0.020

For pipe sizes not listed above, the minimum slope should be determined utilizing a design velocity of 2 fps.

c. Pipe Sizes and Placement:

- (1) Use the storm sewer and inlet leads with at least 24 inch inside diameter or equivalent cross-section. Box culverts shall be at least 2'x2'. Closed conduits, circular, elliptical, or box, shall be selected based on hydraulic principals and economy of size and shape.
- (2) Larger pipes upstream should not flow into smaller pipes downstream unless the upstream system is intended for use in detention.
- (3) Match crowns of pipe at any size change.
- (4) Locate public storm sewers in public street rights-of-way or in dedicated drainage easements. Side and back lot easements are discouraged. If unavoidable, the easement shall be at least 20 feet wide with the storm sewer centered in the easement.
- (5) Follow the alignment of the right-of-way or easement when designing cast-in-place concrete storm sewer easements.

- (6) A straight line shall be used for inlet leads and storm sewers.
- (7) Center storm sewer in side-lot storm sewer easements.
- (8) Provide 5 feet minimum from edge of pipe to edge of easement.
- d. Starting Water Surface and Hydraulic Gradient:
 - (1) The hydraulic gradient shall be calculated assuming the top of the outfall pipe as the starting water surface.
 - (2) At drops in pipe invert, should the upstream pipe be higher than the hydraulic grade line, then the hydraulic grade line shall be recalculated assuming the starting water surface to be at the top of pipe at that point.
 - (3) For the design storm, the hydraulic gradient shall at all times be below the gutter line for all newly developed areas.
- e. Manhole Locations:
 - (1) Use manholes for precast conduits at the following locations:
 - (a) Size or cross-section changes.
 - (b) Inlet and conduit intersections.
 - (c) Changes in pipe grade.
 - (d) A maximum spacing of 500 feet measured along the conduit run.
 - (e) Manholes shall be placed so as not to be located in driveways.
- f. Inlets:
 - (1) Locate inlets at all low points in gutters.
 - (2) Valley gutters across intersections are not permitted.
 - (3) Inlet spacing is generally a function of gutter slope. For minimum gutter slopes, the maximum spacing of inlets shall result from a gutter run of 500 feet from high point in pavement or the adjacent inlet on a continuously graded street section, with a maximum of 1000 feet of pavement draining towards any one inlet location.
 - (4) Use only Standard Inlets:

<u>Inlet</u>	<u>General Application</u>	<u>Capacity</u>
Type A	Parking Lots/Small	2.5 cfs
Type B-B	Areas	5.0 cfs
Type C	Residential	5.0 cfs
Type C-1	Streets	10.0 cfs
Type D	Commercial	2.0 cfs
Type E	Parking Lots	20.0 cfs
	Roadside Ditches	

- (5) Beehive grate inlets or other specialty inlets are not allowed.
- (6) Do not use grate top inlets in an unlined roadside ditch.
- (7) Place inlets at the end of the proposed pavement, if drainage will enter or leave pavement.
- (8) Do not locate inlets adjacent to esplanade openings.
- (9) Place inlets on side streets intersecting major streets, unless special conditions warrant otherwise.

F. Consideration of Overland Flow:

- a. Design Frequency: The design frequency for consideration of overland sheet flow will consider extreme storm events which exceed the capacity of the underground storm sewer system resulting in ponding and overland sheet flow through the development to the primary outlet.
- b. Relationship of Structure to Street: All structures will be at least 24 inches higher than the highest level of ponding anticipated resulting from the 100-year event analysis.
- c. Calculation of Flow:
 - (1) Streets will be designed so that consecutive high points in the street will provide for a gravity flow of drainage to the ultimate outlet.
 - (2) The maximum depth of ponding will be 12 inches above the curb gutter, or 6 inches above the centerline of roads without curb, during the 100-year storm event.
 - (3) Sheet flow between lots can be provided only through a dedicated drainage easement.

- (4) A map shall be provided to delineate extreme event flow direction through a proposed development and how this flow is discharged to the primary drainage outlet.

In areas where ponding occurs and no sheet flow path exists, then calculations showing that run-off from the 100-year event can be conveyed through inlets to the storm system and/or detention pond must be provided.

- d. Overland flow shall enter the drainage facilities (channels or detention pond) through a storm sewer sized to convey the 100-year event. Calculations shall be submitted for sizing the storm sewer and determining that adequate inlet capacity exists.

G. Design of Open Channels:

a. Design Frequency:

- (1) Open channels shall be designed according to the Galveston County Drainage Criteria Manual, or the applicable Drainage District, whichever is more stringent.
- (2) Design standards for channel construction should follow the requirements specified in the corresponding Criteria Manual.

b. Determination of Water Surface Elevation:

- (1) Water surface elevations shall be calculated using Manning's Equation and the Continuity Equation.
- (2) For the design storm event, the water surface should be calculated to remain within banks and below freeboard.

c. Design of Culvert Crossings for Open Channels:

- (1) Head losses in culverts shall conform to TxDOT Design Division Hydraulics Manual, Chapter 7 - Culverts.
- (2) Culverts shall be Class III RCP conforming to ASTM C-76 or smooth interior dual wall corrugated polyethylene pipe conforming to AASHTO M294.

- d. Channels shall be seeded or sodded and a permanent stand of grass obtained prior to project acceptance.

H. Design of Roadside Ditches:

a. Design Frequency:

- (1) Roadside ditch design is permissible only for single family residential lots having widths larger than, or equal to, 120 feet.
- (2) Design capacity for a roadside ditch shall be to 0.5 feet below the edge of pavement or the natural ground at the right-of-way line, whichever is lower.
- (3) The design must include an extreme event analysis to indicate that structures will not be flooded.

b. Velocity Considerations:

- (1) A grass lined or unimproved roadside ditch shall have side slopes no steeper than 3:1.
- (2) Minimum grades for roadside ditches shall be 0.1 foot per 100 feet.
- (3) Calculation of velocity will use a Manning's roughness coefficient of 0.040 for earthen sections and 0.025 for ditches with paved inverts.
- (4) Use erosion control methods acceptable to the City when design velocities are expected to be greater than 4 feet per second.

c. Culverts:

- (1) Culverts will be placed at all driveway and roadway crossings, and other locations where appropriate. Permanent low water crossings are not permitted.
- (2) Culverts will be designed assuming outlet control.
- (3) Roadside culverts are to be sized based on drainage area. Calculations are to be provided for each block based on drainage design criteria presented in this manual.
- (4) Cross open channels with roadside culverts no smaller than 18 inches in diameter. The size of culvert used shall not create a head loss of more than 0.20 feet greater than the normal water surface profile without the culvert.
- (5) Flow from roadside ditches must be conveyed to the drainage channel through a roadside ditch interceptor structure and pipe.

d. Depth and Size Limitations:

- (1) All roadside ditches shall be fully contained in the right-of-way or a recorded drainage easement.
- (2) The maximum depth in residential areas shall not exceed 3 feet from the edge of pavement.
- (3) Ditches in adjoining and parallel easements shall have the top of bank not less than 2 feet from the outside easement line.
- (4) Roadside ditch bottoms should be at least 2 feet wide.
- (5) Roadside ditch side slopes shall not exceed 3:1.

I. Design of Outfalls

- a. Outfall design shall conform to the applicable Drainage District's Design Criteria Manual.
- b. Outfalls shall be placed one foot above the receiving waterway.
- c. Wet detention ponds may be connected by a submerged pipe. Storm sewers discharging into wet detention ponds may be submerged from the last manhole to the outfall.
- d. Outfalls must have a means to control erosion and washouts (i.e. concrete paving, interlocking blocks). Rip-rap is not acceptable.

J. Storm Water Detention:

- a. Application of Detention:
 - (1) As a normal consideration, storm water detention is required. The use of on-site detention is required in order to mitigate potential damage to existing structures unless participation in regional detention facilities is available that will provide equivalent protection to downstream property owners.
 - (2) Design calculations for sizing the detention basin and related structures must be performed by the applicable method described in the following sections.
 - (3) All calculations shall be sealed, signed, and dated by a registered professional engineer.
 - (4) A parking lot may be used as part of the detention system, provided that the maximum depth of water over the inlet does not

exceed nine inches (9") and the maximum depth in the parking stall does not exceed six inches (6").

- (5) All detention basins shall be maintained by the property owners except regional detention facilities that are owned and operated by the City of La Marque, GCDD No. 1 and GCDD No. 2.

b. Calculation of Detention Volume:

- (1) For developments with drainage areas of more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS and HEC-RAS Flood Hydrograph method will be required following the procedure outlined the Galveston County Drainage Criteria Manual, or applicable drainage district if more stringent.
- (2) For developments with drainage areas 100 acres or less, the acre-feet of flood control storage, S, to be provided by the facility for the 100-year storm event is:

$$S = I^{1/2} \times A$$

Where I = the average percent imperviousness of the area draining into the facility ($\div 100$), and A = the drainage area of the facility in acres.

c. Calculation of Outlet Size:

- (1) The minimum outflow pipe for a detention facility is 24 inches. When further flow restriction is necessary, a restriction should be placed at the entrance to the outfall pipe. Locate the restrictor to facilitate inspection and debris removal. Calculate the allowable outflow orifice size using the following equation:

$$Q = CA\sqrt{2gH}$$

Where:

Q = allowable discharge in cubic feet per second

C = coefficient of discharge

- 0.8 for short segments of pipe

- 0.6 for openings in plates or standpipes

A = maximum allowable area of orifice in square feet

g = acceleration due to gravity (32.2 feet/second²)

H = head difference between entrance and exit in feet when orifice is fully submerged, or the difference between centroid of the orifice in feet when orifice is partially submerged.

Determine H by establishing a maximum ponding level in the

detention facility during the 100-year storm and assuming a tailwater at the top of the downstream end of the outlet pipe, or at a depth in the outlet channel associated with the maximum release flow rate, whichever is higher. In addition to a pipe outlet, the detention basin shall provide an extreme event emergency overflow spillway that will protect structures from flooding should the detention basin be overtopped.

- (2) Corrugated Metal Pipe (CMP) is not allowed for outfall structures.

d. Detention Pond Structural Requirements:

- (1) Side slopes shall not exceed a slope of 4 feet horizontally to one 1 vertically (4:1)
- (2) Dry detention ponds exceeding 60 feet in any direction shall have concrete pilot channels to aid drainage. Unlined detention pond bottom shall have a minimum slope of 1%.
- (3) Concrete pilot channels shall have a minimum width of 6 feet and a minimum thickness of 4 inches with #3 rebar spaced at 12 inches or #4 rebar spaced at 24 inches on center each way. The concrete channels shall be constructed of 5 sack cement concrete with a minimum compressive strength of 2500 psi at 28 days. Provide a 1-inch minimum depression per every 1 foot of transverse slope with redwood headers spaced every 40 feet.
- (4) Appropriate covering (grass, slope paving, etc.) shall be established on side slopes and pond bottom to prevent erosion during periods of maximum water velocity.
- (5) A concrete or articulated block spillway, set at the maximum ponding elevation, shall be provided near the detention pond outfall structure, starting at the detention pond top of bank and extending to the toe of slope of the receiving channel.

e. Ownership and Access:

- (1) Private Facilities:
 - (a) Detention facilities which rely on gravity to discharge storm water are preferred by the City.
 - (b) Responsibility for maintenance of the detention facility must be indicated on the plat and construction plans.

- (c) All private properties being served shall have drainage access to the pond.
 - (d) A recorded maintenance agreement with a specific responsible party shall be provided when multiple tracts are being served.
 - (e) The maintenance berms shall be at least 20 feet wide surrounding the top of bank of the detention area.
- (2) Public Facilities:
- (a) Facilities may be accepted for maintenance by the City but only in cases where public drainage is being provided.
 - (b) The City will require a maintenance work area 30 feet wide surrounding the top of bank of the detention area. Public rights-of-way or permanent access easements may be included as a portion of this 30 feet width.
 - (c) A dedication of the maintenance easement or reserve must be provided by plat.
 - (d) Proper dedication of public access to the detention pond must be shown on the plat or by separate instrument. This includes permanent access easements with overlapping public utility easements.

f. Pumped Detention

Pumped detention systems will not be maintained by the City of La Marque under any circumstances and will be considered for approval only under the following conditions:

- (1) A gravity system is not feasible from an engineering standpoint.
- (2) The percentage of pumped volume must not exceed 50% of the total volume of the basin, the remaining volume must be able to drain from the basin by gravity.
- (3) The total time to empty the pumped volume may not exceed 72 hours after the gravity portion has vacated.
- (4) At least two pumps are provided, each of which is sized to pump the design flow rate; if a three-pump system is used, any two of the three pumps must be capable of pumping the design flow rate.
- (5) The selected design outflow rate must not aggravate downstream

flooding. Example: A pump station designed to discharge at the existing 100-year flow rate each time the system comes on-line could aggravate flooding for more frequent storm events.

- (6) Fencing of the control panel is provided to prevent unauthorized operation and vandalism.
- (7) An on-site emergency generator capable of operating the pump station for the amount of time required to vacate the pumped volume must be provided.
- (8) A recorded maintenance agreement with a specific responsible party shall be provided to ensure that the system will be operated and maintained on a continuous basis.
- (9) Detention volume for pump detention shall be minimum 1.0 acre-ft/acre.

If a pumped system is proposed, it is strongly recommended that preliminary conceptual design be submitted to the City Engineer and applicable Drainage District for review before any detailed engineering is performed.

5.4 SUBMITTALS

5.4.1 All preliminary drainage plan submittals shall comply with and fully follow the procedures outlined in the City of La Marque's Subdivision Ordinance.

5.4.2 Preliminary Submittals: Submit for review and comment:

- A. Lot and street layout.
- B. The approximate drainage areas for each system.
- C. The proposed drainage system.
- D. The proposed pipe diameters.
- E. Proposed detention areas with approximate volumes and depths.
- F. Any proposed drainage easements.
- G. Floodplain boundary, if applicable.
- H. Floodway boundary, if applicable.
- I. Base Flood Elevation.

5.4.3 Final Design: Submit the following for approval:

- A. Copies of any documents which show approval of exceptions to the City design criteria.
- B. Design calculations for storm line sizes and grades and for detention facilities.
- C. Design calculations for the hydraulic grade line of each line or ditch, and for detention facilities. Calculations shall show that the water surface elevations will not be increased upstream or downstream of the property on a 5 year and 100-year event.
- D. Contour map of the project and drainage area map for the project and the upstream.
- E. Plan and profile sheets showing storm water design.
- F. Projects located within a flood plain boundary or within a flood plain management area shall:
 - a. Show the flood plain boundary or flood plain area, as appropriate, on the drainage area map.
 - b. Show the floodway boundary, if applicable.

5.4.4 Additional Submittals: Submit the following for approval:

- A. Previous review prints.
- B. Revised drawings.
- C. Storm water detention maintenance agreement letters.
- D. Pipeline company agreements.
- E. Any and all applicable permits and agreements.

5.5 QUALITY ASSURANCE

- 5.5.1 Prepare calculations and construction drawings under the supervision of a Professional Engineer trained and licensed under the disciplines required by the drawings being prepared. The final construction drawings and all design calculations must be sealed, signed, and dated by the Professional Engineer responsible for the development of the drawings. Drawings shall contain the following statement “Based on these plans and calculations and minimum building elevations prepared under my direction, no structure will be subject to flooding in the 100-year storm and the upstream and downstream water surface elevations will not be increased.”

- 5.5.2 A geotechnical report shall be performed by, or under the supervision of, a currently registered Professional Engineer in the State of Texas, pertaining to the Drainage Design requirements contained within this section. All reports and documents shall be sealed, dated, and signed by the Engineer responsible for the preparation thereof.

CITY OF LA MARQUE

CHAPTER 6

PAVING DESIGN CRITERIA

CHAPTER 6 – PAVING DESIGN

6.1 PAVING DESIGN GENERAL

- 6.1.1 Criteria for the geometric design guidelines for streets, street paving requirements, and standard paving notes for drawing call-outs are herein established.

6.2 DEFINITIONS

- 6.2.1 AASHTO - American Association of State Highway and Transportation Officials.
- 6.2.2 ACI - American Concrete Institute.
- 6.2.3 ASTM - American Society for Testing Materials.
- 6.2.4 Curb Sections: Full width concrete pavement with doweled-on 6 inch high vertical curbs or 4"x12" curbs. Curb and gutter sections require inlets and underground storm sewers.
- 6.2.5 Geotechnical Engineer: An engineer certified by the American Association for Laboratory Accreditation (AALA).
- 6.2.6 HMAC: Hot Mix Asphaltic Concrete.
- 6.2.7 Roadway Ditch Sections: Ditch sections adjacent to either full width reinforced concrete pavement or asphaltic pavement. Roadside ditch sections do not require underground storm sewers; however, the ditch sections must be designed to accommodate a 5-year storm runoff.
- 6.2.8 TxMUTCD - Texas Manual on Uniform Traffic Control Devices.

6.3 DESIGN REQUIREMENTS

- 6.3.1 The following design requirements are applicable to all pavement within right-of-way limits within the City of La Marque and its ETJ:
 - A. All paving and construction plans shall be approved by the City of La Marque for all streets.
 - B. Street design should conform to all applicable planning tools, such as the Texas Manual on Uniform Traffic Control Devices, major thoroughfare plans, and master plans. Other considerations for design should include street function, street capacity, service levels, traffic safety, pedestrian safety, and utility locations. These additional considerations may affect the minimum requirements set forth herein. Refer to the City Thoroughfare Plan.
 - C. Design shall conform to the City of La Marque's Construction Details where applicable, or if not available, the standards of the City of Houston.

- D. Minimum Right-of-Way Width, Paving Section, and Maximum Design Speed Requirements for:
- a. Marginal Access Streets: Minimum 50 feet right-of-way, 2 lanes undivided without median. Maximum design speed 30 MPH
 - b. Local: Minimum 60 feet right-of-way, 2 lanes undivided without median. Maximum design speed 30 MPH
 - c. Minor Collector Streets: Minimum 80 feet right-of-way, 4 lanes undivided without median. Maximum design speed 30 MPH
 - d. Major Collector Streets: Minimum 80 feet right-of-way, 4 lanes divided with raised median, minimum 12 feet wide, Maximum design speed 35 MPH.
 - e. Minor Arterial: Minimum 120 feet right-of-way, 4 lanes divided with raised median, minimum 32 feet wide, Maximum design speed 45 MPH.
 - f. Major Arterial Streets: Minimum 120 feet right-of-way, 4 to 6 lanes divided with raised median, minimum 32 feet wide, Maximum design speed 40 MPH.
 - g. Super Arterial: As required by TxDOT
- E. Minimum Width Requirements and Paving:
- a. Curb and Gutter sections for low-density residential developments: 28 feet back-to-back of curb (B/B).
 - b. Pavement for open ditch sections for low density residential developments: 26 feet edge-to-edge of pavement, with a 6-foot shoulder on either side of the pavement:
 - (1) Reinforced Concrete: A thickened edge is required for this type of pavement. The thickened edge should be 8 inches decreasing to 6 inches at a point 4 feet from the edge of the pavement. Use only when approved by the City in large lot residential developments.
 - (2) Asphalt: 2 inch thick HMA with 8 inch thick crushed limestone or crushed concrete base. Use only when approved by the City in large lot residential developments.
 - c. Curb and gutter sections of medium density residential, industrial, and commercial development secondary and collector streets: 38 feet B/B of curb minimum.

- d. Pavement of major arterials and thoroughfares: Two divided traffic lanes, each way, of 25 feet B/B four (4) lane divided roadways or 34 feet B/B of curb for six (6) lane divided roadways.
- F. Minimum Thickness and Reinforcement Requirements for Concrete Pavements: The following requirements are the minimum allowable. Pavement thickness and reinforcement shall be designed by the Professional Engineer responsible for the project based on a current soils analysis and recommendations by a qualified geotechnical engineer. All concrete shall have a minimum compression strength of 4,000psi. The design requirements in special cases may dictate a greater strength. Pavement design based on soils analysis, use, loading, and life span may require greater thickness and more reinforcement than the following minimums:
- a. For pavement widths less than or equal to 28 feet B/B of curb:
 - (1) Minimum concrete slab thickness shall be 6 inches with $F_c = 4,000$ psi and reinforcement shall be Grade 60, $f_y = 60,000$ psi, #4 deformed reinforcing bars spaced at 18 inches center-to-center both ways and minimum lap lengths of 18 inches. Expansion joints shall be placed at the end of each curb return and at a maximum spacing of 40 feet 6 inches. Expansion joints shall include a $\frac{3}{4}$ inch redwood header, $\frac{3}{4}$ smooth dowel bar (18 inches length) and a 26 gauge hard plastic tube. The expansion joint shall include a standard steel wing plate.
 - (2) Minimum stabilized subgrade thickness shall be 8 inches.
 - b. For pavement widths greater than 28 feet B/B and for minor and major collectors
 - (1) Minimum concrete slab thickness shall be 7 inches with $f_c = 4,000$ psi and reinforcement shall be Grade 60, $f_y = 60,000$ psi, #4 deformed reinforcing bars spaced at 18 inches center-to-center both ways and minimum lap lengths of 18 inches. Expansion joints shall be placed at the end of each curb return and at a maximum spacing of 40 feet 6 inches on residential and collector streets, and a maximum spacing of 60 feet 6 inches on boulevards and major thoroughfares.
 - (2) Minimum stabilized subgrade thickness shall be 8 inches.
 - c. For pavement minor and major and arterials:
 - (1) Minimum concrete slab thickness shall be 8 inches with $f_c = 4,500$ psi and reinforcement shall be Grade 60, $f_y = 60,000$ psi, #5 deformed reinforcing bars spaced at 16 inches center-to-center both ways and minimum lap lengths of 18 inches.

- (2) Minimum stabilized subgrade thickness shall be 12 inches.

G. Subgrade Treatment: The Geotechnical Engineer shall base depth of subgrade stabilization on structural number (SN) in conjunction with pavement thickness design. Following is a general guidance for subgrade treatment:

- a. For subgrade soil conditions with a plasticity index (PI) of 10 or more, the subgrade shall be stabilized with lime and compacted to 95% standard proctor density. Subgrade shall be stabilized with the recommended percent of lime (6% min.) by weight as determined by the Geotechnical Engineer.
- b. For subgrade soil conditions containing a clean sand with no clay content, the subgrade shall be stabilized with cement.
- c. For subgrade soil conditions containing silt, the subgrade shall be stabilized with lime-fly ash.

H. Requirements for Intersections, Turnouts, Transitions, and Thoroughfares:

- a. At a "T" intersection with a street that has not been improved to its ultimate width, concrete pavement should be stopped either at the right-of-way line or at the end of the curb return, whichever would require less concrete removal at a future date.
- b. For roadway turnouts placed at an existing street intersection, the turnout should be designed to fit the ultimate pavement width of the intersecting cross-street and then transitioned to the existing roadway.
- c. The usual transition length for meeting an open ditch street is 50 feet for street widths less than or equal to 28 feet B/B; 75 feet for up to 38 feet B/B width, and 100 feet for 41 feet B/B width.
 - (1) Streets other than concrete shall have transitions of a minimum thickness of 8 inches of lime stabilized subgrade, 6 inches of hot-mix asphaltic concrete base, or approved equal, with 2 inches of hot-mix asphaltic surfacing.
 - (2) Concrete streets shall have transitions of a minimum thickness of 6 inches of stabilized subgrade and 6 inches of concrete pavement.
- d. When paving only one roadway of a proposed two roadway thoroughfare (boulevard section) all left turn lanes and esplanade crossovers shall be paved to the centerline of the street right-of-way.

I. Requirements for Roadway Pavement with Open Ditch Sections (large lot residential subdivisions only):

- a. Minimum grade on ditches shall be 0.20 percent.
 - b. Ditch capacity shall be designed to accommodate a 5-year storm runoff event.
 - c. Maximum side slopes of ditches shall be 3 feet horizontally to 1 foot vertically (3:1). Sides may be sloped to 4:1 or 5:1 for easier maintenance by property owner.
 - d. Culverts for roadside ditches only shall be designed to carry ditch discharge but not less than 18 inches diameter. Culverts shall be Class III RCP conforming to ASTM C-76 or smooth interior dual wall corrugated polyethylene pipe conforming to AASHTO M294.
 - e. The minimum paving radius for cul-de-sac shall be 40 feet in a 50-foot radius right of way if the cul-de-sac is located on the interior of a residential subdivision, and is 600 feet or less in length. If the cul-de-sac opens onto a thoroughfare or exceeds 600 feet in length, the minimum pavement radius shall be 45 feet in a 50-foot radius right of way.
- J. Requirements for Roadway Pavement with Curb and Gutter Sections:
- a. Minimum gutter gradient shall be 0.30 percent.
 - b. Maximum cut from finished grade at property line to top of curb shall be 1.75 feet. The desired slope for driveways is 2% to 8%.
 - c. Minimum grade shall be 0.70 percent fall around intersection turnout for a maximum radius of 25 feet. Grades for larger radius shall be determined on an individual basis.
 - d. Vertical curves shall be installed when algebraic differences in grades exceed 1 percent. Elevations shall be shown at 10 feet intervals through vertical curves. Maintain a minimum of 0.02 feet elevation change at 10 feet intervals by altering the calculated elevations.
 - e. When a curb and gutter intersects a drainage ditch, the grade of gutter shall be above the designed water surface of the ditch.
 - f. The maximum travel distance of water in the street gutter to a curb inlet shall be 300 feet on a major thoroughfare and in commercial areas. The maximum travel distance of water in the street gutter to a curb inlet in a single-family residential area shall be 500 feet.
 - g. All new residential and local streets poured with a curb and gutter shall have a minimum of a 4 inch rollover, lay down curb. All new collector and thoroughfare streets shall have the standard 6 inch stand up curb. A

standard 6 inch curb shall be used adjacent to all storm sewer inlets; 4 inch rollover curbs shall be transitioned to a 6 inch curb near the inlet.

- h. Major thoroughfares shall be super-elevated in accordance with AASHTO whenever the centerline radius of lanes or right-of-way is less than 2,000 feet.
- i. The amount of cross-slope over the pavement section shall be 2% sloping away from the crown of road or centerline.
- j. A minimum gradient of 0.70 percent around the longest radius is required on an L-Type street intersection or cul-de-sac.
- k. Fill lines shall be shown on the drawings. If this type of fill is required and the pavement is adjacent to a nonparticipating property owner, fill easements shall be obtained from the property owner and recorded. A copy of the easements shall accompany the final drawings. Construction of this nature will require back-slope drainage design to prevent trapping storm runoff.
- l. Grades should be labeled for all tops of curb. Centerline grades are acceptable for open-ditch sections only.
- m. The minimum paving radius for cul-de-sac shall be 40 feet in a 50-foot radius right of way if the cul-de-sac is located on the interior of a residential subdivision, and is 600 feet or less in length. Islands within cul-de-sacs are allowed provided that the minimum fire apparatus turning radius requirements are met. If the cul-de-sac opens onto a thoroughfare or exceeds 600 feet in length, the minimum pavement radius shall be 45 feet in a 50-foot radius right of way.

K. Requirements for Curbs and Sidewalks:

- a. Standard height of a curb is 4 inches and 12 inches wide for curbs located along residential streets. Curb height for streets other than residential shall be 6 inches. The curb height for all esplanades shall be 6 inches.
- b. Sidewalk wheelchair ramps shall be required at all intersections and driveways. The design and installation of ramps shall comply with Texas Accessibility Standards Architectural Barriers requirements.
- c. All sidewalks are to be a minimum 5 feet in width and are to be constructed in accordance with the City of La Marque standard details.
- d. Sidewalks are required along all curb and gutter streets. The developer, prior to the City's final one-year acceptance of the public infrastructure, must install sidewalks along right of way and reserves.

- e. The location of all proposed and existing sidewalks shall be shown on the construction drawings.

L. Requirements for Driveways

- a. Driveways shall be asphalt or reinforced concrete, and shall be installed from the existing pavement to the right-of-way line (property line), minimum. This applies to all types of new construction. It does not apply to property being actively used for agricultural purposes and designated with the agricultural-use exemption.
- b. Refer to La Marque Standard Construction Details (Paving) for various driveway configurations.

M. Requirements for Miscellaneous Items:

- a. The type and amount of subgrade treatment shall be shown on the drawings.
- b. Paving headers shall be placed at the end of all concrete pavements.
- c. All concrete to be removed shall be removed either to an existing joint or to a sawed joint.
- d. Sight distance requirements based on the design speed of the roadway shall be used for determining lengths of crest vertical curves for all pavements except boulevard sections, which shall be designed for 45 mph.
- e. Standard Type III City barricades shall be placed at the end of all dead-end streets not terminating in a cul-de-sac.
- f. A letter of agreement from the affected pipeline company approving the construction plan crossing is required when paving is placed or construction work occurs over a transmission pipeline.
- g. When meeting existing concrete pavement, horizontal dowels shall be used if no exposed reinforcing steel for interconnection with new pavement exists. Horizontal dowels shall be Grade 60, #6 rebars, 24 inches long, drilled and embedded 12 inches into the center of the existing slab and epoxied. Dowels shall be 18 inches center-to-center, unless otherwise specified.
- h. When concrete is removed for interconnections, the pavement shall be saw cut and existing concrete removed to expose a minimum of 15 inches of reinforcing steel. If no reinforcing steel exists, use horizontal dowels as previously described.

- i. Dead-end streets or ends of concrete slabs designed to be extended in the future shall have paving headers and 15 inches of reinforcing steel exposed beyond the pavement, coated with asphalt and wrapped with burlap or paving headers and dowel type expansion joint for future pavement tie.
- j. Pavement extensions shall connect to the existing pavement with a pavement undercut and a minimum steel overlap of 18 inches.
- k. Concrete pavement thickness design is required for all pavement within industrial areas and on major thoroughfares. Concrete pavement thickness design shall be based on AASHTO design procedures for rigid pavements.
- l. Adjust manhole frames and covers within the limits of the pavement to meet the proposed final top of slab.
- m. Adjust manhole frames and covers outside the limits of the pavement to conform to the final grading plan.
- n. No more than one shrinkage crack shall be allowed in each forty foot header section. A shrinkage crack is defined as extending one-fourth or more of the full depth of the concrete (i.e. 1.5" or more on 6" thick concrete) appearing within one year of the final concrete placement. If two or more shrinkage cracks appear in one header section, the entire section shall be removed and replaced at contractor's expense.
- o. If shrinkage cracks are less than one-quarter the depth of the concrete, then a recommendation letter and data sheets are required from the testing laboratory as to the type of sealant which will be used to seal the shrinkage cracks. This recommendation shall be approved by the City Engineer before application of sealant. Cracks shall be sealed at contractor's expense.
- p. Core samples for the sections will be taken no sooner than the 28 day break of the original concrete pour sample.

6.4 QUALITY ASSURANCE

- 6.4.1 All construction drawings and specifications shall be prepared by or under the supervision of a currently Registered Professional Engineer of the State of Texas, and all documents shall be sealed, dated, and signed by the engineer responsible for the preparation.
- 6.4.2 A geotechnical report shall be performed by or under the supervision of a currently Registered Professional Engineer of the State of Texas disciplined in the science of soils analysis. All reports and documents shall be sealed, dated, and signed by the engineer responsible for the preparation.

- 6.4.3 All pavement design shall be supported by calculations to establish the required thickness and reinforcement.
- 6.4.4 The current soils report shall be the basis for design considering the use, loading, and life span of the proposed pavement.

CITY OF LA MARQUE

CHAPTER 7

Construction, Inspection, Approval and Acceptance Procedures for Public Infrastructure

CHAPTER 7

Construction, Inspection, Approval and Acceptance Procedures for Public Infrastructure

Introduction

The City of La Marque is experiencing considerable development throughout its jurisdiction. This includes development both inside the City Limits and within the City's Extraterritorial Jurisdiction (ETJ). It is, therefore, important for the City Council to approve a policy that sets out the procedures for the inspection, approval and acceptance of public infrastructure within its jurisdiction. These policies and procedures apply to construction in both subdivisions and commercial sites where it is anticipated that connections to the public infrastructure will be made, and where the infrastructure will be conveyed, either upon completion or in the future, to the City of La Marque for operation and maintenance.

These procedures are designed so the developers and contractors will know both the procedures to be followed and the costs for the required reviews and inspections in advance.

It is important that all publicly accepted, operated and maintained infrastructure constructed within its city limits and ETJ be compliant with the City's standards and requirements. It is anticipated that even if the City does not accept the infrastructure for immediate operation and maintenance, it may eventually. As such, developers and contractors should refer to the City's Zoning and Subdivision Ordinances, as well as the City's Design Criteria Manual for specific guidance on allowable uses, platting and approval procedures and construction standards.

These procedures are designed to set out the process for approvals by the City of La Marque during the construction phase of the development within the City of La Marque and its ETJ.

Note: For all projects within the ETJ, the developer should also contact the Galveston County Engineering Offices for instructions on their review procedures.

Permits and Inspection fees

The City currently utilizes a Consulting Engineer to provide infrastructure inspection services. The City expects the development to bear the costs of the services. The contractor is expected to apply for the appropriate permits and pay the required fees in advance of the project start. Fees shall be set from time to time by the City Council and are designed to include the cost of inspections. The City may amend its fee schedule at any time to ensure the costs for the service are being covered, and may pass increased costs along to the responsible party at any time.

Pre-construction Phase

Prior to construction and prior to the issuance of a permit from the City, a preconstruction conference will be held with City staff and the City's Consulting Engineer. It is expected that prior to the preconstruction conference the following will be provided to the City in advance for review by the staff and the Consulting Engineer:

- **Plans.** Plans, specifications and other documents relating to the proposed development are to be provided.
- **Contract and Technical Specifications.** The contract and technical specifications between the developer and the contractor is to be provided.

Attendees at the preconstruction meeting should include the City's staff, the City's Consulting Engineer, a developer representative, a representative of the developer's engineering firm, a contractor's representative, and other people as may be identified by the City prior to the meeting. Attendance by all designated attendees is mandatory.

The project will be fully discussed at the meeting including but not limited to the developer's timetable, the points at which the City should be contacted for inspections of the infrastructure, the method of scheduling inspections, and the name, address, and contact information of all relevant participants in the construction process.

Construction Phase

It is expected the City's Consulting Engineer will make periodic reviews of the construction sites. The contractor responsible for construction should follow the procedures established by the City of La Marque (Request form attached). The City's Consulting Engineer will review results of all testing data as required by the City's Design Criteria Manual.

Construction inspections will include but not be limited to the following.

- **Streets and sidewalks.** Inspections should be expected for sub-grade and base materials work, rebar placement, and concrete pours.
- **Drainage facilities.** The City's Consulting Engineer will inspect all storm water inlets, storm water drains, culverts, open ditches and detention facilities. Within their respective jurisdictions, representatives of Galveston Drainage District 1 and 2 will also inspect and approve all drainage facilities associated with the development. The contractor should schedule inspections for DD 1 or 2 directly with that office.
- **Water and Sewer Utilities.** Inspections should be expected of all water and sewer lines (both grade and pressure testing), lift stations, water and wastewater plants, manholes, fire hydrants, valve locations and taps.
- **Other. Depending on the type development, there may be landscaping, street lighting, façade type, and other inspections required. The contractor**

should be aware of all City requirements and call inspectors as appropriate.

Acceptance of Infrastructure for One-Year Maintenance Period

The City's Consulting Engineer will make a walk-through inspection upon completion of the project prior to making a recommendation for acceptance. The contractor is expected to have fully completed all construction prior to the walk-through inspection. During the walk-through inspection a punch list will be created. The contractor will be expected to complete/correct all the items on the punch list prior to presentation of the project to the City Council for acceptance.

Prior to acceptance for the one year maintenance period by the City Council the following must be on file with the City of La Marque.

- **Proof of Drainage District Approval.** Documentation must be on file with the City that the appropriate Drainage District has approved the drainage improvements for the development.
- **Maintenance Bond (for Subdivision infrastructure only).** Documentation of the receipt of a properly completed Maintenance Bond to the City. The Maintenance Bond amount shall be 25% of the total construction cost of the infrastructure, valid one-year from the date of accepted/or approval of the infrastructure.
- **Punch List.** Proof that all items listed on the punch list have been completed to the satisfaction of the City's Consulting Engineer.
- **Certification from the Engineer of Record.**
- Construction material testing lab report and Certification from the Geotechnical Engineer of Record.
- **As Built Drawings and Plans.** The contractor shall provide a true and correct paper and electronic copy in the format prescribed by the City of La Marque Design Criteria Manual, of the project as-built for filing and recording by the City. Construction documents shall be provided by both PDF and cadd (.dwg).
- **Engineer's Letter of Recommendation.** A letter of recommendation from the City's Consulting Engineer is required. This letter will document the project has been constructed in accordance with the plans and specifications originally reviewed, inspections during the construction process, and the Maintenance Bond and as-built drawings are properly executed and on file. The letter will be to recommend acceptance of the infrastructure for the one-year maintenance period to the City Council.
- **Electronic files of all of the above shall be required.**

No building permits will be issued for the development until the City Council has accepted the project for the one year maintenance period.

Final Acceptance of Infrastructure

Prior to final acceptance of the infrastructure, and prior to the end of the one year maintenance period, a final inspection shall be scheduled and conducted by the City's Consulting Engineer. The responsible party for the development is required to

contact the City and schedule the inspection. This inspection should be no sooner than eleven months after the beginning of the maintenance period. This inspection will be designed to inspect the infrastructure for failures or other deficiencies that may have occurred during the maintenance period. A punch list will be created if needed as a result of the inspection. The developer and/or contractor are expected to complete/correct all the items on the punch list prior to City Council consideration.

- A letter of recommendation from the City's Consulting Engineer to the City Council will again be required. This letter will document the project has completed its final inspection after the one year maintenance period, confirm the project is in compliance with the plans and specifications, the as-built drawings are properly executed and on file. The letter will be to recommend final acceptance of the infrastructure by the City Council and the release of the Maintenance Bond.

Conclusion

It is the purpose of these procedures to provide predictable criteria for the City, developers and contractors alike to follow. These procedures may be amended from time to time. All developers/contractors are urged to seek the most up to date copy of these procedures prior to beginning the planning process for developments that will have publicly operated and/or maintained infrastructure.

Adopted this ____th day of _____, 2018, by the City Council of the City of La Marque.

City Secretary

Mayor

APPENDIX A

STANDARD CONSTRUCTION DETAILS



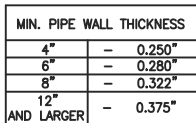
WATER

GENERAL NOTES

- ## 6 WHEN SERVICES CROSS PAVED STREET

SERVICE CONNECTION DETAILS

4 VALVE BOX



7 OFFSET ASSEMBLY



THRUST BLOCKING DETAIL

NOTE : DIMENSION WITH ASTERISK (*) REQUIRES
STRUCTURAL DESIGN

CITY OF LA MARQUE, TEXAS

STANDARD DETAILS



FOR INTERIM REVIEW ONLY

**DOCUMENT INCOMPLETE:
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES**

ENGINEER: xxxxx
P.E. SERIAL No. xxxxx
DATE: xxx

PROJECT TITLE:

DRAWN BY:

D.P.D.

CK'D BY:
D.V.H.

SCALE:

N.T.S.

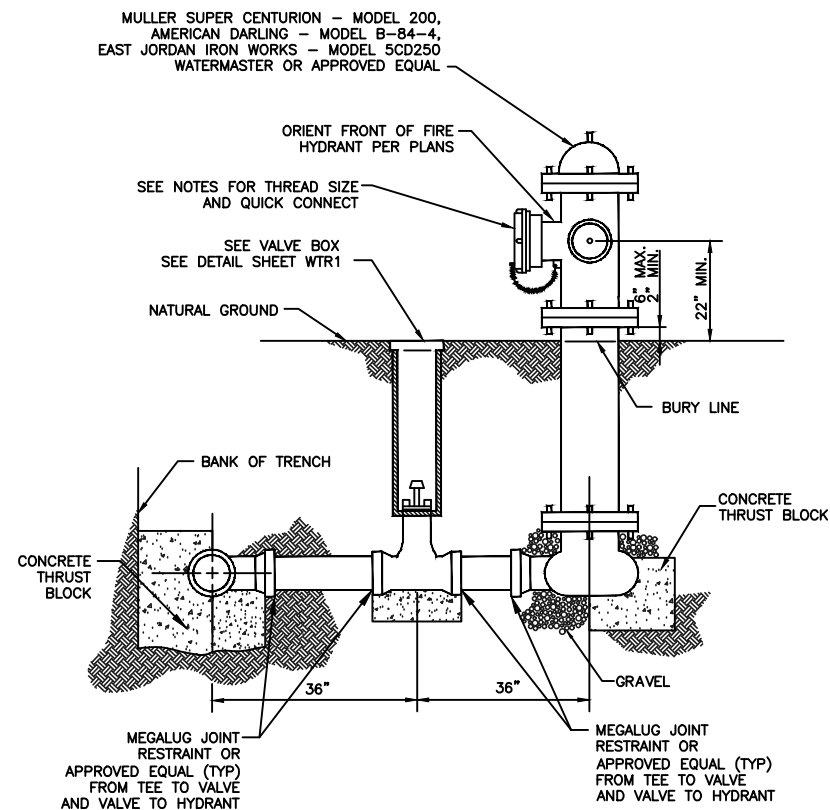
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WATERLINE DETAILS - 1	

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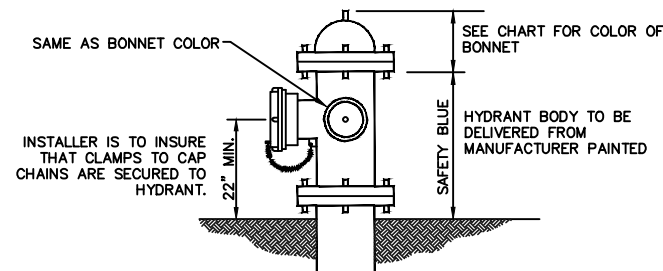
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SHEET NO:

1



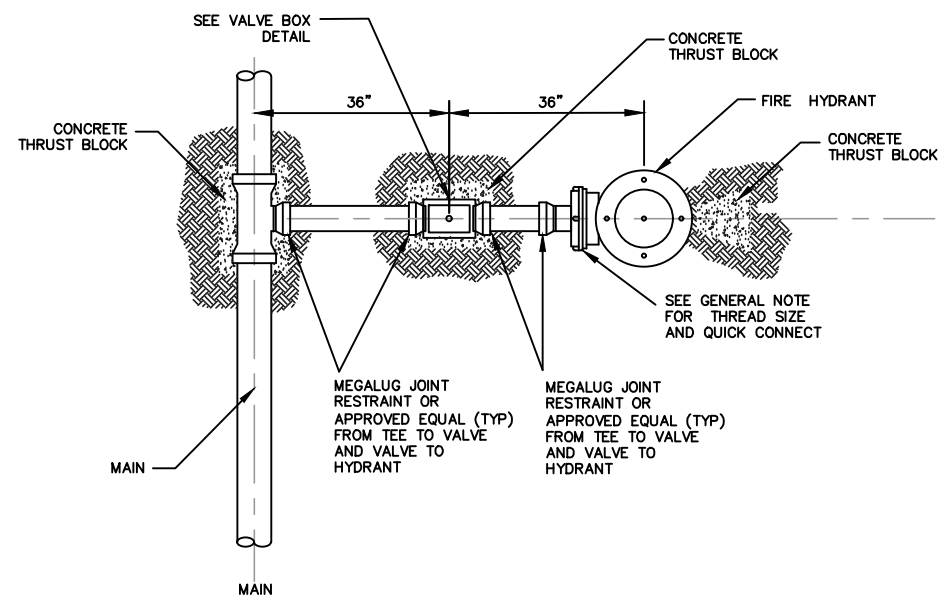
1 FIRE HYDRANT



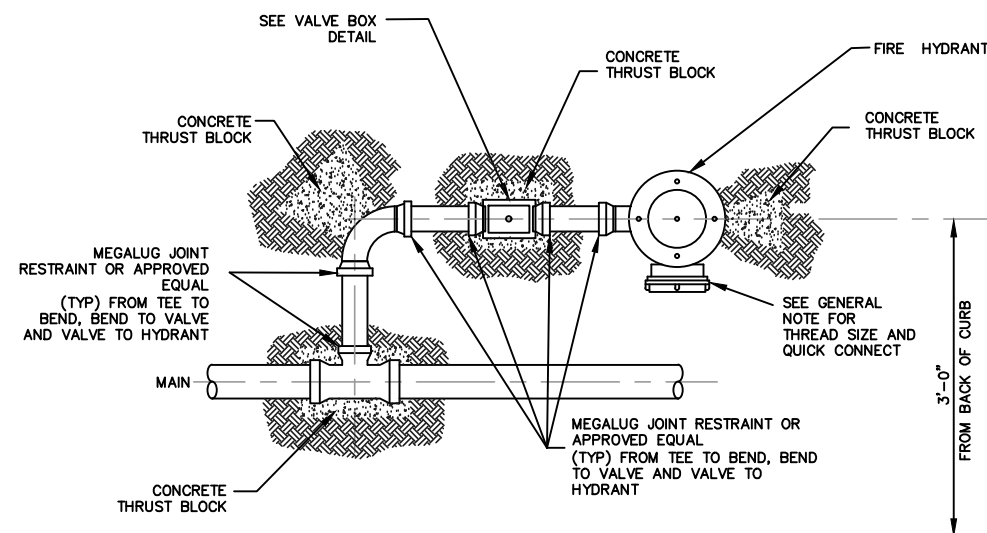
COLOR CODE	
FIRE HYDRANT BARREL	SAFETY RED (225A123)
FIRE HYDRANT CAPS	SAME AS BONNET COLOR

COLOR CODE (BONNETS AND CAPS)	
MAIN SIZE	
6"	GLOSS WHITE CODE NO. 225A100
8"	SAFETY ORANGE CODE NO. 225A122
10" AND 12"	JOHN DEERE GREEN CODE NO. 225A133
16" AND 20"	JOHN DEERE YELLOW CODE NO. 225A138
22" AND UP	SAFETY RED CODE NO. 225A123

2 FIRE HYDRANT - COLOR CODE



3 FIRE HYDRANT - PLAN



4 ALTERNATE FIRE HYDRANT - PLAN

NOTES:

1. PRESSURE TEST OF ALL WATER LINES SHALL BE AT 125 PSI FOR DURATION OF 8 HOURS OR 150 PSI FOR 4 HOURS.
2. FIRE HYDRANT THREAD SIZE: PUMPER CONNECTION 4-492 SIZE=4.492".
3. PROVIDE "UNI-FLANGE" OR APPROVED EQUAL PIPE RESTRAINT AND CASING SYSTEM ON UNDERGROUND PRESSURE PIPE SYSTEMS.
4. FIRE HYDRANT ASSEMBLIES SHALL NORMALLY BE LOCATED THREE FEET BEHIND BACK OF CURB, DEFLECT WATERLINES AS NECESSARY TO MAINTAIN THREE FOOT CLEARANCE. REQUIRED ASSEMBLY SHALL INCLUDE ONE LINE SIZE BY SIX INCH TEE, ONE SIX INCH GATE VALVE AND BOX, ONE FIRE HYDRANT AND SIX INCH LEAD PIPING AND TIE BACKS.
5. ALL CONCRETE THRUST BLOCKING SHALL BE PLACED TO FORM A SOLID CONNECTION BETWEEN FITTINGS, VALVES, AND FIRE HYDRANTS AND UNDISTURBED EARTH. CONCRETE FOR THRUST BLOCKING SHALL HAVE A MINIMUM OF 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
6. INSTALL CONCRETE BLOCK BENEATH FIRE HYDRANTS BEFORE PLACING CONCRETE THRUST BLOCKING TO INSURE THAT FIRE HYDRANTS ARE INSTALLED LEVEL.
7. ALL FIRE HYDRANTS AND VALVE BOXES ARE TO BE ADJUSTED TO FINISH GRADE AFTER PAVING IS COMPLETE.
8. ALL FIRE HYDRANTS ARE TO BE EQUIPPED WITH HYDRA-STORZ QUICK CONNECT HYDRANT SYSTEM (1/4 X 5" BASE) WITH DEBRIS CAP. MANUFACTURED BY HYDRA-SHIELD, INC. OR APPROVED EQUAL. DEBRIS CAP IS TO BE TETHERED WITH A 12" STAINLESS STEEL CABLE, UTILIZING THE EYELET ON THE FIRE HYDRANT AND THE DEBRIS CAP.
9. CONTRACTOR SHALL NOTIFY CITY ENGINEER 48 HOURS BEFORE START OF CONSTRUCTION.
10. ALL FIRE HYDRANT RESTRAINTS TO BE MJ FITTING.

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**CITY OF LA MARQUE, TEXAS
STANDARD DETAILS**

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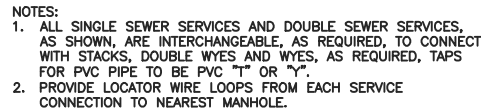
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ENGINEER: 10001
P.E. SERIAL No. 10001
DATE: 1001

PROJECT TITLE:		
DRAWN BY: D.P.D.	SHEET DESCRIPTION: WATERLINE DETAILS - 2	
CK'D BY: D.V.H.		
SCALE: N.T.S.	APPROVED BY:	SHEET NO: /
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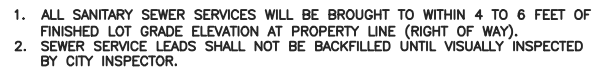
3. FINISHED ELEVATION ON SANITARY SEWER MANHOLE RIMS SHALL BE THREE INCHES ABOVE FINISHED GRADE WITHIN UTILITY EASEMENTS OR STREET RIGHT-OF-WAY. CLEAN FILL SHALL BE ADDED AND SLOPED FROM MANHOLE RIM.
4. CONTRACTOR SHALL MARK LOCATION OF AND MAINTAIN RECORDS OF STUB, STAKES, AND END OF SERVICE LEAD LOCATIONS, WITH WIRE LOOPS AND 2" P.V.C. PIPE.
5. WATER LINES AND SANITARY SEWER LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
6. ALL PVC PIPE (POLYVINYL CHLORIDE) SHALL BE IN ACCORDANCE WITH ASTM D3034, SDR 26.
7. ALL PVC PIPE (ALL TYPES AND SDR/DR WALL THICKNESS TO BE USED) SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D-3212, THE GASKET MATERIAL SHALL CONFORM TO ASTM F-477. SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR CITY SEWER LINES.
8. ALL DUCTILE IRON PIPE SHALL BE 150 PSI. WITH EIGHT (8) MIL, BLACK VIRGIN POLYETHYLENE WRAP AS SPECIFIED IN ANSI/AWWA C105/A21.5.
9. SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LA MARQUE DESIGN STANDARDS. CONTRACTOR TO FURNISH TEST PLUGS AND RISERS (NO SEPARATE PAY). ALL SEWER LINES TO BE AIR TESTED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
10. MAINTAIN 12-INCH MINIMUM CLEARANCE BETWEEN ALL STORM SEWERS, AND CULVERTS UNLESS OTHERWISE NOTED.
11. SEWER TRENCHES UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT TO BE BACKFILLED WITH CEMENT STABILIZED SAND BACKFILL, AS SPECIFIED, TO WITHIN ONE (1) FOOT OF SUBGRADE. BEDDING WILL BE CLASS "AA" WHERE CEMENT STABILIZED SAND C PER LINEAR FOOT OF PIPE.
12. WATER LINE/SANITARY MANHOLE AND SANITARY SEWER SEPARATION. UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR NO LEAKAGE, MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THESE SPECIAL PROCEDURES:
 - a) WHERE A SEWER CROSSES A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF DUCTILE IRON (AWWA C151, 150 PSI, THK. CL. 50), OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. VERTICAL CLEARANCE BETWEEN PIPES SHALL BE AT LEAST 2' IF SEWER IS ABOVE THE WATERLINE AND 6" IF THE SEWER IS BELOW THE WATERLINE.
 - b) SANITARY SEWER LINES CROSSING UNDER PROPOSED OR FUTURE WATER LINES WITH GREATER THAN SIX INCHES VERTICAL WALL-TO-WALL CLEARANCE BUT LESS THAN TWO FEET OF VERTICAL WALL-TO-WALL CLEARANCE SHALL HAVE ONE EIGHTEEN-FOOT JOINT OF A SPECIFIED DUCTILE IRON PIPE (AWWA C151, 150 PSI, THK. CL. 50) CENTERED ON THE WATER LINE CROSSING.
 - c) SANITARY SEWER LINES CROSSING UNDER PROPOSED OR FUTURE WATER LINES WITH GREATER THAN TWO FEET OF VERTICAL BUT LESS THAN NINE FEET OF VERTICAL WALL-TO-WALL CLEARANCE SHALL BE BACKFILLED FOR NINE HORIZONTAL FEET OF WATER LINE ON EACH SIDE OF SEWER LINE WITH CEMENT SAND (MINIMUM 2 SACKS CEMENT PER CUBIC YARD OF SAND) TO A DEPTH OF ONE PIPE DIAMETER OR TWELVE INCHES (WHICHEVER IS GREATER) ABOVE THE SEWER LINE.
 - d) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER MUST BE INSTALLED IN A SEPARATE TRENCH, AND SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC. MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
13. ALL PROPOSED GRAVITY SANITARY SEWER LINES SHALL BE DUCTILE IRON OR SDR 26 PVC PIPE. NON-PRESSURE PVC MAY NOT BE SUBSTITUTED FOR D.I.P. OR C-900 (DR 18 ONLY) PVC.
14. BEDDING FOR ALL TYPES OF SANITARY SEWER PIPE SHALL BE CLASS "AA" AT ALL DEPTHS (NO SEPARATE PAY).
15. FOR ALL PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS (NO SEPARATE PAY).
16. ALL PRECAST CONCRETE SHALL BE STANDARD TYPE, UNLESS OTHERWISE NOTED AND BACKFILLED WITH CEMENT STABILIZED SAND AS SPECIFIED (NO SEPARATE PAY). ALL SANITARY MANHOLES SHALL BE AT LEAST 1 FOOT ABOVE THE 100 YEAR BASE FLOOD ELEVATION. SECTIONS FOR PRECAST MANHOLES SHALL BE JOINED WITH RUBBER GASKET JOINTS. "RAM NAK" OR SIMILAR WILL NOT BE APPROVED.
17. ALL FAR-SIDE LEADS SHALL BE SIX (6) INCHES OR EIGHT (8) INCHES DIAMETER AT 0.70% MIN. SLOPE AND SHALL BE PVC, SDR 26, 150 PSI PRESSURE PIPE CONFORMING TO ASTM D-2241. STUBS AND FAR-SIDE LEADS WILL BE D.I.P., 150 PSI, THICKNESS CL. 51, WHERE THERE IS LESS THAN THREE (3) FOOT COVER TO TOP OF CURBS (NO SEPARATE PAY).
18. LEADS SERVING TWO LOTS SHALL HAVE A SERVICE "WYE" WITH PLUGS (NO SEPARATE PAY). THE "WYE" SHALL BE LOCATED WITHIN THE STREET RIGHT-OF-WAY OR ADJOINING UTILITY EASEMENT.
19. ALL PRECAST CONCRETE MANHOLES SHALL HAVE THE TOP 18 INCHES CONSTRUCTED OF STEEL OR PRECAST PCC RINGS, SEALED INSIDE AND OUTSIDE.
20. SANITARY SEWER LINE IN PIPE ZONE IN SIDE LOT EASEMENT SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND. (NO SEPARATE PAY).
21. IF WET SAND IS ENCOUNTERED IN THE FIELD, USE SPECIAL BEDDING.
22. USE WHITE PIPE FOR ALL FORCE MAINS.
23. PROVIDE "UNI-FLANGE", "CERTA-LOK", OR APPROVED EQUAL PIPE RESTRAINT AND CASING SYSTEM ON UNDERGROUND PRESSURE PIPE SYSTEMS.

IF STAKES ARE LEFT IN THE GROUND AT THE STACK AND LEADS AFTER CONSTRUCTION OF UTILITIES, THEN AN EFFORT WILL BE MADE TO PRESERVE THEM DURING PAVING C UTILITY CONTRACTOR REMAINS RESPONSIBLE FOR LOCATING AND MARKING THE FACILITIES AS DESCRIBED BELOW.

THE UTILITY CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL STACKS AND FAR SIDE LEADS AFTER THE PAVING IN THIS SECTION IS COMPLETE. A 1/4-INCH DEEP NOTCH SHALL BE CUT IN THE CURB AND PAINTED WITH A RED LINE ADJACENT TO THE STACK OR LEAD.



4 SINGLE SEWER SERVICE



5 DOUBLE SEWER SERVICE



NOTES:

1. ALL SANITARY SEWER TAPS SHOULD BE PLACED IN LINE WITH PROPERTY CORNER OR PLACED HALF WAY BETWEEN THE FRONT LOT CORNERS, OR AT PC OF CURB RETURN IN MULTI LOT SUBDIVISIONS.
2. NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY TO SUIT CONDITIONS ENCOUNTERED.
3. WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AND ENOUGH TIME AS APPROVED BY ENGINEER HAS ELAPSED.

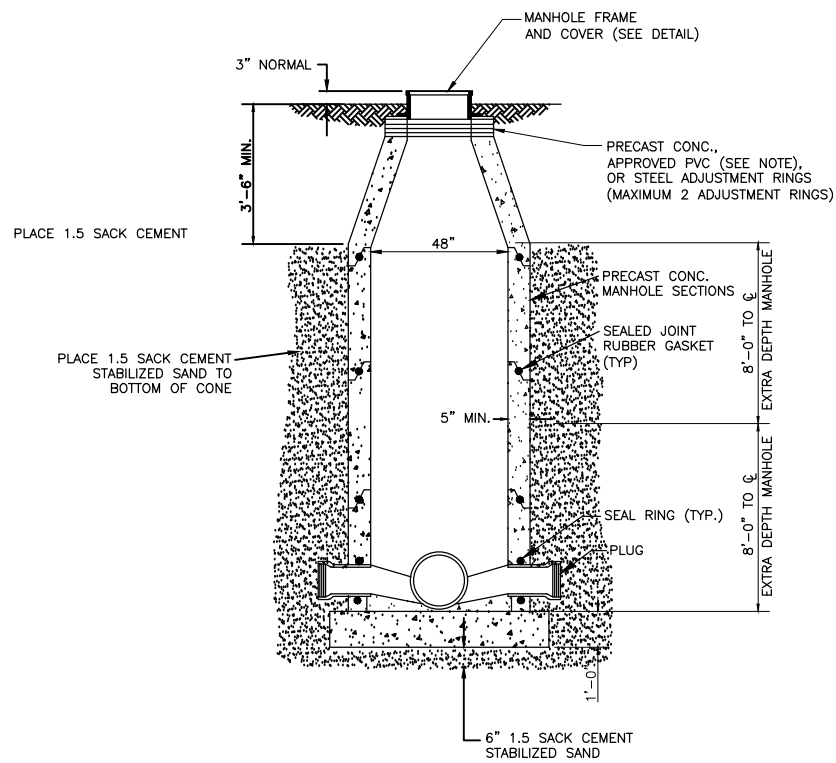
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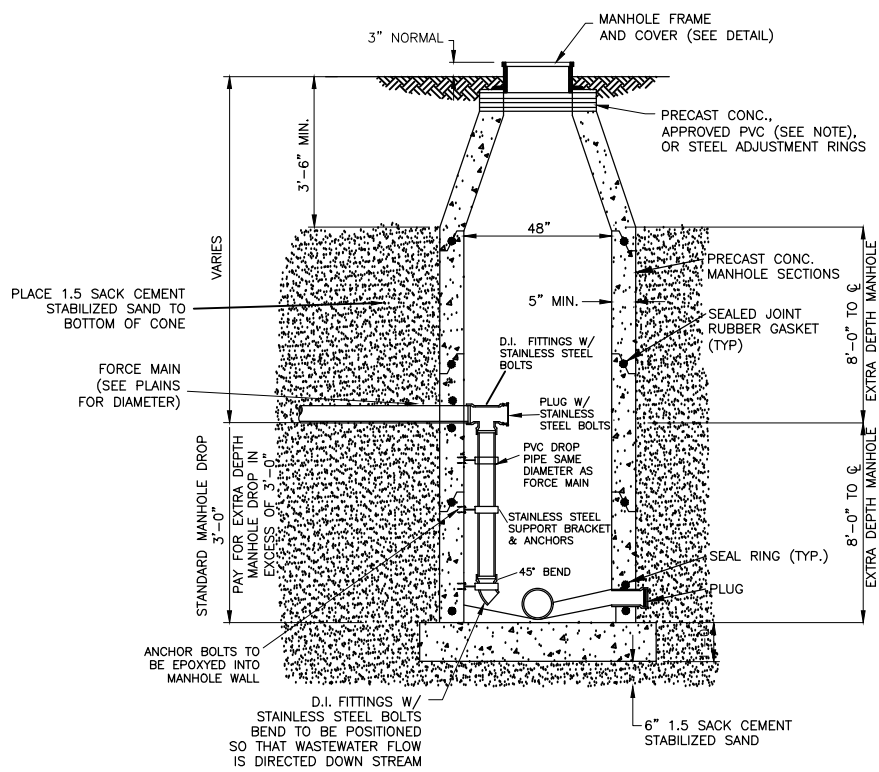
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CK'D BY: D.V.H.	SHEET DESCRIPTION: SANITARY SEWER DETAILS – 1	
SCALE: N.T.S.		
DATE:	APPROVED BY:	



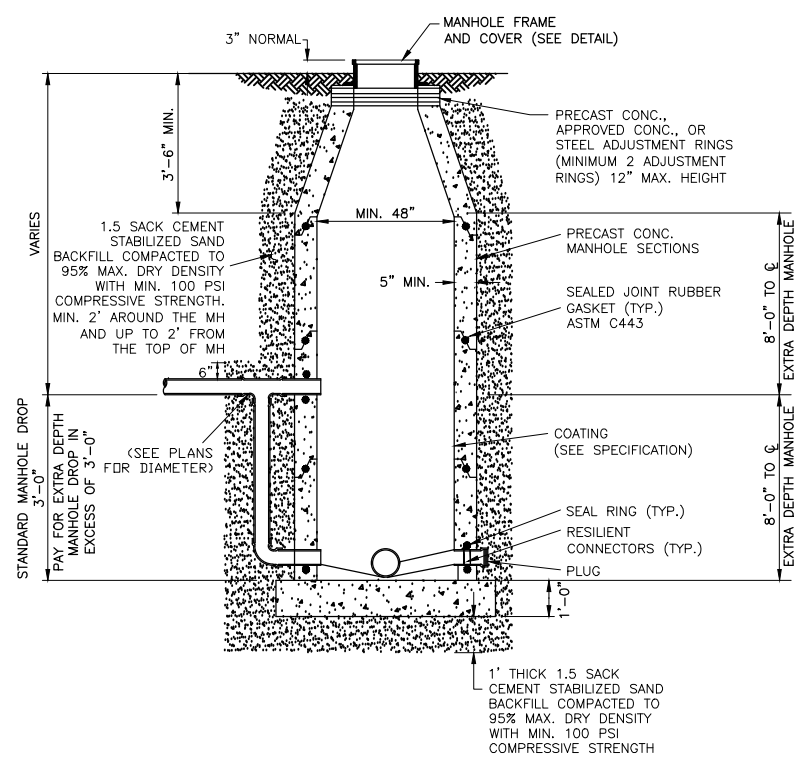
- NOTES:
1. ALL MANHOLES IN WET SAND REQUIRE SPECIAL DESIGN.
 2. H.D.P.E. ADJUSTMENT RINGS AS MANUFACTURED BY LADTECH, INC. OR APPROVED EQUAL.
 3. HORSE-SHOE SHAPED PIPE OPENINGS OR BREAKOUT PIPE OPENINGS WILL NOT BE ACCEPTED.

1 STANDARD PRECAST CONCRETE SEWER MANHOLE



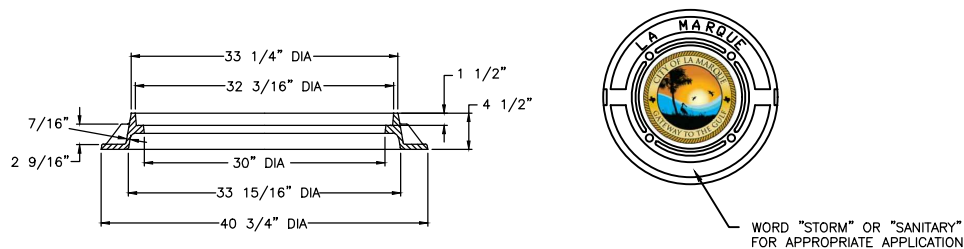
- NOTE:
1. MANHOLE MUST BE CORED TO APPROPRIATE OPENING.
 2. WATER TIGHT GASKET MUST BE USED TO SEAL PIPE TO MANHOLE.
 3. ALL PIPE FITTINGS TO BE 1 (ONE) BOLT TYPE RESTRAINT FITTINGS OR APPROVED EQUAL.
 4. USE STAINLESS STEEL ANCHOR TO ATTACH PIPE SUPPORTS TO WALL.
 5. PIPE SUPPORTS MUST BE STAINLESS STEEL (3' MAX SPACING).
 6. INTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH A MINIMUM 80 MILS THICKNESS OF NEOPOXY, NPR 5300 SERIES, OR RAVEN LINING SYSTEMS, RAVEN-405.
 7. INSIDE FORCE MAIN DROP 8" OR LESS ALLOWED 4' STANDARD MANHOLE.
 8. INSIDE FORCE MAIN DROP LARGER THAN 8" MUST BE APPROVED BY CITY ENGINEER.
 9. GRAVITY LINES 10 INCHES OR LESS, THE INTERNAL DROP WILL BE USED WITH A STANDARD 4 FOOT DIAMETER MANHOLE. GREATER THAN 10 INCHES WILL REQUIRE A 6 FOOT DIAMETER MANHOLE.

2 STANDARD PRECAST CONCRETE SEWER MANHOLE AND INTERNAL DROP / INTERNAL DROP FOR FORCEMAIN



- NOTE:
1. FOR ALL NEW CONSTRUCTION.
 2. CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4000 PSI AT 28 DAYS. RATES FOR H-20 LOADING.
 3. PRECAST CONCRETE MANHOLE CONFORMING TO ASTM C478. STRUCTURAL REINFORCEMENT CONFORMING TO ASTM 615A.
 4. LIFTING INSERTS AS REQUIRED.
 5. ALL JOINTS SHALL BE SEALED WITH APPROVED GASKET.
 6. MANHOLE MUST BE CORED TO APPROPRIATE OPENING.
 7. WATER TIGHT GASKET MUST BE USED TO SEAL PIPE TO MANHOLE.
 8. ALL PIPE FITTINGS TO BE 1 (ONE) BOLT TYPE RESTRAINT FITTINGS OR APPROVED EQUAL.
 9. PIPE SUPPORTS MUST BE STAINLESS STEEL (3' MAX SPACING).
 10. ALL MANHOLES IN OPEN DITCH SHALL HAVE HINGED FRAME AND COVER (SEE DETAIL).
 11. ALL MANHOLES ABOVE GRADE SHALL HAVE REVOLUTION ASSEMBLY RIM AND COVER (SEE DETAIL SHEET 3 OF 3).
 12. ALL MANHOLES IN PAVED AREAS SHALL HAVE BLOCK OUT (SEE MISC. DETAIL SHEET).
 13. VACUUM TEST SHALL BE COMPLETED PRIOR TO COATING OF THE MANHOLE.

3 STANDARD PRECAST CONCRETE SEWER MANHOLE AND EXTERNAL DROP



- NOTES:
1. MANHOLE FRAME AND COVER TO BE EAST JORDAN IRON WORKS PATTERN, OR OTHER APPROVED EQUAL. WHERE SEWER IS LOCATED IN EASEMENTS, CONTRACTOR MAY USE LIGHTWEIGHT F AND C, APPROVED BY THE ENGINEER.
 2. STAINLESS STEEL INFLOW PREVENTERS MADE BY KOLA, INC., OR APPROVED EQUAL, SHALL BE USED ON ALL SANITARY SEWER MANHOLES.

4 31-7/8" MANHOLE COVER AND FRAME

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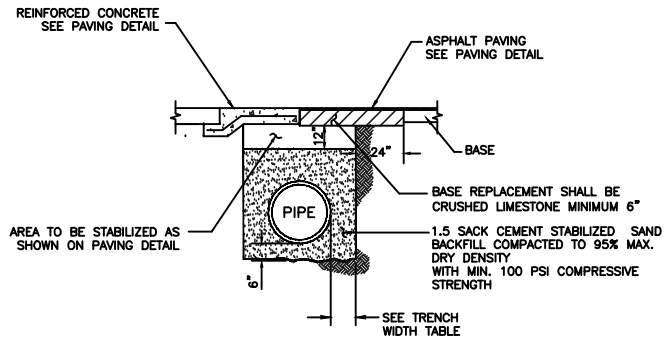
CITY OF LA MARQUE, TEXAS STANDARD DETAILS

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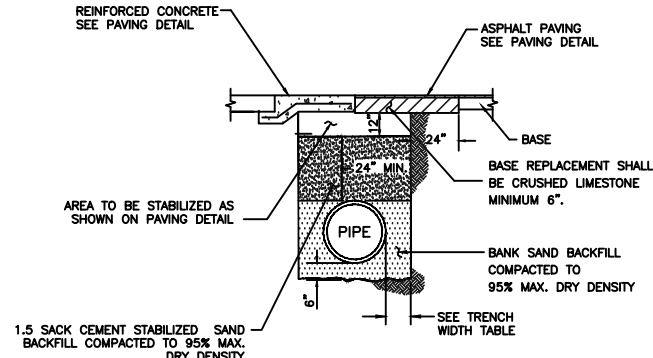


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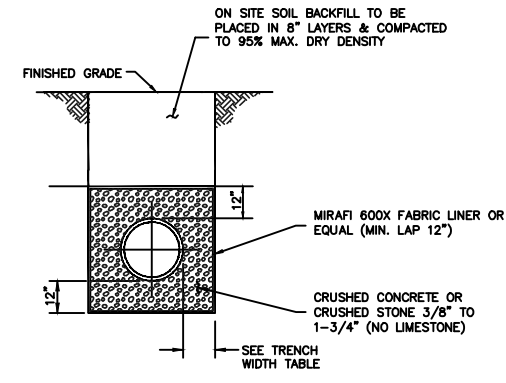
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CK'D BY: D.V.H.		
SCALE: N.T.S.		
DATE:	APPROVED BY:	



1 TRENCH SECTION FOR GRAVITY SEWER UNDER PAVEMENT



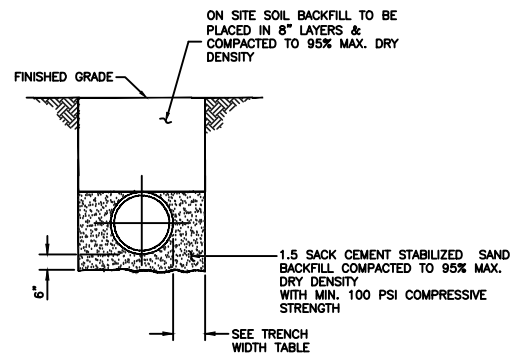
4 BEDDING AND BACKFILL FOR FORCE MAIN UNDER PAVEMENT



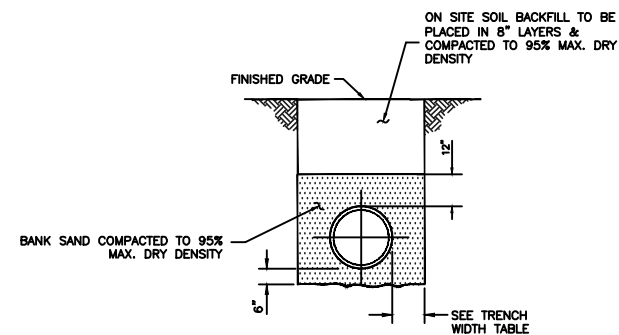
7 BEDDING AND BACKFILL FOR WET SAND GRADED AREA

- NOTE:
1. ALL PVC PIPE SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D3212. ELASTOMERIC SEALS SHALL BE A SINGLE DOUBLE-SEALING GASKET SPANNING ONE FULL CORRUGATION WITH THE LEADING EDGE BEING LOWER THAN THE SECOND EDGE TO FACILITATE PROPER JOINING. THE GASKET MATERIAL SHALL CONFORM TO ASTM F477.
 2. ALL CEMENT STABILIZED SAND BACKFILL SHALL CONFORM TO SPECIFICATION CEMENT STABILIZED SAND - SECTION 02252.
 3. ALL JOINTS IN PRE-CAST CONCRETE PIPE AND BOX SHALL RECEIVE JOINT SEALANT, RAM-NEK, OR APPROVED EQUAL.
 4. ALL PIPE WITHIN 1' OF PAVEMENT SHALL USE BACKFILL DETAIL FOR UNDER PAVEMENT.

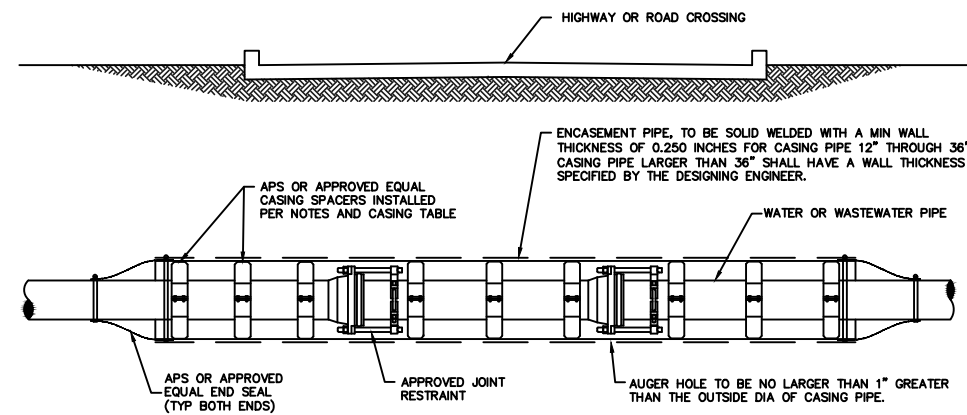
TRENCH WIDTH TABLE	
NOMINAL PIPE SIZE (INCHES)	MINIMUM TRENCH WIDTH (INCHES)
LESS THAN 18	O.D. + 18
18 TO 30	O.D. + 24
GREATER THAN 30	O.D. + 36



2 AA PIPE BEDDING DETAIL FOR GRAVITY SEWER GRADED AREA



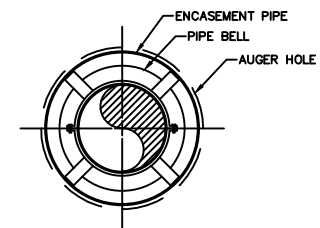
5 BEDDING AND BACKFILL FOR FORCE MAIN GRADED AREA



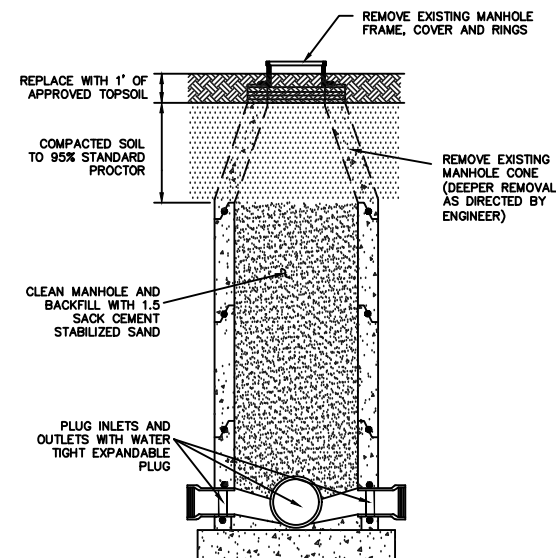
LONGITUDINAL SECTION

CASING TABLE		
NOMINAL PIPE SIZE DIA IN INCHES	MIN CASING SIZE INSIDE DIA IN INCHES	MAX SKID SUPPORT SPACING IN FEET
4	12	4.7
6	12	6.3
8	16	7.4
10	18	8.5
12	20	9.6
15	22	11.0
18	26	12.0
21	30	12.0
24	33	12.0
27	36	12.0

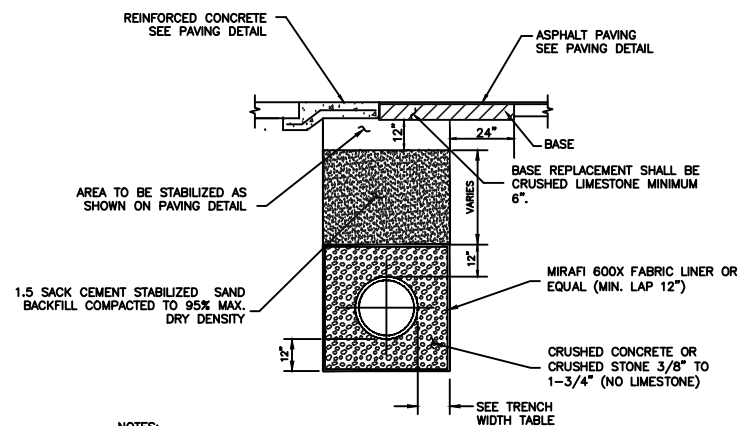
- NOTES:
1. SPACERS FOR CARRIER PIPE SHALL BE STAINLESS STEEL, NEOPRENE OR APPROVED EQUAL AND SHALL BE INSTALLED TO CENTER CARRIER PIPE WITHIN CASING WITH A MAX TOLERANCE OF 1/2" BETWEEN RUNNER AND CASING INSIDE AS WELL AS PREVENT THE CARRIER PIPE FROM RESTING ON THE BELLS WITHIN THE CASING. SEE CASING TABLE FOR SPACER DISTANCE AND NUMBER OF SPACERS.
 2. SPACERS TO BE PLACED A MIN OF 1' BACK FROM EACH JOINT THAT FALLS WITHIN CASING, A GREATER SET BACK MAY BE REQUIRED FOR LARGER PIPE. SEE CASING TABLE FOR ADDITIONAL INFO ON SPACING OF SUPPORTS.
 3. WHEN INSTALLING GRAVITY PIPE WITH CASING CONTRACTOR SHALL TAKE INTO CONSIDERATION PIPE GRADE SO THAT THE SEWER PIPE MAINTAINS THE PROPER FALL.
 4. JOINT RESTRAINTS ARE REQUIRED ON ALL JOINTS THAT FALL UNDER OR WITHIN 10' OF HIGHWAY CROSSINGS REGARDLESS OF PIPE MATERIAL, Cased OR NOT.



CROSS SECTION



3 SANITARY SEWER MANHOLE ABANDONMENT



- NOTES:
1. NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY THE ENGINEER TO SUIT CONDITIONS ENCOUNTERED.
 2. WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AS APPROVED BY ENGINEER.

6 BEDDING AND BACKFILL FOR WET SAND UNDER PAVEMENT

8 STEEL PIPE CASING

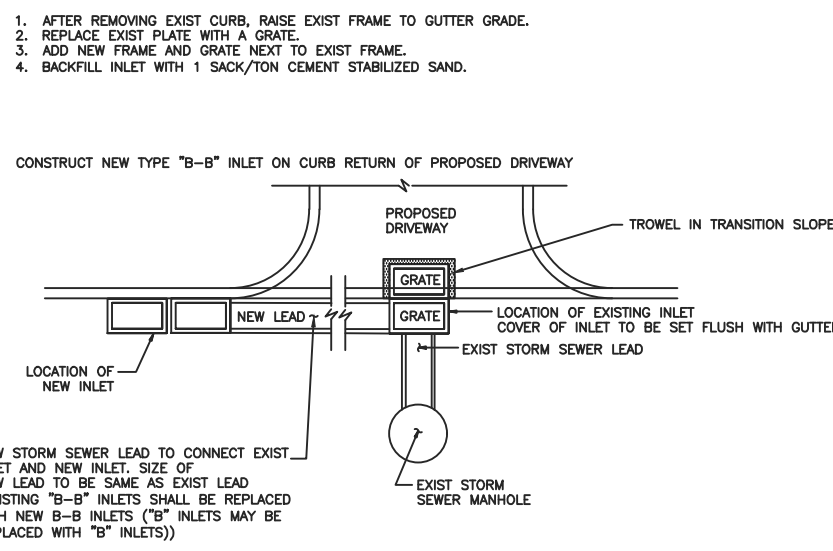
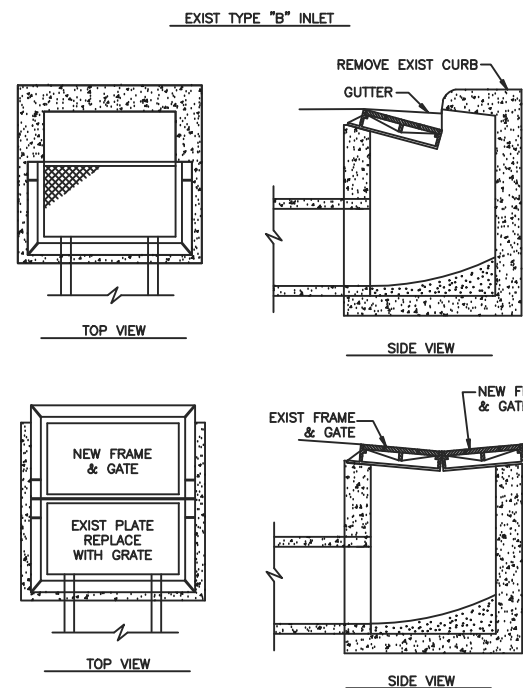
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CITY OF LA MARQUE, TEXAS STANDARD DETAILS

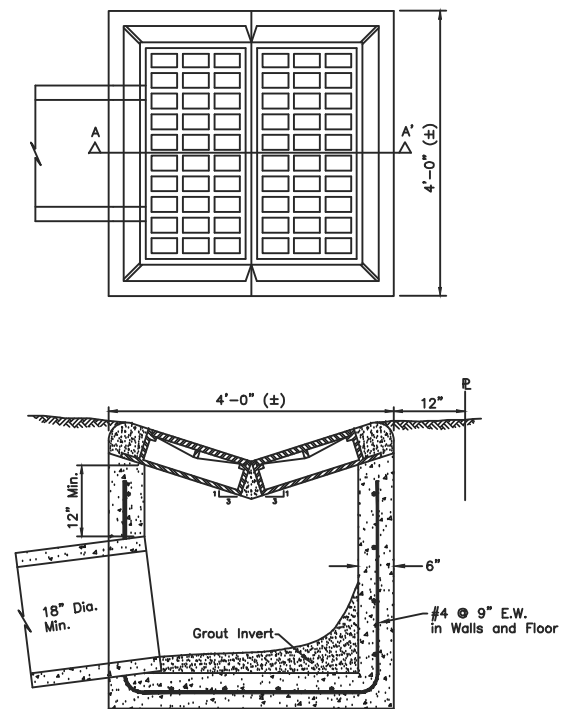


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P.E. SERIAL No. 10001
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DRAWN BY: D.P.D.	SHEET DESCRIPTION: SANITARY SEWER DETAILS - 3	
CK'D BY: D.V.H.		
SCALE: N.T.S.		
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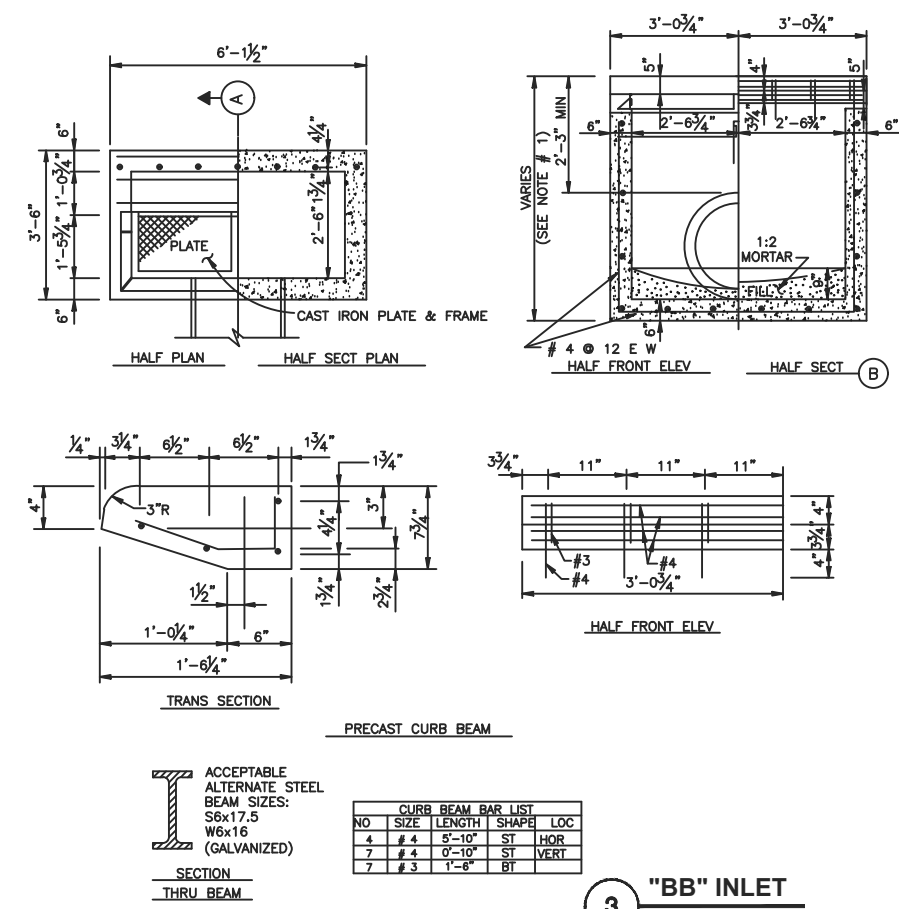


1 "B" AND "B-B" INLET REPLACEMENT

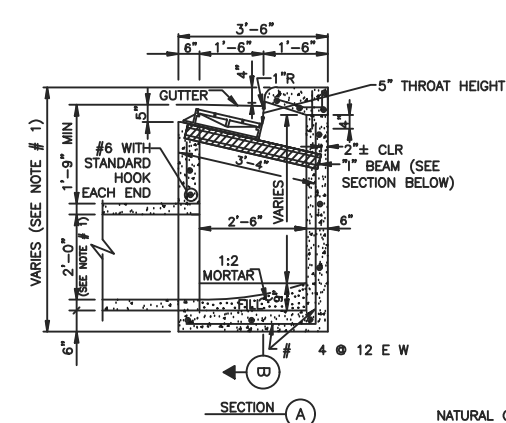


2 MAINTENANCE BERM INLET BOX

- NOTES:
- POURED-IN-PLACE OR PRE-CAST MANHOLES ONLY SHALL BE USED. NO BRICKS OF ANY KIND WILL BE ALLOWED IN CONSTRUCTION OF MANHOLES OR INLETS.
 - ALL PVC PIPE SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D3212. ELASTOMERIC SEALS SHALL BE A SINGLE DOUBLE-SEALING GASKET SPANNING ONE FULL CORRUGATION WITH THE LEADING EDGE BEING LOWER THAN THE SECOND EDGE TO FACILITATE PROPER JOINING. THE GASKET MATERIAL SHALL CONFORM TO ASTM F477.
 - FOR ALL PRE-CAST AND POURED -IN-PLACE INLETS AND JUNCTION BOXES, CENTER DOUBLE - SEALING GASKET IN WALL AND GROUT COMPLETELY AROUND PVC PIPE. GROUT SHALL BE SMOOTH AND FLUSH WITH INNER AND OUTER WALL WHEN ENTERING AT AN ANGLE TO THE WALL OR THROUGH THE CORNER OF AN INLET OR JUNCTION BOX, THE GASKET MAY BE OMITTED.

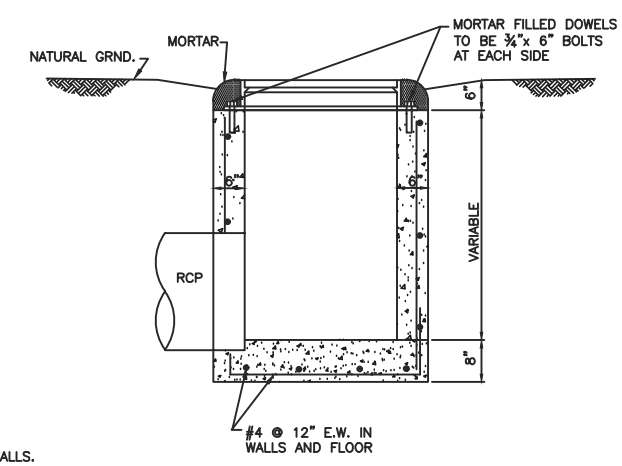


3 "BB" INLET

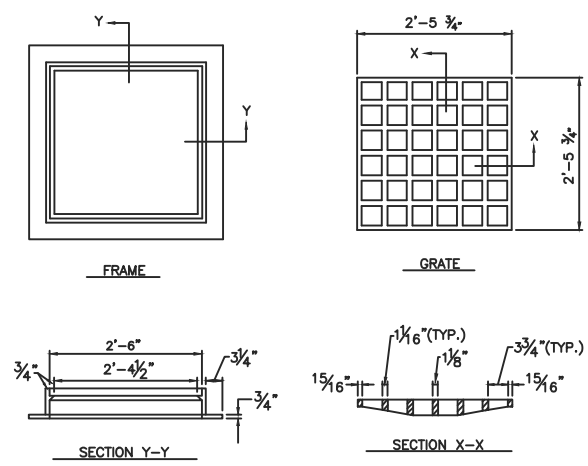


- GENERAL NOTES:
- USE STD CAST IRON FRAME & PLATES. LEAD SHALL LEAVE INLET AT LOCATION AND GRADE REQUIRED.

- NOTES:
- DIMENSION VARIES BASED ON PIPE DIAMETER AND WALL THICKNESS.
 - CENTER REINFORCING IN SLAB AND WALLS.
 - CENTER STEEL BEAM ON INLET AND CAST INTO WALLS AS SHOWN.



4 "A" INLET



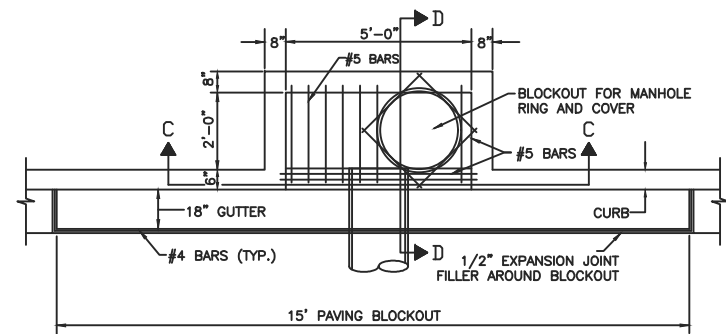
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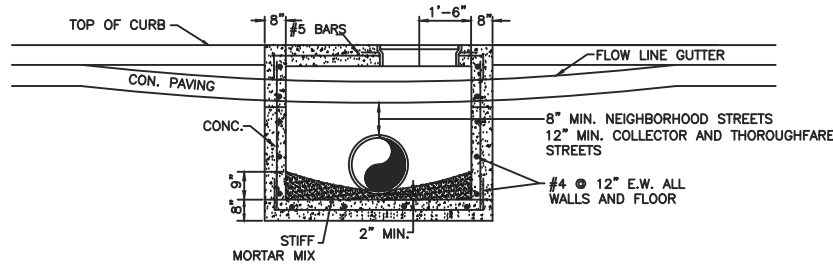


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DATE: 1001

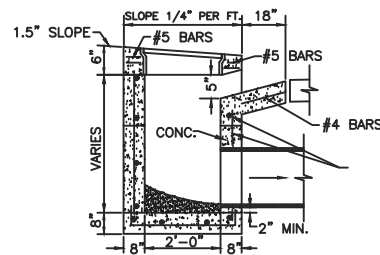
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DRAWN BY:	D.P.D.	
CK'D BY:	D.V.H.	
SCALE:	N.T.S.	
DATE:	APPROVED BY:	
SHEET DESCRIPTION: STORM SEWER DETAILS - 1		



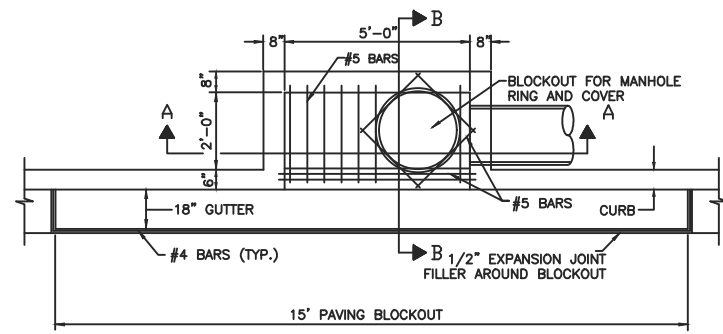
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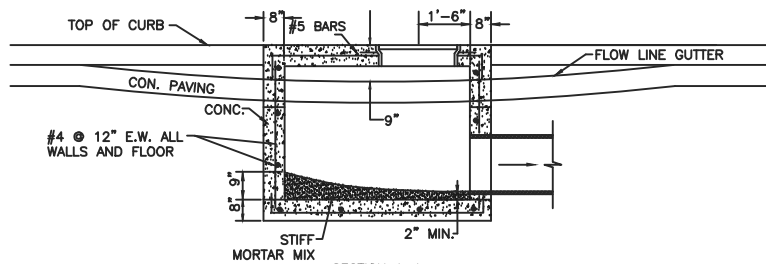
SECTION C-C



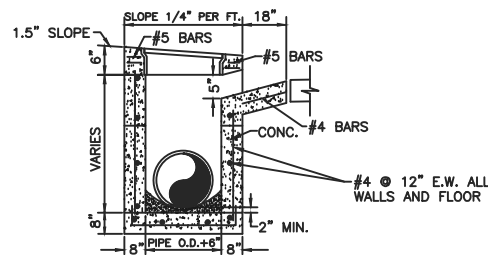
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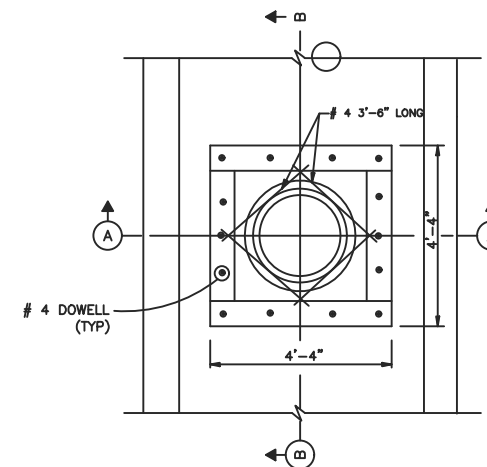
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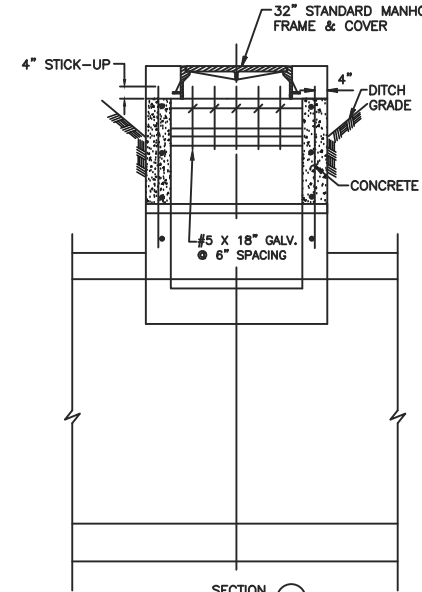
SECTION A-A



SECTION B-B

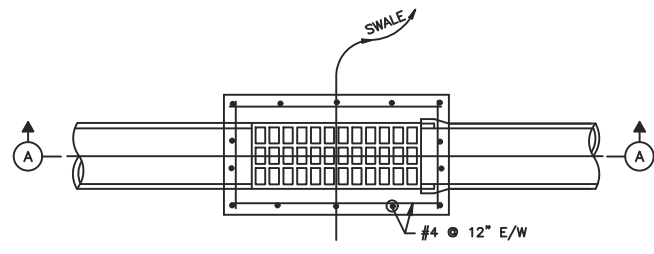


PLAN OF TYPE "E"
(COVER NOT SHOWN)

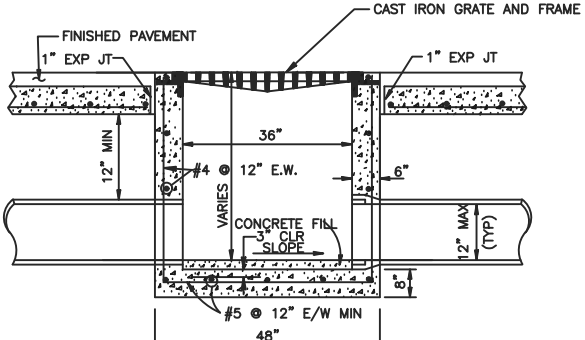


SECTION B

- NOTES:
1. ONLY CAST-IN-PLACE OR PRE-CAST MANHOLES SHALL BE USED.
 2. NO BRICKS OF ANY KIND WILL BE ALLOWED IN CONSTRUCTION OF MANHOLES OR INLETS.
 3. MANHOLES AND INLETS SHOULD BE PLACED AT THE LOT LINE.
 4. ALL DETENTION AND PERIMETER DRAINAGE SHALL BE COMPLETED BEFORE ANY INTERIOR CONSTRUCTION IS STARTED.
 5. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MIN. 4000 PSI AT 28 DAYS.
 6. FOR CAST IN PLACE STORM INLETS: FOUR FIELD TEST CYLINDERS SHALL BE TAKEN FROM EACH MIX DESIGN PLACED EACH DAY ACCORDING ASTM C172-04 STANDARD PRACTICE FOR SAMPLING FRESHLY MIXED CONCRETE.
 7. THE CONTRACTOR SHALL INSTALL COP STORM DRAIN LABEL ON ALL C INLETS. THE CONTRACTOR SHALL REQUEST AND OBTAIN LABEL FROM PUBLIC WORKS. SASHCO SEALANTS CLEAR/WHITE LEXEL ADHESIVE CAULK OR APPROVED EQUAL SHALL BE USED AS ADHESIVE FOR INSTALLATION.

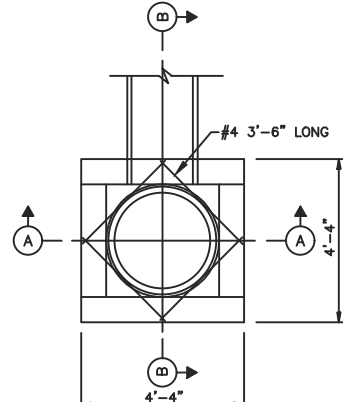


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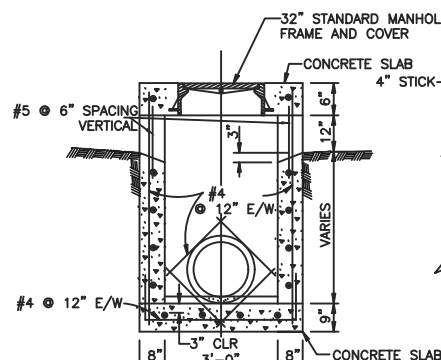


SECTION A

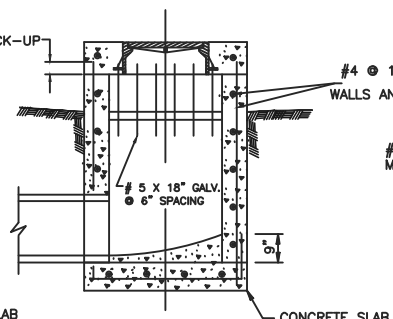
2 "D" INLET



PLAN

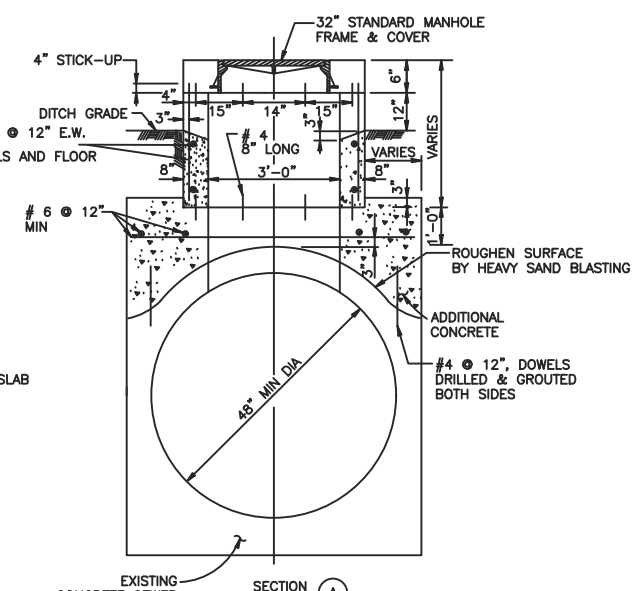


SECTION A



SECTION B

3 "E" INLET



SECTION A

4 "E" INLET

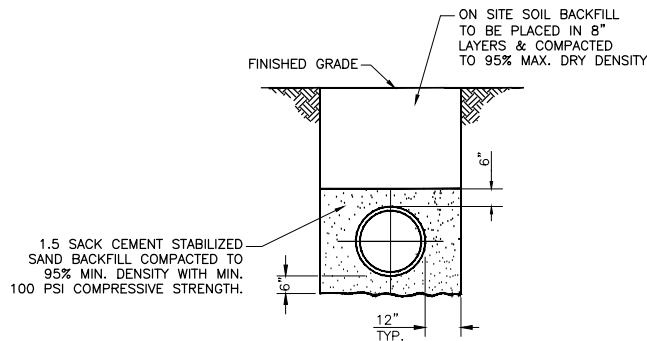
NO.	REVISIONS	DATE	NAME
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CITY OF LA MARQUE, TEXAS STANDARD DETAILS

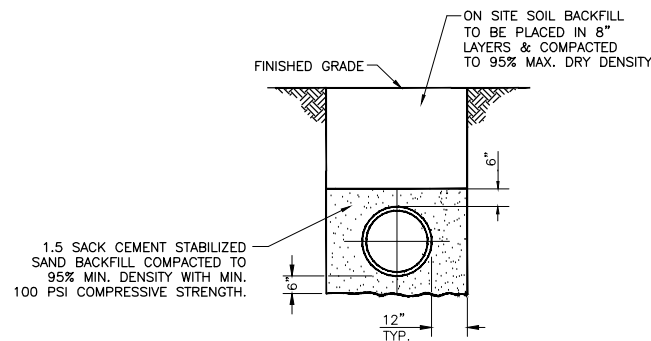


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ENGINEER: 10001
P.E. SERIAL No. 10001
DATE: 1001

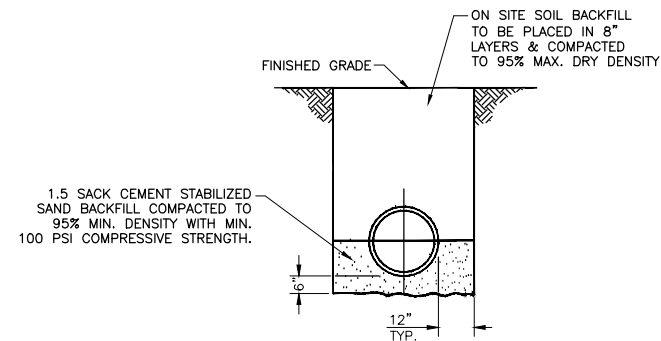
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DRAWN BY: D.P.D.	SHEET DESCRIPTION: STORM SEWER DETAILS - 2	
CK'D BY: D.V.H.	APPROVED BY:	/
SCALE: N.T.S.	DATE:	



1 **AA PIPE BEDDING DETAIL**
HDPE OR PVC STORM SEWER

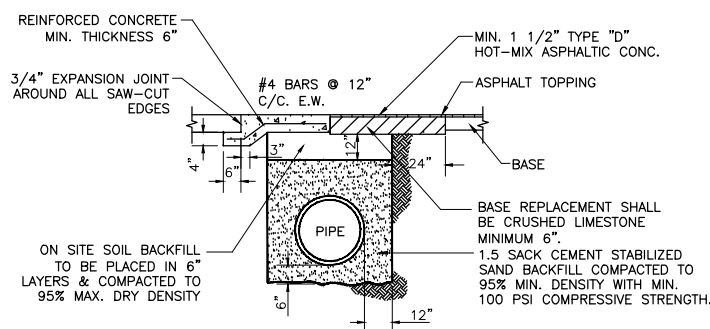


2 **PIPE BEDDING DETAIL**
CONCRETE PIPE (TONGUE AND GROOVE)

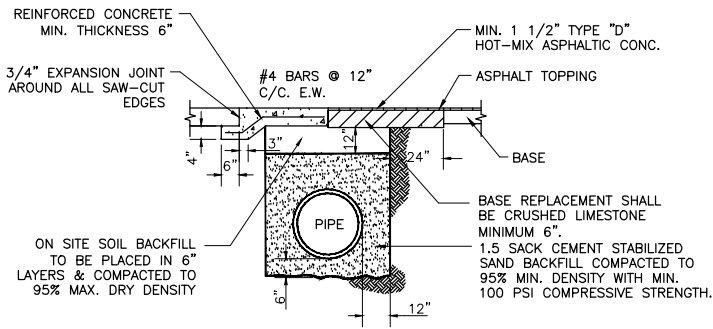


3 **PIPE BEDDING DETAIL**
BELL AND SPIGOT CONCRETE PIPE (RUBBER GASKET)

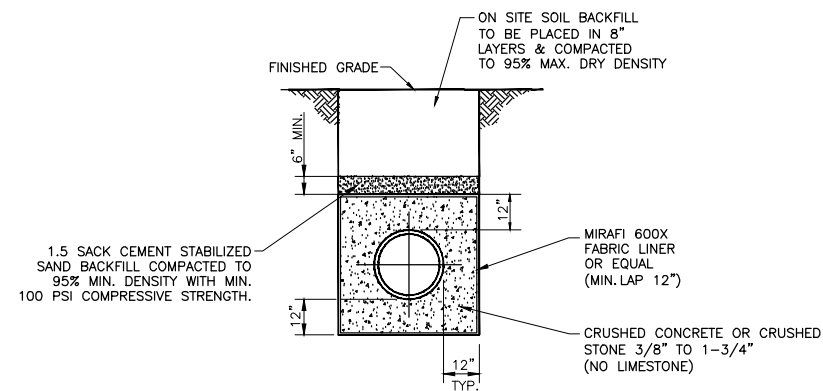
- NOTES:
- POURED-IN-PLACE OR PRE-CAST MANHOLES ONLY SHALL BE USED.
 - NO BRICKS OF ANY KIND WILL BE ALLOWED IN CONSTRUCTION OF MANHOLES OR INLETS.
 - ALL PVC PIPE SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D3212. ELASTOMERIC SEALS SHALL BE A SINGLE DOUBLE-SEALING GASKET SPANNING ONE FULL CORRUGATION WITH THE LEADING EDGE BEING LOWER THAN THE SECOND EDGE TO FACILITATE PROPER JOINING. THE GASKET MATERIAL SHALL CONFORM TO ASTM F477.
 - FOR ALL PRE-CAST AND POURED-IN-PLACE INLETS AND JUNCTION BOXES, CENTER DOUBLE-SEALING GASKET IN WALL AND GROUT COMPLETELY AROUND PVC PIPE. GROUT SHALL BE SMOOTH AND FLUSH WITH INNER AND OUTER WALL WHEN ENTERING AT AN ANGLE TO THE WALL OR THROUGH THE CORNER OF AN INLET OR JUNCTION BOX, THE GASKET MAY BE OMITTED.
 - ALL CEMENT STABILIZED SAND BACKFILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 100 PSI.



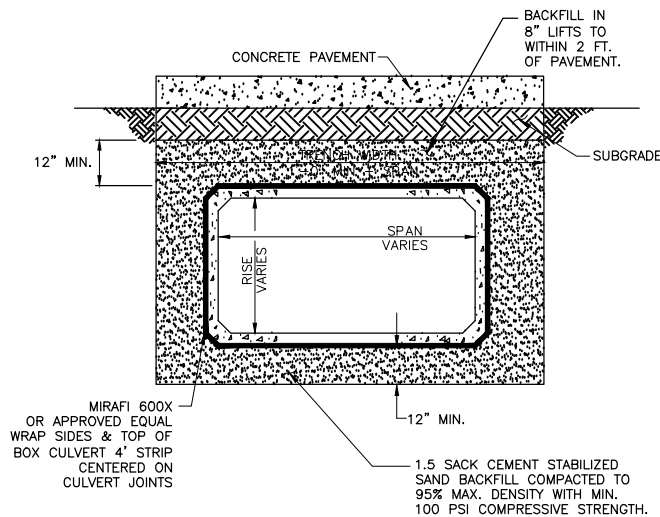
4 **TRENCH SECTION IN PAVED AREA**
HDPE OR PVC STORM SEWER



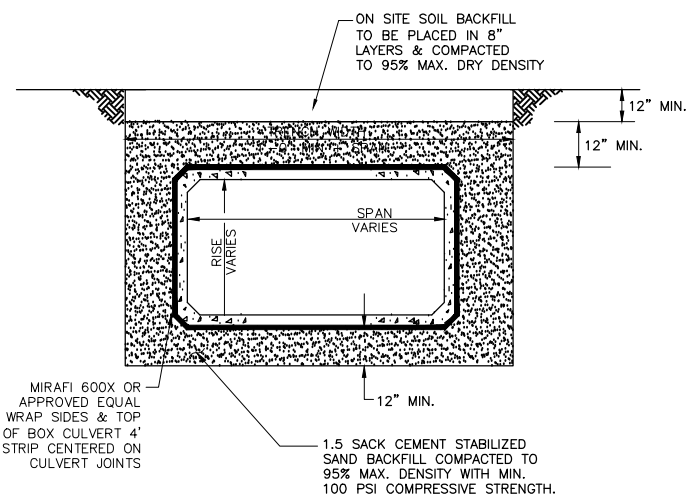
5 **PIPE BEDDING DETAIL**
CONCRETE PIPE (TONGUE AND GROOVE)
BELL AND SPIGOT CONCRETE PIPE (RUBBER GASKET)



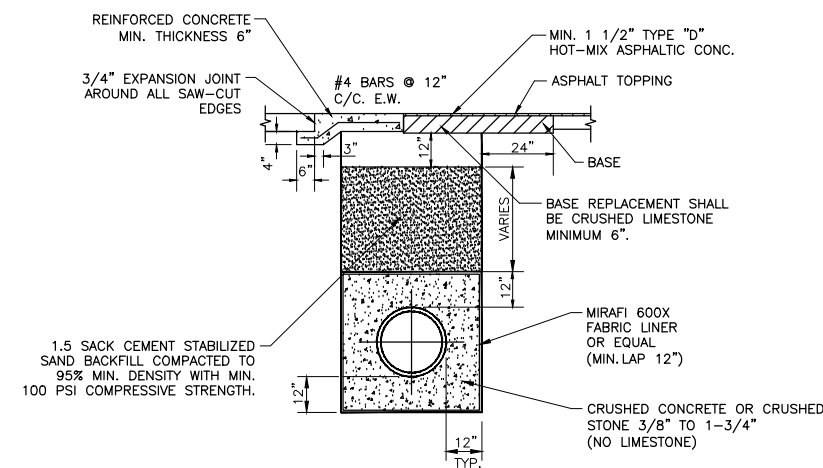
6 **BEDDING AND BACKFILL FOR WET SAND**



7 **BEDDING AND BACKFILL**
FOR REINFORCED CONCRETE BOX CULVERTS
UNDER PAVEMENT



8 **BEDDING AND BACKFILL**
FOR REINFORCED CONCRETE BOX CULVERTS



9 **BEDDING AND BACKFILL FOR WET SAND**
UNDER PAVEMENT

- NOTES:
- NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY HIM TO SUIT CONDITIONS ENCOUNTERED.
 - WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AND ENOUGH TIME AS APPROVED BY ENGINEER HAS ELAPSED.

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CITY OF LA MARQUE, TEXAS STANDARD DETAILS

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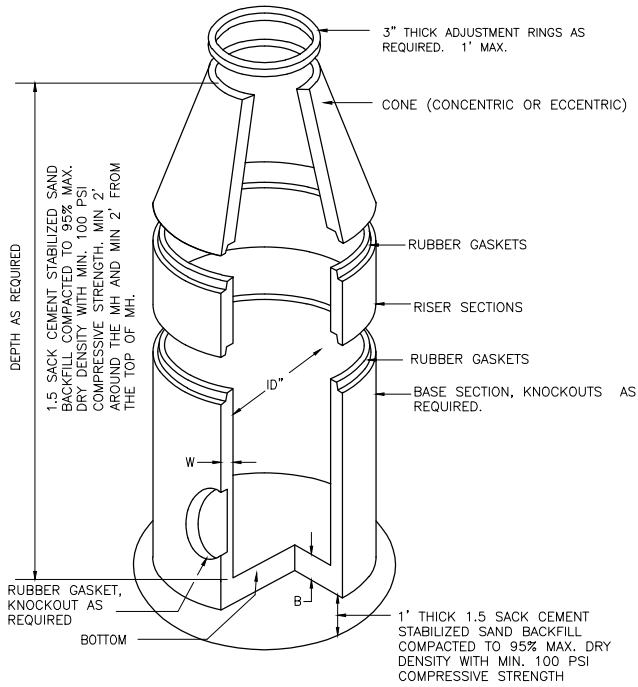
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P.E. SERIAL No. xxxx
DATE: xxxx

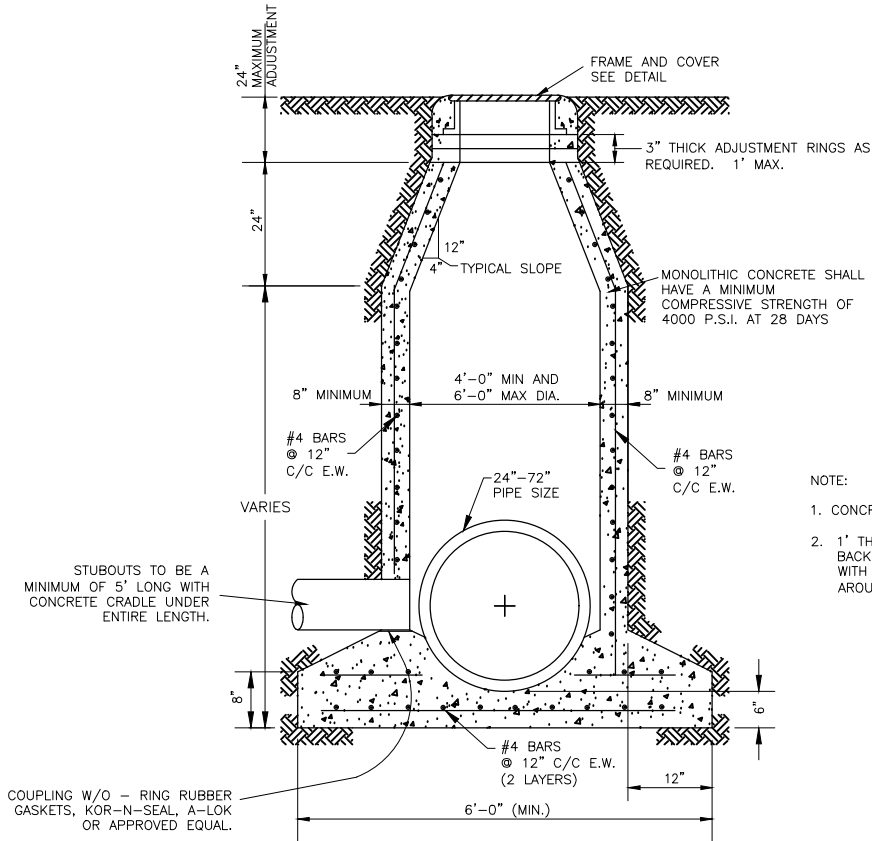
PROJECT TITLE:		SHEET NO:
DRAWN BY: D.P.D.	SHEET DESCRIPTION: STORM SEWER DETAILS - 3	
CK'D BY: D.V.H.		
SCALE: N.T.S.		
DATE:	APPROVED BY:	

DIMENSIONS AND WEIGHTS				
I.D. SIZE (in)	W (in)	B (in)	RISER WT/LF (lb)	
48	5	6	868	
60	6	8	1300	
72	7	8	1811	
96	9	8	3090	

- NOTE:
1. CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4000 PSI AT 28 DAYS. RATES FOR H-20 LOADING.
 2. PRECAST CONCRETE MANHOLE CONFORMING TO ASTM C478. STRUCTURAL REINFORCEMENT CONFORMING TO ASTM 615A.
 3. LIFTING INSERTS AS REQUIRED.
 4. ALL JOINTS SHALL BE SEALED WITH APPROVED GASKET.
 5. LARGER INSIDE DIAMETER MANHOLES SHALL BE REQUIRED IF LESS THAN 1' OF WALL SURFACE IS LEFT BETWEEN OPENINGS OR AS SPECIFIED BY ENGINEER.
 6. ALL MANHOLES IN OPEN DITCH AND ABOVE FINISHED GRADE SHALL HAVE HINGED FRAME AND COVER.
 7. ALL MANHOLES IN PAVED AREAS SHALL HAVE BLOCK OUT (SEE DRIVEWAY DETAIL SHEET).

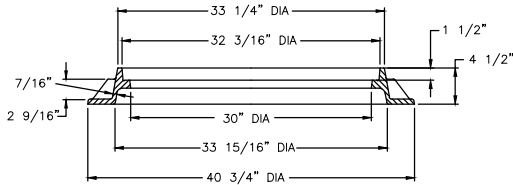


1 TYPE "C" PRECAST STORM SEWER MANHOLE



- NOTE:
1. CONCRETE SHALL BE A MONOLITHIC POUR.
 2. 1' THICK 1.5 SACK CEMENT STABILIZED SAND BACKFILL COMPACTED TO 95% MAX. DRY DENSITY WITH MIN. 100 PSI COMPRESSIVE STRENGTH AROUND MANHOLE COMPACTED IN 8" LIFTS.

2 TYPE "C" CAST-IN-PLACE STORM SEWER MANHOLE



WORD "STORM" OR "SANITARY" FOR APPROPRIATE APPLICATION

- NOTE:
1. MANHOLE FRAME AND COVER TO BE EAST JORDAN IRON WORKS PATTERN, OR OTHER APPROVED EQUAL, WHERE SEWER IS LOCATED IN EASEMENTS, CONTRACTOR MAY USE LIGHTWEIGHT F AND C, APPROVED BY THE ENGINEER.
 2. STAINLESS STEEL INFLOW PREVENTERS MADE BY KoLa, INC., OR APPROVED EQUAL, SHALL BE USED ON ALL SANITARY SEWER MANHOLES.
 3. ALL MANHOLES IN OPEN DITCH AND ABOVE FINISHED GRADE SHALL HAVE HINGED FRAME AND COVER.

3 MANHOLE COVER AND FRAME

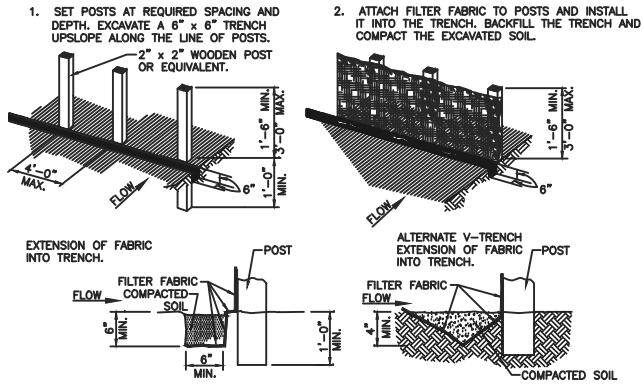
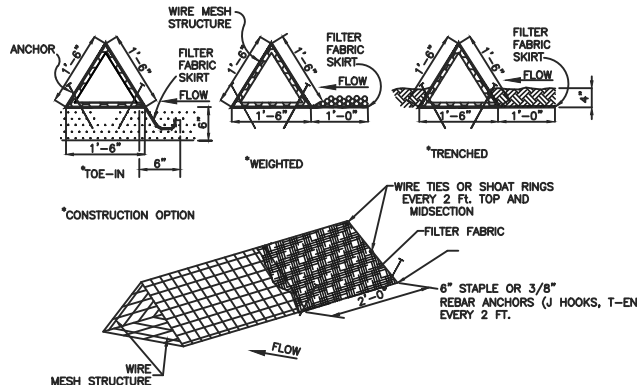
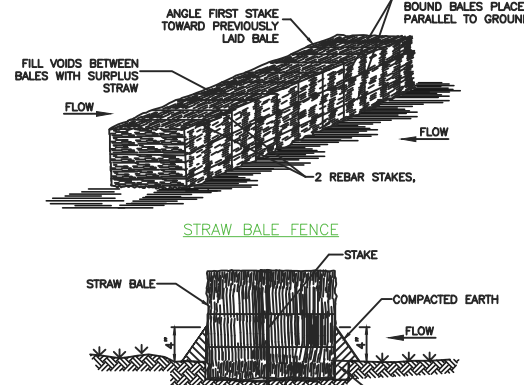
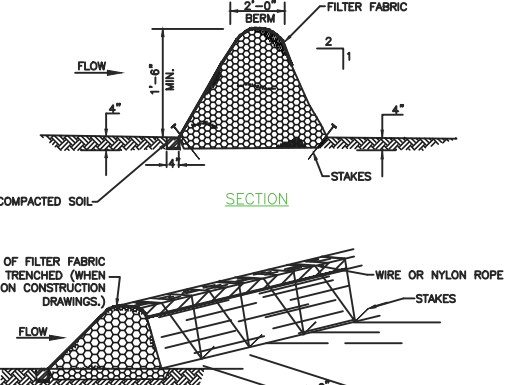
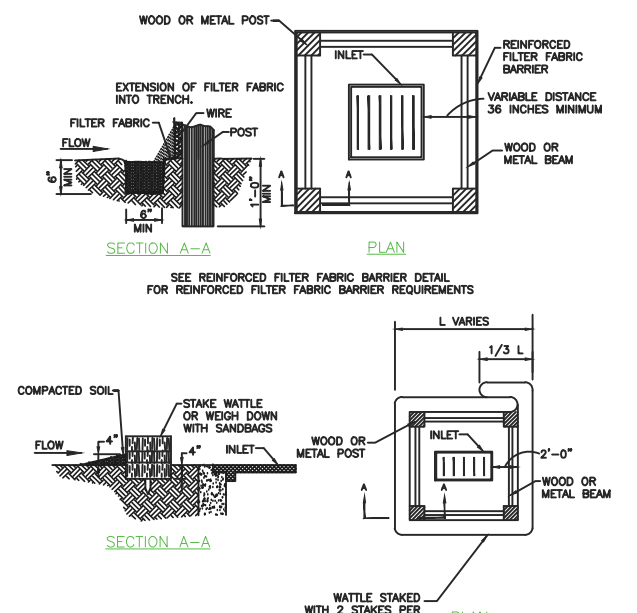
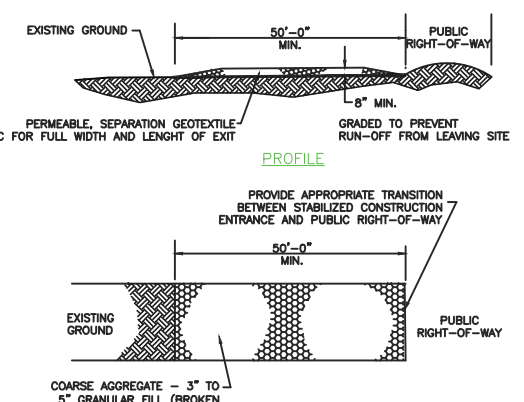
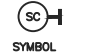
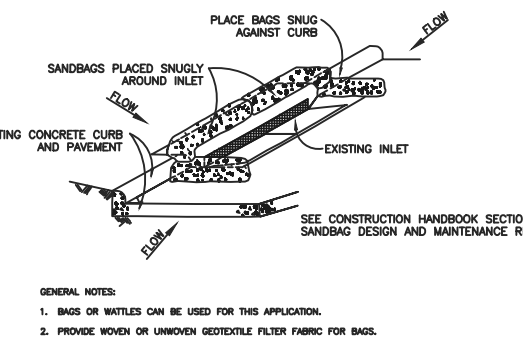
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CITY OF LA MARQUE, TEXAS
STANDARD DETAILS



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ENGINEER: xxxx
P.E. SERIAL No. xxxx
DATE: xxxx

PROJECT TITLE:			
DRAWN BY:	D.P.D.	SHEET DESCRIPTION: STORM SEWER DETAILS - 4	
CK'D BY:	D.V.H.		
SCALE:	N.T.S.	APPROVED BY:	SHEET NO: /
DATE:			

 1. SET POSTS AT REQUIRED SPACING AND DEPTH. EXCAVATE A 6" x 6" TRENCH UPSLOPE ALONG THE LINE OF POSTS. 2. ATTACH FILTER FABRIC TO POSTS AND INSTALL IT INTO THE TRENCH. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL. EXTENSION OF FABRIC INTO TRENCH. ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH. GENERAL NOTES: - SET POSTS AT 4-FOOT MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM. - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS. - REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE. FILTER FABRIC FENCE SYMBOL: 	 *CONSTRUCTION OPTION GENERAL NOTES: - PLACE BARRIER IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BARRIER. - USING ONE CONTINUOUS SECTION OF FILTER FABRIC, WRAP FABRIC AROUND WIRE MESH AND EXTEND FABRIC TO FORM SKIRT ON THE UPSTREAM SIDE. - WEIGHT SKIRT WITH A CONTINUOUS LAYER OF 3-INCH TO 5-INCH OPEN GRADED ROCK, OR TOE IN SKIRT WITH SIX INCHES WITH MECHANICALLY COMPACTED MATERIAL. - SECURELY ANCHOR BARRIER AND SKIRT IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES, OR STAKE USING 18-INCH BY 3/8 INCH REBARS (T-ENDS, J-HOOKS). - FILTER FABRIC SHALL BE LAPPED OVER ENDS 6 INCHES TO COVER SEGMENT JOINTS. FASTEN JOINTS WITH GALVANIZED SHOOT RINGS OR EQUIVALENT. - THE BARRIER STRUCTURE SHALL BE WELDED WIRE MESH, 18 INCHES ON EACH SIDE. TRIANGLE FILTER FABRIC FENCE SYMBOL: 	 GENERAL NOTES: - LIMIT USE TO ONSITE SNAILES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE STRAW BALE FENCES TO TREAT OVERLAND FLOW ONLY. DO NOT USE STRAW BALE FENCES TO TREAT FLOW IN CHANNELS. - PLACE BALES IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES. FILL THE VOIDS BETWEEN BALES WITH SURPLUS STRAW. PLACE BALES WITH BINDING PARALLEL TO GROUND SURFACE. - IMBED EACH BALE AT LEAST 4 INCHES IN THE SOIL. - SECURELY ANCHOR BALES IN PLACE BY REBAR STAKES. DRIVE STAKES THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE GROUND. ANGLE THE STAKE IN EACH BALE TOWARD THE PREVIOUS BALE TO FORCE THE BALES TOGETHER. - BIND BALES WITH WIRE OR NYLON ROPE TIED ACROSS THE STRAW BALES. - REPLACE WITH NEW STRAW BALE FENCE EVERY TWO MONTHS. - WATTLES STAKED INTO THE GROUND ARE A PREFERRED SUBSTITUTE FOR STRAW BALE FENCES. STRAW BALE FENCE SYMBOL: 	 GENERAL NOTES: - LIMIT USE TO ONSITE SNAILES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE BRUSH BERMS TO TREAT OVERLAND FLOW ONLY. DO NOT USE BRUSH BERMS TO TREAT FLOW IN CHANNELS. - PLACE WOODY BRUSH AND BRANCHES HAVING A DIAMETER OF LESS THAN 2 INCHES WITH A 6-INCH OVERLAP. AVOID INCORPORATION OF ANNUAL WEEDS AND SOIL INTO BRUSH BERMS. - MINIMUM HEIGHT OF THE BRUSH BERM IS 18 INCHES, MEASURED FROM THE TOP OF THE EXISTING GROUND AT THE UPSLOPE TOE TO THE TOP OF THE BERM. - HAND PLACE BRUSH BERMS ALONG CONTOUR LINES. MACHINE PLACEMENT OF BRUSH BERMS IS NOT PERMITTED. - IMBED BRUSH BERM AT LEAST 4 INCHES INTO THE SOIL. - ANCHOR BRUSH BERMS USING WIRE OR NYLON ROPE ACROSS THE BERM WITH A MINIMUM TENSION OF 50 POUNDS. - SECURELY TIE ROPE TO 18-INCH REBAR STAKES DRIVEN INTO THE GROUND ON 4-FOOT CENTERS ON BOTH SIDES OF THE BERM. - PERFORM MAINTENANCE AS NEEDED. BRUSH BERM SYMBOL: 
1. SET POSTS AT REQUIRED SPACING AND DEPTH. EXCAVATE A 6" x 6" TRENCH UPSLOPE ALONG THE LINE OF POSTS. 2. SECURE MESH FENCING TO POSTS 3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH. BACKFILL AND COMPACT THE EXCAVATED SOIL. EXTENSION OF FABRIC INTO TRENCH. ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH. GENERAL NOTES: - SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES. - SECURELY FASTEN FILTER FABRIC TO MESH FENCING. - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST. - REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH. REINFORCED FILTER FABRIC BARRIER SYMBOL: 	 SECTION A-A PLAN SECTION A-A PLAN NOTE: TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS. INLET PROTECTION BARRIERS FOR STAGE I INLETS SYMBOL: 	 PROFILE PLAN VIEW GENERAL NOTES: - MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE. - CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF ENTRY OR EGRESS. - UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT. - WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA. - PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD. - PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE. - ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE: - CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIME/STONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES. - WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 8 INCHES. - STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS. STABILIZED CONSTRUCTION ACCESS SYMBOL: 	 GENERAL NOTES: - BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION. - PROVIDE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS. - PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERIAL FOR BAGS. USE ONLY PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS, SALT, ALKALI, DIRT, CLAY, LOAM, SHALE, SOFT OR FLAKY MATERIALS, OR ORGANIC AND INJURIOUS MATTER. - REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER. INLET PROTECTION BARRIERS FOR STAGE II INLETS SYMBOL: 

NO.	REVISIONS	DATE	NAME

CITY OF LA MARQUE, TEXAS STANDARD DETAILS

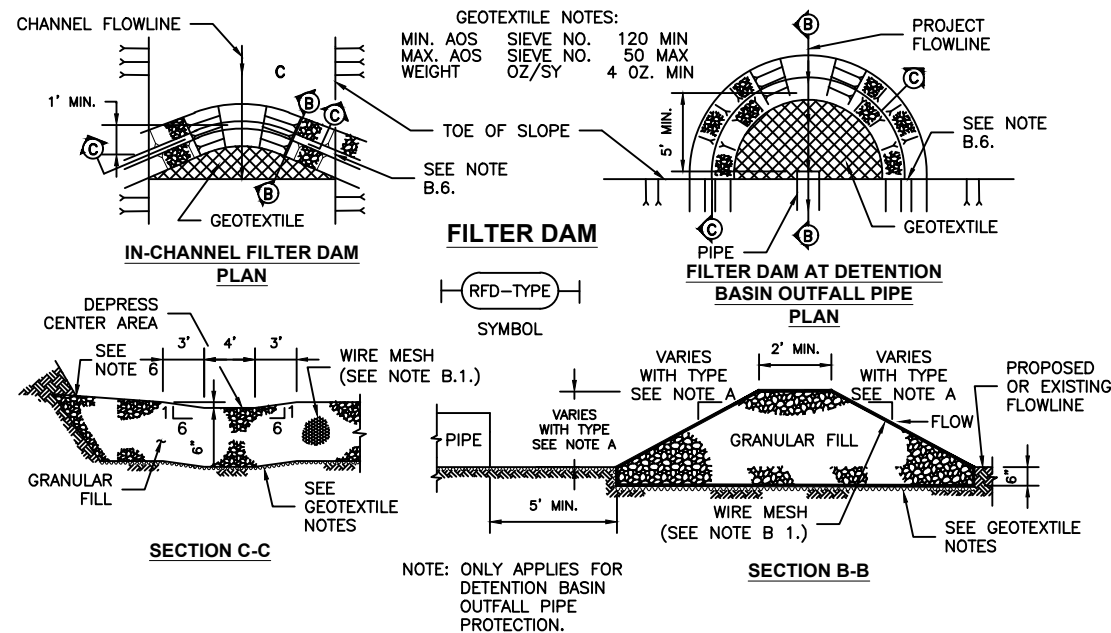


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ENGINEER: 10001
P.E. SERIAL No. 10001
DATE: 1001

PROJECT TITLE:		SHEET NO: /
DRAWN BY: D.P.D.	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN	
CK'D BY: D.V.H.		
SCALE: N.T.S.		
DATE:	APPROVED BY:	



A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT – 18–24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM)
 - c. SLOPES – 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED),
 - a. HEIGHT – 18–36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
 - c. SLOPES – 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT – 36–48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
 - c. SLOPES – 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
 - a. HEIGHT – 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - a. 3–5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - b. 4–8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364–FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIRS NECESSARY IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREA ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION

ALL INSPECTION WILL BE PERFORMED BY A CERTIFIED INSPECTOR EVERY SEVEN DAYS OR TWO WEEKS, AS WELL AS AFTER EVERY HALF-INCH OR MORE OF RAIN (AS RECOMMENDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT SHOULD BE MADE FOR EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED ACCORDING TO THE INSPECTION REPORT.

WASTE MATERIALS

THE DUMPSTER USED TO STORE ALL WASTE MATERIAL WILL MEET ALL STATE AND THE CITY OF LA MARQUE SOLID WASTE ORDINANCE. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING)

IN THE EVENT OF A SPILL WHICH MAY BE CONSIDERED HAZARDOUS, THE CITY OF LA MARQUE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT 409-938-9260.

SANITARY WASTE

CONTRACTOR SHALL PROVE SANITARY WASTE FACILITIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPACING. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR FIRM AS NEEDED OR AS REQUIRED BY LOCAL REGULATIONS.

ADDITIONAL

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS.

CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS.

ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING, DEBRIS, AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED OWRK.

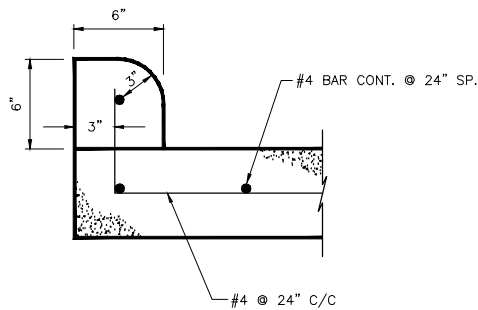
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CITY OF LA MARQUE, TEXAS
STANDARD DETAILS

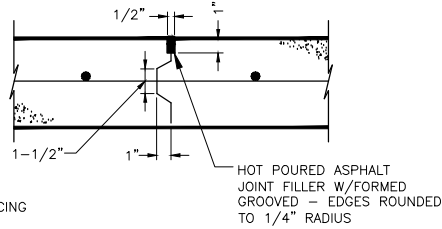


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ENGINEER: xxxxx	P.E. SERIAL No. xxxxx
DATE: xxx	

PROJECT TITLE:	
DRAWN BY: D.P.D.	SHEET DESCRIPTION:
CK'D BY: D.V.H.	
SCALE: N.T.S.	APPROVED BY:
DATE:	
SHEET NO: /	

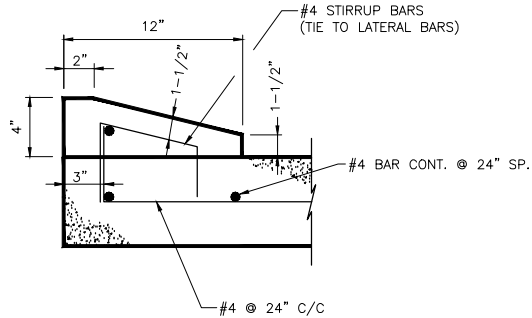


1 **DETAIL - CONCRETE CURB**
SCALE: 1"=0.5'

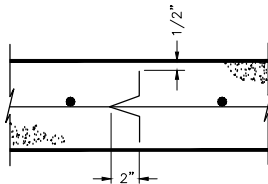


NOTES:
MAX. 20' SPACING

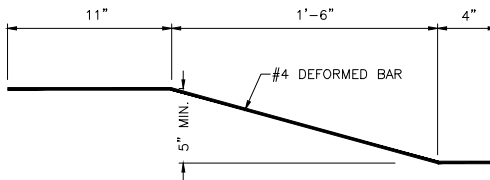
4 **DETAIL - CONSTRUCTION JOINT**
SCALE: 1"=0.5'



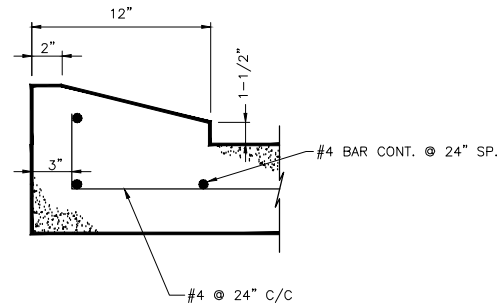
7 **DOWEL-ON MOUNTABLE CURB**
SCALE: 1"=0.5'



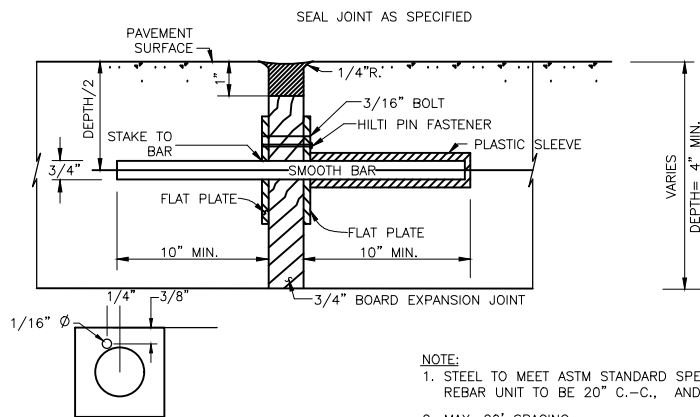
2 **DETAIL - DEFORMED METAL STRIP CONTROL JOINT**
(20' SPACING TYP.)
SCALE: 1"=0.5'



5 **DETAIL - UNDERCUT BAR**
SCALE: 1"=0.5'

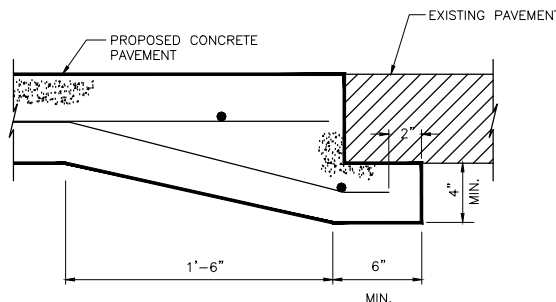


8 **MONOLITHIC MOUNTABLE CURB**
SCALE: 1"=0.5'

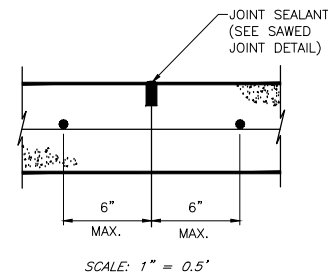


NOTE:
1. STEEL TO MEET ASTM STANDARD SPECIFICATION FOR CONCRETE.
REBAR UNIT TO BE 20" C.-C., AND 10" MIN., 20" MAX.
2. MAX. 20' SPACING

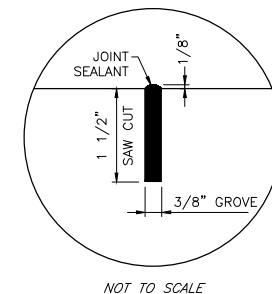
3 **DETAIL - DOWEL TYPE EXPANSION JOINT**
N.T.S



6 **DETAIL - PAVING UNDERCUT**
SCALE: 1"=0.5'



SCALE: 1" = 0.5'



NOT TO SCALE

9 **SAW CUT CONTROL JOINT**
N.T.S

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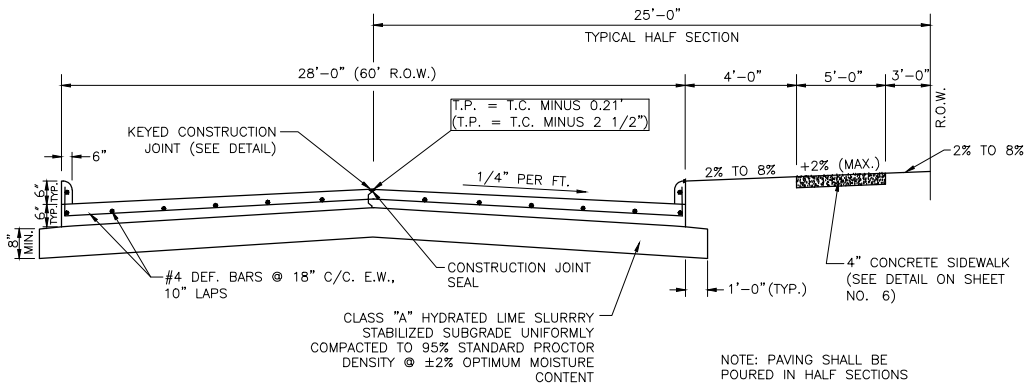
CITY OF LA MARQUE, TEXAS STANDARD DETAILS

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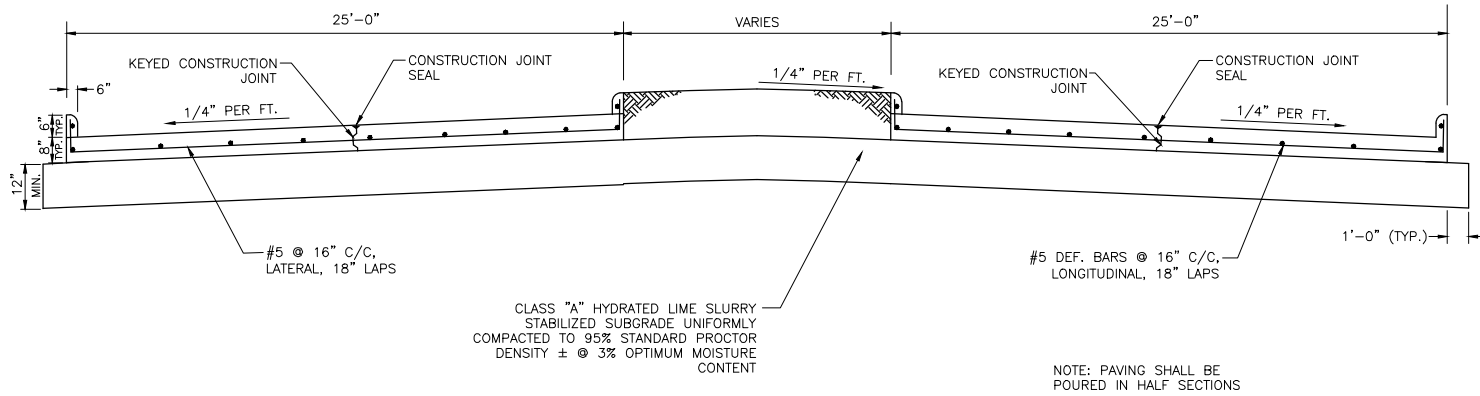


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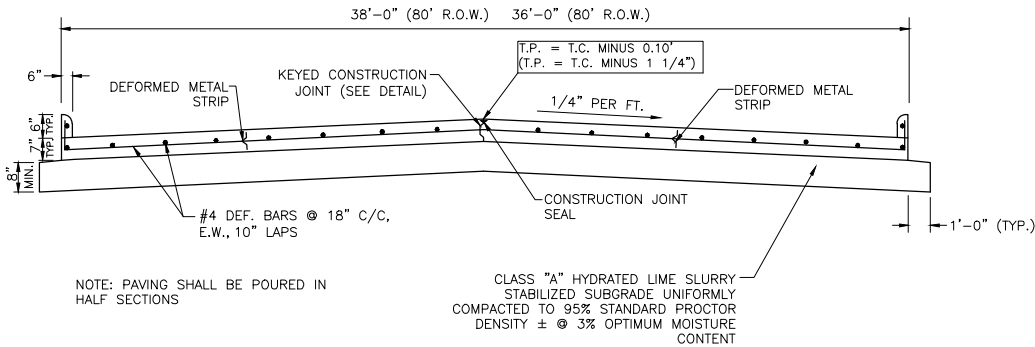
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CK'D BY:	D.V.H.	
SCALE:	N.T.S.	SHEET NO: /
DATE:	APPROVED BY:	



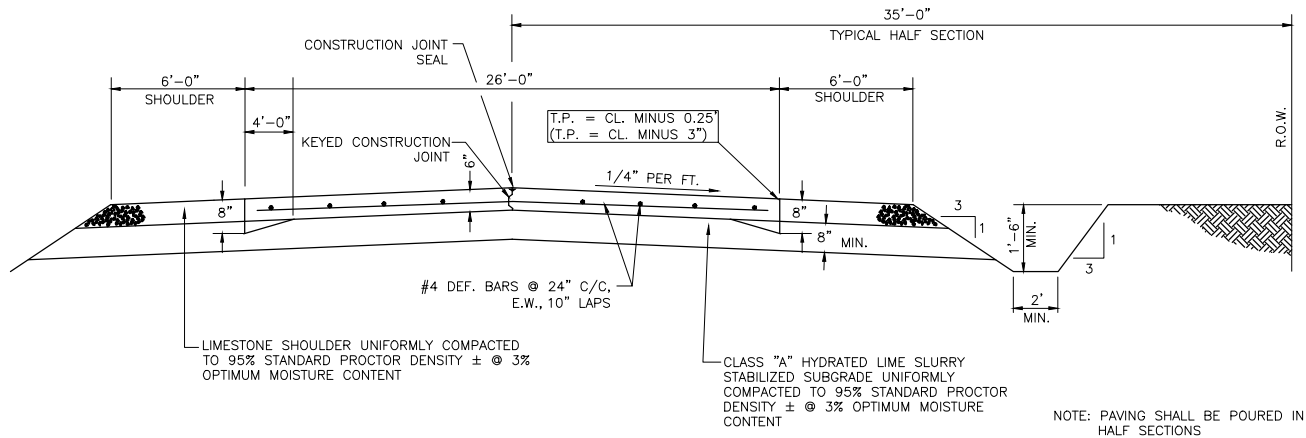
28'-0" WIDE CONCRETE PAVEMENT
RESIDENTIAL STREETS



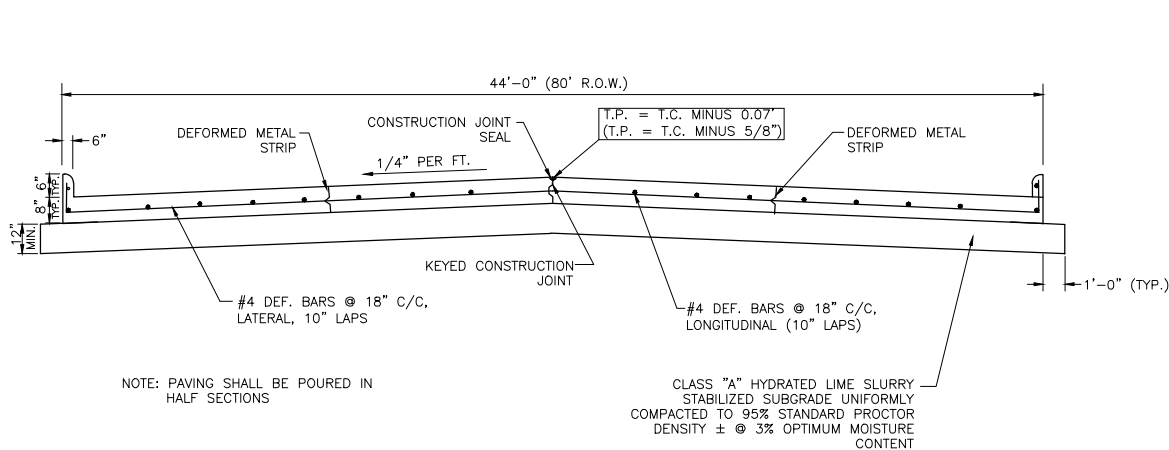
50'-0" WIDE CONCRETE PAVEMENT
MINOR AND MAJOR ARTERIAL - 120' R.O.W.



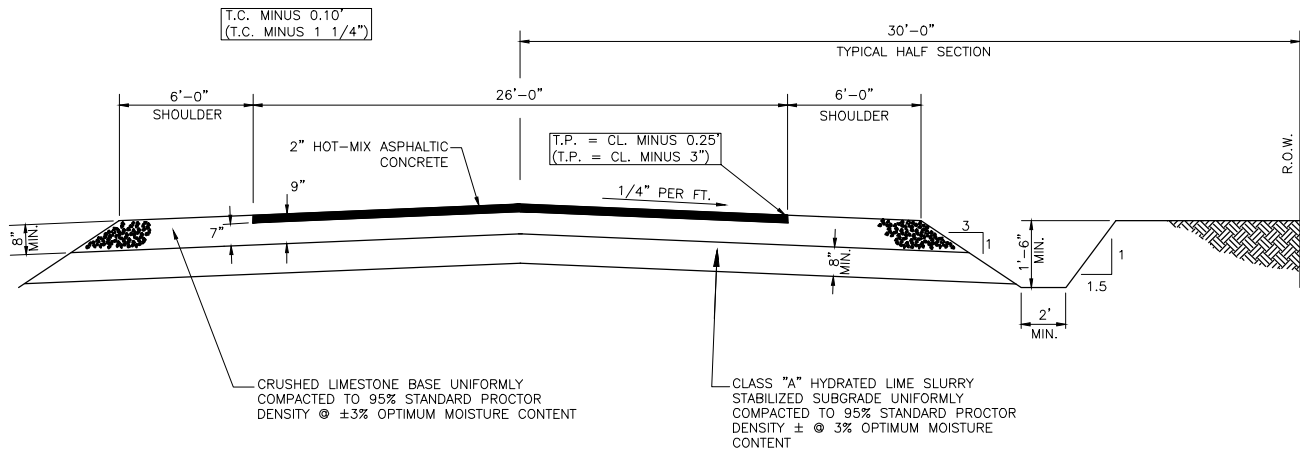
36' - 0" OR 38'-0" WIDE CONCRETE PAVEMENT
MINOR COLLECTOR STREETS - MIN. 80' R.O.W.



26'-0" WIDE CONCRETE PAVEMENT
RESIDENTIAL STREETS IN LARGE LOT SUBDIVISION MIN. 60' R.O.W. (LOTS 1 ACRE OR MORE)



44'-0" WIDE CONCRETE PAVEMENT
COLLECTOR STREETS - MIN. 80' R.O.W.



26'-0" WIDE ASPHALT PAVEMENT
RESIDENTIAL STREETS IN LARGE LOT SUBDIVISION MIN. 60'-0" R.O.W. (LOTS 1 ACRE OR MORE)

- GENERAL NOTES:**
- PAVING EXPANSION/CONTRACTION JOINTS SHALL BE SPACED AT 59'-9" C/C.
 - CONCRETE USED FOR PAVEMENT SHALL BE A MINIMUM OF 5-1/2 SACK, 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. 4 FIELD TEST CYLINDERS SHALL BE TAKEN FROM EVERY 100 CUBIC YARDS AND ANY PORTION LESS THAN 100 CUBIC YARDS FOR EACH MIX DESIGN PLACED EACH DAY ACCORDING TO ASTM C172-04 STANDARD PRACTICE FOR SAMPLING FRESHLY MIXED CONCRETE.
 - CLASS "A" HYDRATED LIME SLURRY SHALL BE APPLIED FOR SOIL STABILIZATION.
 - REINFORCING STEEL SHALL COMPLY WITH OR EXCEED A.S.T.M. SPECIFICATIONS 615, GRADE 60, FOR NO. 4 BARS AND LARGER.

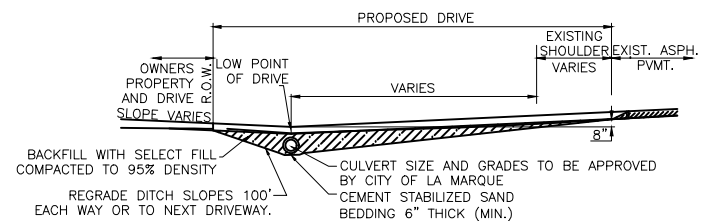
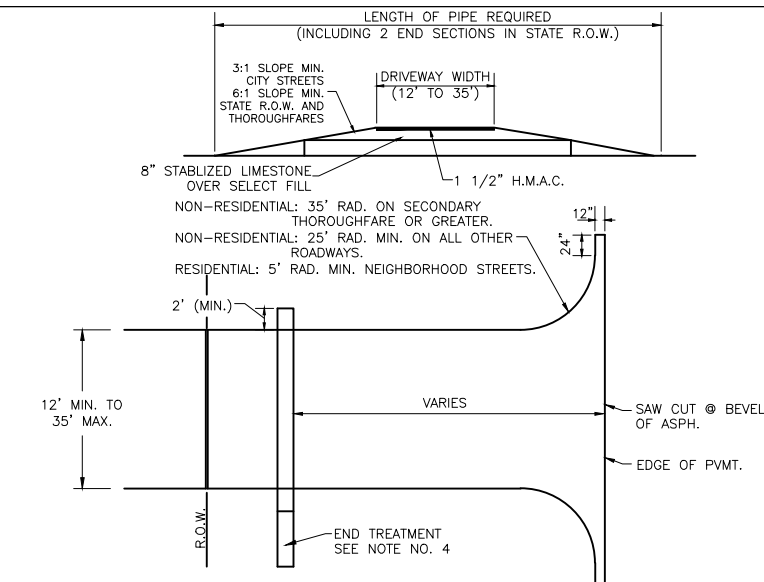
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CITY OF LA MARQUE, TEXAS
STANDARD DETAILS



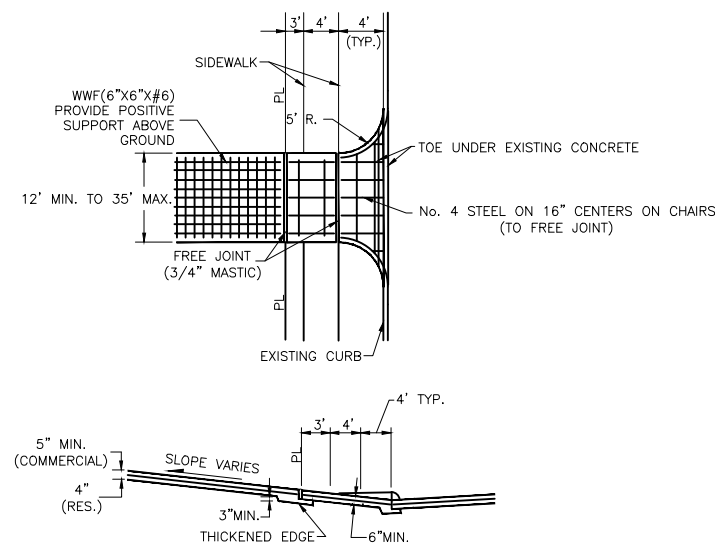
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P.E. SERIAL No. xxxx
DATE: xxx

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DRAWN BY:	D.P.D.	SHEET DESCRIPTION: PAVING DETAILS - 2	
CK'D BY:	D.V.H.		
SCALE:	N.T.S.	APPROVED BY:	SHEET NO: /
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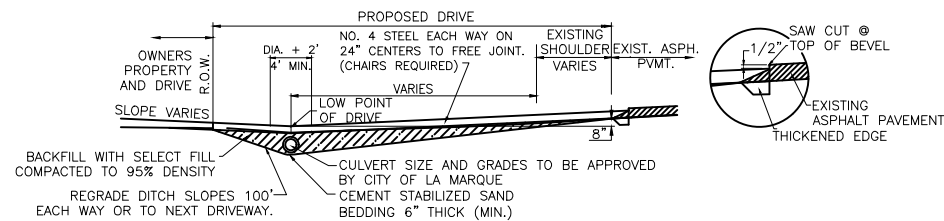
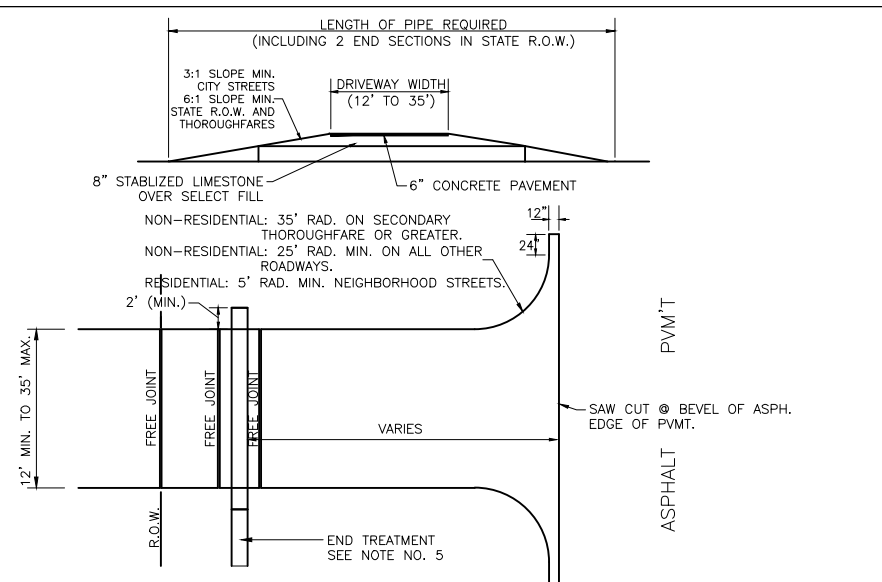
- * NOTES:
- 1) DRIVEWAYS WITHIN R.O.W. MUST CONSIST OF 8" STABILIZED BASE WITH 2" ASPHALTIC CONCRETE PAVEMENT. (OPEN DITCH SECTION)
- 2) ALL DRIVEWAYS IN STATE R.O.W. REQUIRE TXDOT TRAFFIC CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION.
- 3) SAW CUT AT BEVEL OF ASPHALT (NO FURTHER THAN LAKE EDGE STRIPE).
- 4) STABILIZED SAND TO BE DIAMETER PLUS 2" AND 2" ABOVE TOP BELL ON PIPE.
- 5) SAFETY END TREATMENTS ARE REQUIRED ON ALL CULVERTS IN TXDOT ROW.

1 ASPHALT DRIVEWAY TO ASPHALT



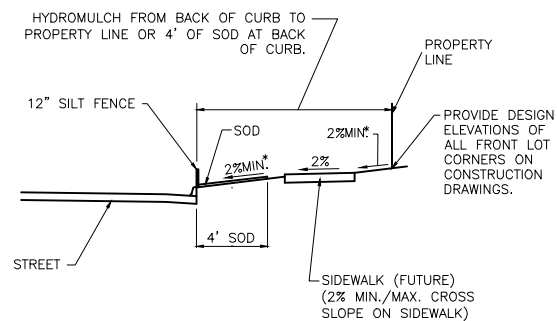
- * NOTES:
- 1) CITY STREETS ONLY. NO CUTOUTS ARE PERMITTED ON TEXAS STATE HIGHWAYS.
 - 2) ALL CUTOUTS MUST HAVE BARRICADES INSTALLED UNTIL DRIVEWAYS ARE POURED.
 - 3) ALL DRIVEWAYS IN STATE R.O.W. REQUIRE TXDOT TRAFFIC CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION.

2 PORTLAND CEMENT DRIVEWAY TO CURB AND GUTTER STREET



- * NOTES:
- 1. DRIVEWAYS WITHIN R.O.W. MUST CONSIST OF 8" STABILIZED BASE WITH CONCRETE PAVEMENT. (OPEN DITCH SECTION)
- 2. ALL DRIVEWAYS IN STATE R.O.W. REQUIRE TXDOT TRAFFIC CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION.
- 3. SAW CUT AT BEVEL OF ASPHALT (NO FURTHER THAN LANE EDGE STRIPE).
- 4. STABILIZED SAND TO BE DIAMETER PLUS 2' AND 2" ABOVE TOP BELL ON PIPE.
- 5. SPECIAL END TREATMENTS ARE REQUIRED ON ALL CULVERTS IN THOROUGHFARES.

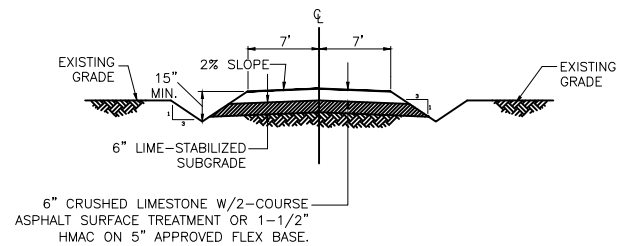
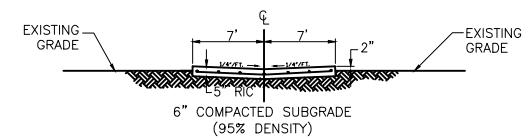
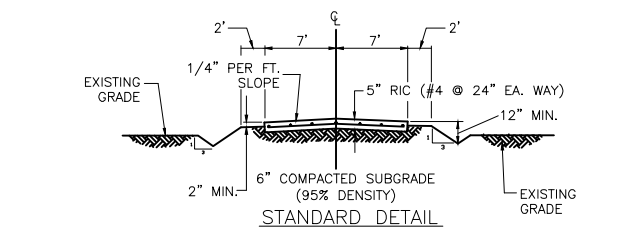
3 CONCRETE DRIVEWAY TO ASPHALT STREET



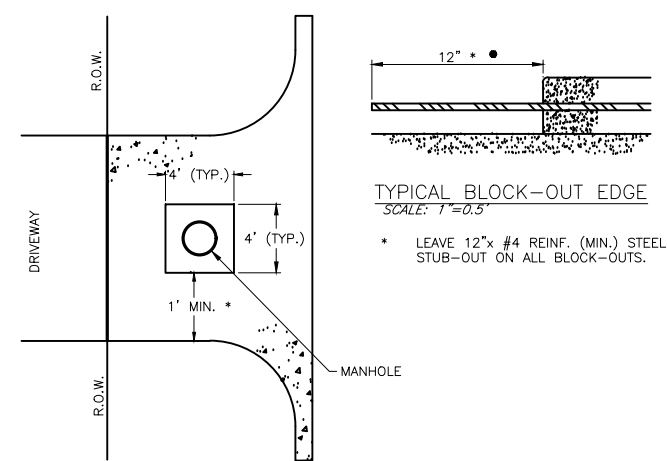
- *CROSS SLOPE FROM BACK OF CURB TO EDGE OF SIDEWALK AND FROM EDGE OF SIDEWALK TO THE PROPERTY LINE, SHALL BE AT 2% MINIMUM. MAXIMUM CROSS SLOPE, UNLESS APPROVED OTHERWISE IN WRITING, FOR GRASSED SURFACES SHALL BE 12:1, OR 8 1/2%

NOTE: 1. MAINTAIN SILT FENCE AND SOD FOR 2 YEARS MINIMUM OR UNTIL LOT SALE.
2. 90% COMPACTION MUST BE MAINTAINED FROM BACK OF CURB TO PROPERTY LINE.

4 PARK STRIP DETAIL

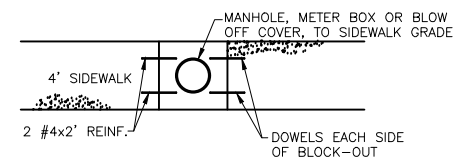


5 LIFT STATION ACCESS ROAD



DRIVEWAY BLOCK-OUT DETAIL

* IF LESS THAN 12" CONTINUE
BLOCK-OUT TO DRIVEWAY EDGE



6 SIDEWALK BLOCK-OUT DETAIL

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CITY OF LA MARQUE, TEXAS

STANDARD DETAILS

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P.E. SERIAL No. xxxx
DATE: xxx

PROJECT TITLE:

DRAWN BY:

D.P.D.

CK'D BY:
D.V.H.

SCALE:

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DATE:

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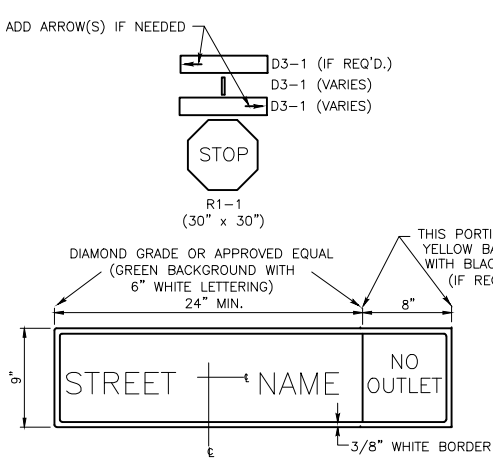
PAVING DETAILS - 3

[illegible]

REVISION 8-10-12

SHEET NO:

1



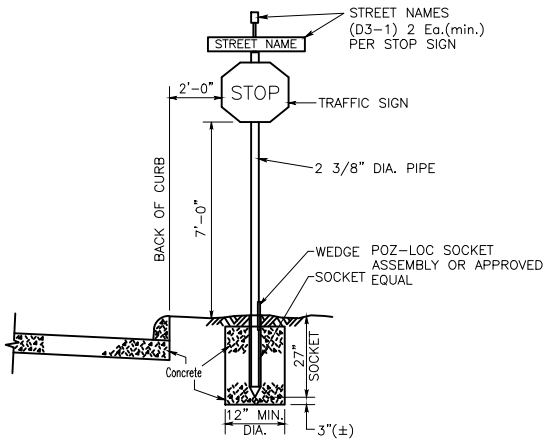
NOTES:
1. SIGNS ARE TO BE MADE OF ALUMINUM, .125" THICK, FLAT BLADE, DOUBLE FACED.

DETAIL OF STANDARD STREET NAME SIGN

N.T.S.

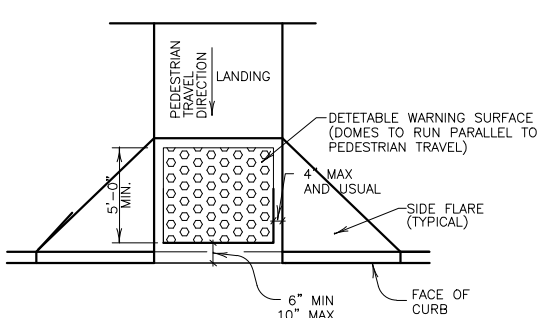
STOP SIGN LOCATION DETAIL

N.T.S.



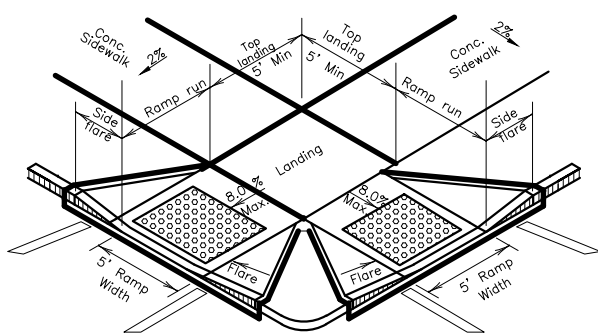
TYPICAL SIGN MOUNT DETAIL

N.T.S.



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, INCLUDING SIDE FLARES.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 48" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTENT THE FULL WIDTH OF THE CURB RAMP (48" FOR 5' WIDE RAMP) OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- THE ACCEPTABLE LIST OF QUALIFIED DETECTABLE WARNING MATERIALS FOR THE CITY OF LA MARQUE INCLUDES ARMOR-TILE CAST IN PLACE TILE, CAST-IN-PLACE COMPOSITE TILES BY ADA SOLUTIONS, INC AND ANY OTHER PRODUCT THAT IS DEEMED TO BE EQUAL TO OR BETTER THAN THE ABOVE REFERENCED PRODUCTS BY THE CITY ENGINEER. (DETECTABLE WARNING PAVERS ARE NOT PERMITTED.)
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF "6" AND A MAXIMUM OF "10" FROM THE EXTENSION OF THE SURFACE OF CURB.

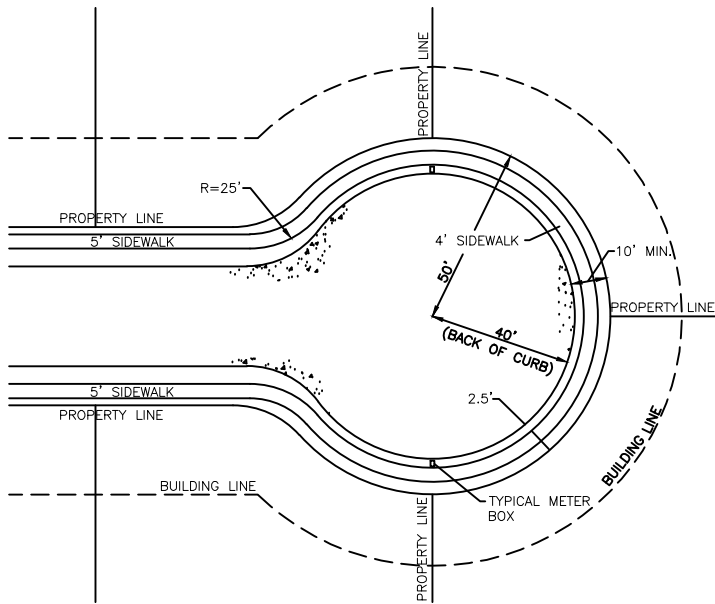


NOTES:

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTION VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.1028
- SEPERATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH AN EXPANSION JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.

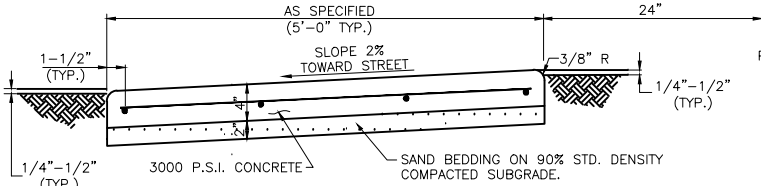
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STREET SIGN DETAILS

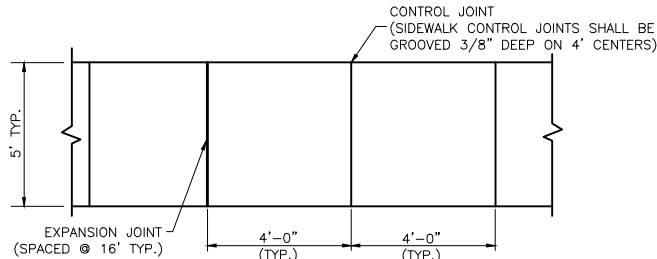


2

CUL-DE-SAC SIDEWALK



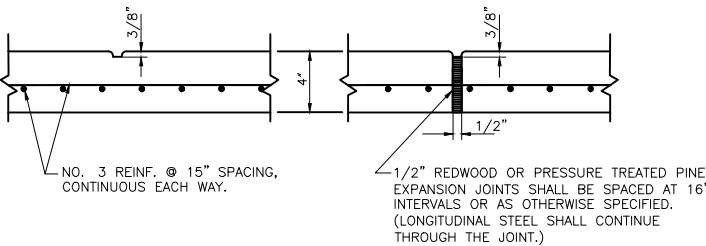
SECTION



PLAN

NOTE:

- ALL STREET LIGHTS ARE TO BE INSTALLED PRIOR TO ACCEPTANCE OF SUBDIVISION BY CITY COUNCIL.
- ALL INTERIOR STREETS WITHIN THE SUBDIVISION MAY HAVE SIDEWALKS INSTALLED BY THE HOMEOWNER. THE SIDEWALKS ON PERIMETER STREETS SHALL BE INSTALLED BY THE DEVELOPER. SIDEWALKS ON COLLECTOR AND THOROUGHFARE STREETS WILL BE A MINIMUM OF 6 FEET IN WIDTH.
- ALL H.L. & P. UNDERGROUND CABLE WILL BE BURIED IN RIGID CONDUIT NOT LESS THAN ASTM-A-53 TYPE F GRADE A (DOMESTIC) PIPE, GALVANIZING ASTM-A-123. THIS CONDUIT IS TO BE USED WHEN PLACED UNDER ANY STREET OR DRIVE CROSSING, WATER/SEWER EASEMENTS, OR IN ANY STREET RIGHT OF WAYS.



CONTROL JOINT

EXPANSION JOINT

NOTE:

- ALL EDGES SHALL BE ROUNDED WITH 3/8" RADIUS.
- CONTROL JOINTS SHALL BE SPACED AT 4'-0" INTERVALS.
- CONTROL JOINTS SHALL BE 3/8" DEEP AND TROWEL EDGE.
- 1/2" EXPANSION MATERIAL REQUIRED WHERE SIDEWALKS ABUT BUILDINGS, CURBS, DRIVEWAYS, OR EXISTING SIDEWALKS.
- EXPANSION JOINTS SHALL BE SPACED AT 16 FT. INTERVALS TYPICALLY.
- WHERE NEW SIDEWALK IS PLACED AGAINST EXISTING SIDEWALK, SAWCUT EXISTING SIDEWALK FULL DEPTH TO AN EVEN STRAIGHT LINE PRIOR TO INSTALLATION OF THE NEW SIDEWALK. ALL NEW SIDEWALK SHALL BE DOWELED INTO ALL ADJACENT CONCRETE STRUCTURES.

4

CONCRETE SIDEWALK

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CITY OF LA MARQUE, TEXAS STANDARD DETAILS

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P.E. SERIAL No. xxxx
DATE: xxxx

PROJECT TITLE:

DRAWN BY: D.P.D.
CK'D BY: D.V.H.
SCALE: N.T.S.
DATE: APPROVED BY:

SHEET DESCRIPTION: PAVING DETAILS - 4

SHEET NO:
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APPENDIX B

COVER SHEET SIGNATURE BLOCK

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL
COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE
CITY OF LA MARQUE.



DINH V. HO, P.E., CITY ENGINEER

DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

APPENDIX C

TITLE BLOCK

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL
COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE
CITY OF LA MARQUE.

DINH V. HO, P.E., CITY ENGINEER

DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

APPENDIX D

DESIGN MODIFICATION FORM

CITY OF LA MARQUE DESIGN CRITERIA MODIFICATION FORM

Modifications to standards identified in the Design Criteria Manual may be permitted by the City Engineer. The modification proposal must be submitted by a Professional Engineer licensed by the State of Texas and shall follow generally accepted engineering standards for traffic, sidewalk and other infrastructure applicable, and such proposal contains the following information and substantiates the findings. If an appeal to the City Engineer decision is requested, the City Council (hereinafter referred to as "the City") will review that appeal.

PROJECT NAME: _____

This entire form must be completed in its entirety. If form is submitted incomplete, it will be administratively rejected.

PROJECT ENGINEER: _____

SUBMITTAL DATE: _____

SUBDIVISION NAME: _____

**MODIFICATION
LOCATION:**

1. Set forth the proposed deviation to the technical standard.

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

IMPACT OF DEVIATION:

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

-
4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

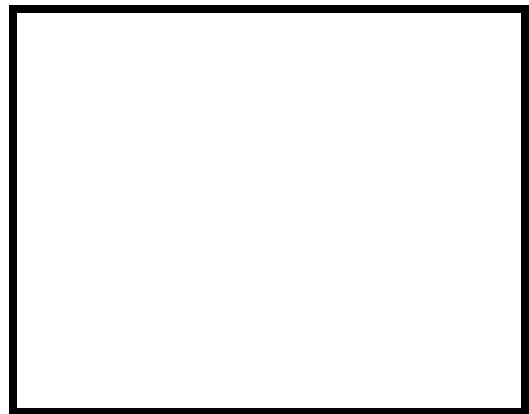
SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

List of Supporting Documentation Attached?

Yes____

No____

Seal of Professional Engineer:



City Use ONLY

Reviewed By:

Date

Modification Request Approved / Denied By:

Copies of Backup Information/Notes Attached

City Engineer

Date



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018 Agenda item: 8d
Prepared by: Robin Eldridge Reviewed by: Charlene Warren
Department: Mayor & City Council

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Ordinance **No. O-2018-0018**, establishing procedures and criteria for appointing members to the Boards and Commissions. **THIS IS THE FIRST READING** - (This item was tabled from the November 12, 2018 Council meeting)

☒ X

ATTACHMENTS FOR REFERENCE

1. Ordinance

STAFF BRIEFING:

- Resolution No. 1032 was adopted in 2006, to help Council establish criteria for appointing members to Boards and Commissions
- Each individual Board and Commission has an ordinance that created each particular Board/Commission
- City Attorney has made necessary changes to the draft Ordinance that was brought before City Council on November 12, 2018

HISTORY:

- Historically, appointments were made in accordance with Resolution No. 1032.
- Discussions led to the drafting of an ordinance that would establish more clearly defined guidelines
- Changes were made to the first draft ordinance

TARGET IMPLEMENTATION: As soon as a final Ordinance is adopted, and according to the City Charter

SIGNIFICANT ACTION DATES:

6.4.2018 - Proposed changes to the appointment process were briefly discussed at the Council Retreat

9.10.2018 - City Attorney was asked to draw up an ordinance with the Council's input from the Workshop

11.12.2018 - City Council discussed a proposed Ordinance and asked the City Attorney to make a few changes then bring it back at the next City Council meeting



CITY COUNCIL AGENDA FORM

ACTION

- | | |
|--|---|
| ☒ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other- | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:	
Budgeted	N/A
Actual Bid	N/A
Estimated Expenditure	N/A
Acct. Name(s)	N/A
Line Item#	N/A
Other Funding	N/A

STAFF'S RECOMMENDATION: Motion to adopt Ordinance **No. O-2018-0018**, establishing procedures and criteria for appointing members to the Boards and Commissions. **THIS IS THE FIRST READING** - (This item was tabled from the November 12, 2018 Council meeting)

FISCAL IMPACT: N/A

ORDINANCE NO. O-2018-0018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, AMENDING ARTICLE I, GENERAL, OF THE CODE OF ORDINANCES, CITY OF LA MARQUE, TEXAS, BY ADDING A NEW SECTION 2.9 TO ESTABLISH PROCEDURES FOR THE APPOINTMENT OF MEMBERS TO VARIOUS STANDING BOARDS, COMMISSIONS, AND COMMITTEES OF THE CITY OF LA MARQUE.

WHEREAS, the City Council of the City of La Marque has determined that an established procedure for the appointment of volunteers to the City's various standing Boards, Commission and Committees is necessary; and

WHEREAS, the City Council wishes to establish a system for the appointment of volunteers which will provide equal opportunity for each council member to nominate representatives to the various standing Boards, Commissions and Committees; and

WHEREAS, the City Council believes such a system will lend harmony to the appointment process and enhance the opportunity for citizens of the community to serve. **NOW, THEREFORE**

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

That Article I, General, of the Code of Ordinances, City of La Marque, Texas, is hereby amended by adding a new section, to be numbered Sec. 2-9, entitled Establishing a Policy for Appointments to Boards Commissions and Committees, which section shall read as follows:

"Sec. 2-9. Establishing a Policy for Appointments to Boards, Commissions and Committees.

(a) Standing Boards, Commissions and Committees addressed by this policy shall be referred to as "Committees", in the interest of brevity. Those Committees addressed by this policy are:

Building Standards Commission (See Sec. 14.280)

Keep La Marque Beautiful Commission (See Sec. 35-45)

La Marque Economic Development Commission

Library Advisory Board (See Sec. 2.37)

Civil Service Commission (See Sec. 2.306)

La Marque Cemetery Board (See Sec. 2.312)

Parks Board (See Sec. 209)

Planning and Zoning Board (See Sec. 71.24)
Board of Adjustments (See Sec. 71.25)

(b) Initial Assignments of Positions and Changes.

(1) Each member position on each of the itemized Committees are hereby assigned to a Council District or the Mayor as indicated on "Attachment A" which is attached hereto and made a part hereof by reference. The "City Council" as used herein shall also include the position of Mayor.

(2) The City Council may amend the District assignments at any time by simple motion and approval at any called City Council Meeting where the subject is posted as a part of the Agenda according to law. District assignments and future changes to those assignments shall be maintained by and kept in the Office of the City Clerk.

(c) Nominations and Appointments

(1) Notice: Ninety (90) days prior to the expiration of an appointed term, or immediately after being notified of a mid-term vacancy on any Committee, the City Clerk shall notify the Council Member whose District is assigned the position in question, that a vacancy will be or is open on that Committee. Included with that notice will be any candidates for nomination that the Committee itself may have recommended, any qualifications for the position that may be established by Charter or Ordinance, and the Meeting schedule of the relevant Committee. A copy of the Notice shall be provided to all members of the City Council at the same time.

(2) Nominations: A Council Member shall have sixty (60) days from receiving the City Clerk's notice of a vacancy or pending vacancy for a position assigned to that Council Member to provide the name of a nominee to the City Clerk to be presented to the full City Council for consideration of appointment at the next regular scheduled City Council Meeting following the sixty (60) days. The nominating Council Member shall provide, along with the name, the address, telephone numbers and qualifications of any nominee or nominees. If the Council Member assigned to a vacant Committee position, or a position scheduled to be vacant because of an expiring term of appointment, fails to provide the City Clerk the name and required information within the sixty (60) days following the date of the notice or, in the case of expiring terms,

sixty (60) days prior to the term expires, nominations from any Council Member may be submitted for consideration before or during the meeting which appointments are to be considered.

(3) Appointments: The City Clerk shall place consideration of appointments to fill vacancies or pending vacancies for the relevant Committees on the next regular City Council Meeting Agenda, following the thirty days of notice to Council Members. Appointments are made with a majority vote of Council attending a meeting.

(4) Committee Chair Responsibilities: It shall be the responsibility of the Chair Person of each Committee to guide the Committee to enforce any attendance requirements for maintaining Committee membership, to notify the City Clerk of Any mid-term vacancies and to provide the City Clerk a record of attendance of the Committee Members.

(d) Residency Requirement.

All newly appointed Committee Members must be a resident of the City of La Marque at the time of appointment. Current non-resident members may serve out their term and be reappointed to the same board for one additional term provided the member is in good standing with the City.

(e) Term Limits.

All newly appointed Committee Members, except a member of the Economic Development Board, may serve only three consecutive two-year terms. Newly appointed Economic Development Board members re limited to two consecutive six-year terms. Current members may serve out their terms.

(f) Absences.

Any Committee Member cannot miss three consecutive meetings without stating a reason in advance of the meeting. The Committee Members present must approve the reason for it to be legitimate. Three unexcused consecutive absences shall automatically remove the member. Four unexcused absences within a twelve-month period shall cause automatic removal of the Member.

(g) Committee Membership Limits.

A person can serve on only one Committee at a time but may also serve as an alternate member of another committee. Current members serving on multiple boards will be allowed to complete current terms for each board served. For appointments to preferred board, members must declare to City which multiple

boards will be dropped upon completion of term.”

PASSED AND APPROVED by City Council of the City of La Marque on first reading this ____ day of _____, 2018.

PASSED, APPROVED AND ADOPTED by City Council of the City of La Marque on second and final reading this the ____ day of _____, 2018.

Bobby Hocking, Mayor
City of La Marque, Texas

ATTEST:

Robin Eldridge, TRMC
City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego, City Attorney

ao;11/26/18;Z:\Cities\La Marque\ordboardscommittees.doc



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018

Prepared by: Charlene Warren

Department: Administration

Agenda item: 9a

Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action adopting Resolution No. **R-2018-0027**, to approve the land use assumptions and capital improvements plan, and to call a public hearing on the imposition of impact fees.

☒

ATTACHMENTS FOR REFERENCE

1. Resolution
2. Water and Wastewater Impact Fee Study - Draft

STAFF BRIEFING:

- ARKK Engineers, LLC was contracted to prepare an Impact Fee study, for the purpose of establishing a capital recovery fee schedule for new development in the City's water and wastewater service area.
- This study estimated the probable growth of the City, both in terms of population increases and geographical location of the anticipated growth.
- It estimated the capital improvement costs that will be needed to provide water and wastewater utility service to this growth through the next ten (10) year development horizon.
- Lastly, the study calculated the maximum allowable impact fees that may be assessed to new development to defray the cost of the required water and wastewater improvements needed to support the development.
- The next step is to adopt a resolution approving the land use assumptions and capital improvements plan, and calling for a public hearing on the imposition of impact fees.
- City Clerk will publish the Public Hearing notice, calling for Public Hearing on January 14, 2019 as required by Chapter 395 of the Texas Local Government Code.
- Special legal counsel drafted the resolution and publication notice.

HISTORY: A resolution accepting the report from ARKK Engineers and calling a public hearing on the land use assumptions and capital improvements plan was passed by Council at the November meeting.

TARGET IMPLEMENTATION: February 11, 2019 or as otherwise required by statute

SIGNIFICANT ACTION DATES: N/A



CITY COUNCIL AGENDA FORM

ACTION:

- | | |
|--|--|
| ☐ Ordinance | ☒ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☒ Other - Accept Report | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

Budgeted	N/A
Actual Bid	N/A
Estimated Expenditure	N/A
Acct. Name(s)	N/A
Line Items #	N/A
Other Funding	N/A

STAFF'S RECOMMENDATION: Motion to adopt Resolution No. **R-2018-0027**, to approve the land use assumptions and capital improvements plan, and to call a public hearing on the imposition of impact fees.

FISCAL IMPACT: Dependent upon future growth.

RESOLUTION NO. R-2018-0027

A RESOLUTION OF THE CITY COUNCIL OF LA MARQUE, TEXAS, APPROVING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN, AND SETTING A DATE FOR A PUBLIC HEARING TO DISCUSS THE IMPOSITION OF THE IMPACT FEE.

WHEREAS, the City of La Marque (the “City”) is authorized pursuant to Texas Local Government Code, Chapter 395, as amended (“Chapter 395”) to adopted impact fees on water and wastewater infrastructure; and

WHEREAS, as required by Section 395.0411 of Chapter 395, the City has provided for land use assumptions and capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014 of Chapter 395; and

WHEREAS, those qualified professionals have provided the attached La Marque Water and Wastewater Impact Fee Study, including a report on land use assumptions and a capital improvements plan; and

WHEREAS, on or before November 9, 2018, the City Clerk has caused notice, attached as Exhibit “A”, to be published in a newspaper of general circulation and provided to those that have requested such notice at least 30 days prior to the proposed date of the public hearing, in accordance with Section 395.044 of the Texas Local Government Code; and

WHEREAS, on or before November 8, 2018 the City made available to the public, copies of the proposed land use assumptions and capital improvements plan related to water and wastewater facilities and impact fees; and

WHEREAS, the City Council held a public hearing on the land use assumptions and capital improvements plan, prior to consideration of this resolution, on December 10th, 2018; and

WHEREAS, on or before December 13, 2018, the City Clerk will cause the notice, attached as Exhibit “A”, to be published in a newspaper of general circulation and provided to those that have requested such notice at least 30 days prior to the proposed date of the public hearing, in accordance with Section 395.049 of the Texas Local Government Code;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, THAT:

Section 1: The facts recited in the preamble are found to be true and correct.

Section 2: The City Council hereby approves the land use assumptions and capital improvements plan included in the La Marque Water and Wastewater Impact Fee Study, attached as Exhibit B and incorporated by reference.

Section 3: The City Council hereby calls a public hearing for 6:00 P.M. on January 14th, 2019, in the regular meeting place of the City Council in the Council Chambers (next to City Hall) located at 1109-B Bayou Rd., La Marque, Texas 77568. Any member of the public has the right to appear at the hearing, which shall take place during the regular Council meeting, and present evidence for or against the adoption of impact fees. A copy of the proposed land use assumptions, capital improvements plan, and proposed impact fee per service unit is available at the office of the City Clerk, located at 1111 Bayou Rd., La Marque, Texas 77568.

Section 4: In the event any clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or 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, APPROVED AND ADOPTED on this the ____ day of _____, 2018.

CITY OF LA MARQUE, TEXAS

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego, City Attorney

Exhibit A

NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES

Pursuant to Section 395.044 of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of La Marque, Texas will hold a public hearing on Monday, December 10, 2018 beginning at 6:00 P. M. in the Council Chambers, located at 1109-B Bayou Road (next to City Hall) the purpose of which is to consider the adoption of an impact fee. Any member of the public has the right to appear at the hearing, and present evidence for or against the land use assumptions, capital improvements plan, or proposed impact fees. A copy of the proposed land use assumptions, capital improvements plan, and proposed impact fee per service unit is available at the office of the City Clerk, located at 1111 Bayou Rd., La Marque, Texas 77568.

Robin Eldridge, TRMC
City Clerk
City of La Marque, Texas

Exhibit B

[final land use assumption and capital improvements plan]



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018
Prepared by: Suzy Kou
Department: Finance

Agenda item: 9b
Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Resolution No. **R-2018-0028** calling for a Public Hearing on the dissolution of the Public Improvement District No. 3 (Park Meadows) being located within the corporate limits of the City of La Marque.

☒

ATTACHMENTS FOR REFERENCE

1. Resolution to dissolve PID 3
2. PID 3 agreement

STAFF BRIEFING:

- PID 3 was created in 2006.
- It has not been active for numerous years.
- The development agreement is no longer in force.
- In order to create a new PID, we need to dissolve old PID.
- New landowners submitted a petition requesting dissolution of the old PID 3.

HISTORY:

2006 - PID 3 created for Park Meadows

TARGET IMPLEMENTATION: **December 10, 2018**

SIGNIFICANT ACTION DATES:

January 14, 2019 - Public Hearing

ACTION:

- | | |
|--|--|
| ☐ Ordinance | ☒ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

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

STAFF'S RECOMMENDATION: Motion to adopt Resolution No. **R-2018-0028** calling for a Public Hearing on the dissolution of the Public Improvement District No. 3 (Park Meadows) being located within the corporate limits of the City of La Marque

FISCAL IMPACT: **N/A**

RESOLUTION NO. R-2018-0028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, CALLING FOR A PUBLIC HEARING ON THE DISSOLUTION OF THE PUBLIC IMPROVEMENT DISTRICT NO. 3 (PARK MEADOWS) BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LA MARQUE

WHEREAS, the City Council (the “City Council”) of the City of La Marque, Texas (the “City”), received a petition (the “Petition”) requesting creation of a public improvement district under Chapter 372 of the Texas Local Government Code (the “Act”) from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Galveston County at the time of submission) in the proposed public improvement district and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment within the public improvement district; and

WHEREAS, the Petition was examined, verified, and found to meet the requirements of Section 372.005 of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, on April 24, 2006, after due notice, the City Council held a public hearing in the manner required by law on the advisability of the public improvements and services described in the Petition as required by Sec. 372.009 of the Act and made the findings required by Sec. 372.009(b) of the Act and, by Resolution 1035 adopted by a majority of the members of the City Council, authorized the La Marque Public Improvement District No. Three (Park Meadows) (the “PID”) in accordance with its finding as to the advisability of certain public improvement projects and services; and

WHEREAS, the City published notice of its authorization of the PID as required by the Act, and no written protests of the PID from any owners of record of property within the PID were filed with the City Clerk of the City within 20 days after such publication; and

WHEREAS, the City Council has subsequently received a petition (the “PID Dissolution Petition”) requesting dissolution of the PID, from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Galveston County) in the PID, and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the PID; and

WHEREAS, the PID Dissolution Petition, a copy of which is attached as Exhibit 1, has been examined, verified, and found to meet the requirements of Section 372.011 of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the PID are described in the Exhibit A to the Petition and said area of the PID being within the corporate limits of the City; and

WHEREAS, pursuant to Section 372.011 of the Act, the City Council accepts the PID Dissolution Petition and now desires to hold a public hearing regarding the dissolution of the PID.

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

SECTION 1. That a public hearing is hereby scheduled at 6:00 pm on January 14, 2019, in the City Council Chamber at La Marque City Hall, 1109-B Bayou Road, La Marque, Texas 77568, to receive public comment on the dissolution of the PID as described in the PID Dissolution Petition; and

SECTION 2. That notice of said hearing, in the substantially final form set forth in Exhibit 2, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City and in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

SECTION 3. That written notice, in the substantially final form set forth in Exhibit 2 with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing; and

SECTION 4. That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

SECTION 5. That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 6. That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of La Marque, Texas, on the 10th day of December, 2018.

Bobby Hocking
Mayor

ATTEST:

APPROVED AS TO FORM:

Robin Eldridge
City Clerk

Ellis Ortego
City Attorney

EXHIBIT 1

PETITION FOR DISSOLUTION OF LA MARQUE PUBLIC IMPROVEMENT DISTRICT NO. 3 (PARK MEADOWS)

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF LA MARQUE, TEXAS:

COMES NOW TRAILS AT WOODHAVEN LAKES, LTD., a Texas limited partnership ("Owner"), the owner of certain taxable real property, and pursuant to Section 372.011 of the Texas Local Government Code (the "Act"), who hereby petitions the City of La Marque, Texas ("City"), to conduct a hearing on this Petition, pursuant to Section 372.011 of the Texas Local Government Code, to dissolve LA MARQUE PUBLIC IMPROVEMENT DISTRICT NO. 3 (PARK MEADOWS) (the "District"). In support of same, Owner would respectfully show the following:

I.

The District was created by Resolution No. 1035 adopted by the City Council passed and approved April 24, 2006. The boundaries of the District are set forth in Exhibit "A" attached hereto and incorporated by reference herein.

II.

The general nature of the public improvements (the "Improvements") contemplated by the District are water distribution and wastewater collection lines, storm water drainage facilities, a park, certain paving items, the payment of storm water detention impact fees, financing costs (including reserve funds, interest and the cost of issuance), and establishment, administration and operation costs of the District.

III.

The estimated total cost of the proposed Improvements is \$4,142,617 plus interest as appropriate.

IV.

As of the date of this Petition none of the Improvements have been constructed and the purpose for which the District was created has been frustrated.

V.

Since none of the Improvements have been constructed, the undersigned hereby requests, pursuant to the provisions of Texas Local Government Code Section 372.011; that the City conduct the necessary hearing and, upon the conclusion of such hearing, dissolve the District.

VI.

The persons or entities (through authorized representatives) signing this Petition (and any other Petition similarly filed with the City) are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposed assessment plan as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposed assessment plan who (a) constitute more than fifty percent (50%) of all record owners of property that are liable for assessment under the proposed assessment plan, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposed assessment plan.

VII.

This Petition will be filed with the City Clerk, City of La Marque, Texas.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this 3rd day of DECEMBER, to be effective the 3rd day of DECEMBER.

TRAILS AT WOODHAVEN LAKES LTD.,
a Texas limited partnership

By: Inmobilia 2000 of Texas, Inc., a Texas corporation,
Its: General Partner

By: _____

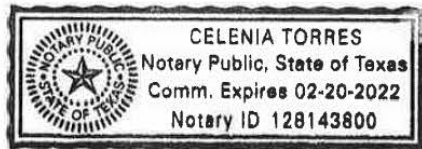
Name: FRANCISCO PADUA

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3rd day of DECEMBER, 2018, by FRANCISCO PADUA, PRESIDENT of Inmobilia 2000 of Texas, Inc., a Texas corporation, general partner of Trails at Woodhaven Lakes Ltd, a Texas limited partnership, on behalf of said limited partnership.

(SEAL)



CULES
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"

The proposed boundaries of the District are as follows:

BEGINNING at a set pin and cap stamped "JKC 5580" for the Northeast corner of this tract of land; said point also being at the intersection of the South right-of-way line of Texas Avenue (a.k.a. FM 1765) (100 foot R.O.W.) and the West right-of-way line of Delaney Road (R.O.W. varies); said beginning corner having Texas State Plane Coordinate Values of Y=13,706,488.01 and X=3,235,470.42.

THENCE S02°45'29" E with the East line of this tract of land and the West right-of-way line of said Delaney Road a distance of 297.98 feet to a set pin and cap stamped "JKC 5580" for an angle point of this tract of land and also being the Northeast corner of a tract of land conveyed to the City of La Marque as described in a deed recorded as Film Code No. 002-03-2283 of the Official Public records of Real Property of Galveston County, Texas.

THENCE S87°14'31" W with an interior line of this tract of land and the North line of said City of La Marque tract of land a distance of 50.00 feet to a found 5/8 inch iron rod for an interior corner of this tract of land and also being the Northwest corner of said City of La Marque

THENCE S02°45'29" E with an interior line of this tract of land and the West line of said City of La Marque tract of land a distance of 50.00 feet to a found 5/8 inch iron rod for an interior corner of this tract of land and also being the Southwest corner of said City of La Marque tract of land.

THENCE N87°14'31" E with an interior line of this tract of land and the South line of said City of La Marque tract of land a distance of 50.00 feet to an angle point of this tract of land, the Southeast corner of said City of La Marque tract of land also being in the West right-of-way line of said Delaney Road; from this corner a found 5/8 inch iron rod bears a N 85° 20' 04" E a distance of 0.56 feet.

THENCE S02°45'29" E with the East line of this tract of land and the West right-of-way line of said Delaney Road a distance of 2103.21 feet to the Southeast corner of this tract of land; said point also being the Northeast corner of a Houston Lighting and Power Company easement as recorded at Volume 941, Page 424 of the Deed of Records of Galveston County, Texas from this corner a found pin and cap stamped "JHB SURVEY" bears S 45° 09'21" E a distance of 0.77 feet.

THENCE S88°00'40" W with the South line of this tract and the North line of said Houston Lighting and Power Company easement a distance of 1461.14 feet to set a pin and cap stamped "JKC 5580" for the Southwest corner of this tract of land; said point being in the East line of a 11.3826 acre tract of land conveyed to Galveston County Drainage District No. Two as recorded at Film Code No. 015-20-1178 of the Official Public Records of Real Property of Galveston County, Texas.

THENCE N02°53'45" W with the West line of this tract of land and the East line of said Galveston County Drainage District No. Two tract of land a distance of 2432.85 feet to a found pin and cap stamped "JHB SURVEY" for the Northwest corner of this tract of land; said point being in the South right-of-way line of said Texas Avenue.

THENCE N87°17'30" E with the North line of this tract of land and the South right-of-way line of said Texas Avenue a distance of 1466.87 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 82.01 acres of land.

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF LA MARQUE, TEXAS TO CONSIDER THE DISSOLUTION OF THE PUBLIC IMPROVEMENT DISTRICT NO. 3 (PARK MEADOWS).

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of La Marque, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at 6:00 p.m. on January 14, 2019, in the City Council Chamber at La Marque City Hall, La Marque City Hall, 1109-B Bayou Road, La Marque, Texas 77568, for the purpose of considering the dissolution of the La Marque Public Improvement District No. Three (Park Meadows) (the “PID”), located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “PID Dissolution Petition”) that requests the dissolution of the PID from Trails at Woodhaven Lakes Ltd., as the owner of more than 50% of the real property within the PID by area and by appraised value. The PID was created by Resolution No. 1035, approved by the City Council on April 24, 2006. The PID Dissolution Petition and the legal description of the property included in the PID are on file and open for public inspection in the office of the City Clerk at La Marque City Hall, 1111 Bayou Road, La Marque, Texas 77568.

General Nature of the Authorized Improvements. The PID was created to finance the following public improvements (collectively, the “Authorized Improvements”): construction of water distribution and wastewater collection lines, stormwater drainage facilities, a park, certain paving items, the payment of stormwater detention impact fees, financing costs (including reserve funds, interest and cost of issuance), and establishment, administration and operation costs of the PID. These Authorized Improvements promoted the interests of the City and conferred a special benefit upon the property within the PID.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the PID was \$4,142,617.

Method of Assessment. The City proposed to levy assessments on each parcel within the PID in a manner that resulted in imposing equal shares of the costs on property similarly benefited. No assessments have been levied by the City on property within the PID.

Apportionment of Cost between the PID and the City. The City was not obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the PID. All of the costs of the Authorized Improvements were to be paid from assessments and from other sources of funds, if any, available to the Petitioner. No assessments have been levied by the City on property within the PID.

PID Boundaries. The PID includes approximately 82.01 acres of land generally located south of Texas Avenue and west of Delaney Road in the City of La Marque, Texas. A metes and bounds description is available for inspection at the offices of the City Clerk at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the dissolution of the PID.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

Robin Eldridge
La Marque City Clerk

PUBLIC IMPROVEMENT DISTRICT
DEVELOPMENT AND FINANCING AGREEMENT

This Public Improvement District Development and Financing Agreement ("Agreement") is made by and among the CITY OF LA MARQUE, TEXAS ("City"), a municipal corporation and home-rule city of the State of Texas, acting by and through its governing body, the City Council; and the Board of Directors of the La Marque Economic Development Corporation; which Board is acting as administrator and manager of a Public Improvement District created by the City known as CITY OF LA MARQUE PUBLIC IMPROVEMENT DISTRICT NUMBER THREE (Park Meadows) ("District"), and DELANEY 1765 REALTY, L.P., a Texas limited partnership acting through its General Partner, Lindsey & Moore Investments, L.L.C. (the "Developer").

RECITALS

Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), the City Council of the City created City of La Marque Public Improvement District Number Three (the "District") by Resolution No. 1036.

The Council has adopted or will adopt a service and assessment plan (the "Plan") which provides for the construction and financing of certain improvements within the District pursuant to the Plan, payable from assessments levied against property within the District as more specifically provided for in the Plan.

The City and the Board have determined that it is in the best interest of the District and the City to contract with the Developer to initially fund on behalf of the City the planning for and the construction of the Project, which will result in the efficient and effective implementation of the Plan.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, the City and the Developer contract and agree as follows:

ARTICLE 1.
GENERAL TERMS

1.1 Definitions. The term "Act," "Agreement," "City" "Developer," and "District," have the above stated meanings, and the following terms have the following meanings:

"Assessments" means the special assessments levied by the City Council on property in the District pursuant to the Plan.

“Board” means the Board of Directors of the La Marque Economic Development Corporation, acting as administrator and manager of the District.

“Business Day” means a day other than a Saturday, Sunday or legal holiday in the State of Texas or the City.

“City Manager” means the City Manager of the City or his or her designee.

“City Attorney” means the City Attorney of the City or his or her designee.

“City Council” means the City Council of the City.

“City Staff” means those employees and officers of the City designated by the City Manager to administer this Agreement.

“Developer” means Delaney 1765 Realty, L.P., or the authorized representative of Delaney 1765 Realty, L.P.

“Director of Finance” means the Director of Finance of the City or his or her designee.

“District” means City of La Marque Public Improvement District No. Three.

“Person” means any individual, corporation, partnership, joint venture, joint stock company, trust, unincorporated organization, government or any agency or political subdivision thereof, or any other form of entity.

“Plan” means the District Service and Assessment Plan, adopted by the Board and approved by the City Council as it may be amended from time to time, provided, however, such Plan shall not include any amendments to the Plan unless this Agreement is specifically amended in accordance with Section 8.5 of this Agreement

“Project” means one or more public improvements included in the Plan, as approved by the City.

“Project Costs” means any of the acquisition, design, construction, assembly, installation, implementation and financing costs of one or more of the projects and activities included in the Plan for the District approved by the City, with associated costs, including but not limited to, the fees and expenses of Project Managers, engineers, lawyers and other consultants related to the Project and the administrative and operating costs of the District.

“Project Manager” means Lindsey & Moore Investments, L.L.C., the agent of the Developer for carrying out the responsibilities enumerated in Article 6 hereof and other responsibilities delegated by the Developer or such other agent as the Developer shall designate from time to time.

“Public Improvement District Fund” means the separate fund in the City Treasury established by the City under that name.

1.2 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE 2. POWERS AND DUTIES

2.1 Delegation of Powers. The City hereby delegates to the Board the power (1) to contract with the Developer to implement the Project, (ii) to approve plans and specifications, to advertise for contracts, (iii) to award and approve contracts and change orders in accordance with this Agreement, and (iv) to approve all pay estimates. The City also authorizes the use of its staff pursuant to the direction of the Board (except where such direction may conflict with the City charter, directives of the City Council or policies of the City) to implement the Plan.

ARTICLE 3. DUTIES OF THE BOARD

3.1 Efforts Required. The Board will use reasonable efforts to implement the Plan, causing each part of the Project to be acquired and installed in accordance with this Agreement.

3.2 Dedication of Property. The Board will require the Developer to dedicate to the City or the public all right-of-way and sites needed to construct and operate the Project, subject to the approval of the City Engineer, provided the City continues to accept and operate and maintain such facilities.

3.3 Plans and Specifications Approval. Following approval by City Staff, the Board will review plans and specifications for all construction proposed by the Developer and will either approve such within sixty (60) days of the date of submission or will indicate in writing any deficiencies found in such plans or specifications within such period within sixty (60) days of submission to the City and the Board. The Board shall note and reject plans and specifications with deficiencies including (1) plans for a project which are not included in the Plan or (2) plans not designed in accordance with applicable City or other applicable regulations or sound professional practices. The Developer shall correct any deficiencies identified by the Board, which plans and specifications shall either be approved or noted for deficiencies within an additional sixty (60) day period. Such process shall be repeated until the plans and specifications are acceptable to the Board. If the Board fails to act on a set of plans and specifications within sixty (60) days, such plans and specifications shall be deemed to be approved by the Board. Submittal is deemed to occur when the City representative and the Board representative, if different, receive plans and specifications for a

particular portion of the Project. The City and Board shall designate an employee to receive copies of such plans and specifications.

3.4 Construction Contract Award. The Developer on behalf of the Board will advertise for and award contracts in the Developer's name in accordance with applicable statutory, city charter, city ordinances and department policies of the City. The Board will require the Developer to cause construction to be inspected by an engineer or other professional approved by the Board and will require the Developer to require the engineer or other professional to issue a completion certificate in the form normally utilized by the engineer or other professional performing the inspection. The Developer shall cause any contractor to correct construction deficiencies brought to its attention by the engineers or other professionals.

3.5 Evidence of Title. The Board agrees to execute such additional evidence of transfer of title to the Project as may be required by the City and also, if requested by the City prior to the execution of a contract with the Developer or any contractor for construction of any part of the Project, to require any such parties to execute any such additional evidence of ownership as may reasonably be requested by the City.

3.6 Ownership of Property. All portions of the Project will become property of the City as constructed and installed, free and clear of any lien in favor of the Developer or any contractor. Prior to acceptance of ownership by the City, the Developer will maintain insurance in a form and coverage reasonably acceptable to City for all personal property incorporated into the Project.

3.7 Administrative Fees. The Board agrees to incur only reasonable and necessary fees and expenses for administration of the District, not to exceed \$12,000 per year to cover both the Board and the City's costs.

ARTICLE 4. DUTIES AND RESPONSIBILITIES OF THE DEVELOPER

4.1 Selection and Retention of Consultants, Design of the Project. The Developer shall select and retain the engineers, architects, landscape architects, attorneys and land planners for the Project. The Developer shall cause to be prepared all plans and specifications and all investigative work and materials acquisition for the Project. The Developer shall review such plans and specifications and then shall submit them to the Board for approval as herein provided and to the City Engineer for approval as herein provided. The Developer may elect to construct the Project in stages, as determined by the Developer. In the event the Developer does not commence construction of the Project within two years of the date of this Agreement, this Agreement shall terminate.

4.2 Payments to Contractors, Vendors, and Consultants. The Developer hereby agrees to promptly pay for all costs of the Project specified in the Plan as they become due and payable, provided, however, that the Developer shall not be obligated to advance funds pursuant to this Section for any Project that is not being financed pursuant to this Agreement or for any contract or expense not approved in writing in advance by the Developer.

4.3 Award of Construction Contract. The Developer shall be responsible for the review for all contract and bid documents related to the Project. Prior to authorizing the advertisement for bids, the Developer shall submit all contract and bid documents to the City staff in accordance this Agreement. Upon authorization of the Board and the City staff, the Developer shall advertise for, review and tabulate bids. The Developer shall competitively bid all contracts in compliance with all policies of the City, as they may be in effect from time to time, or as may be reasonably deemed necessary and applicable by the City Manager. A Project may be bid in separate contracts. The Developer shall award the bid to the lowest responsible bidder.

4.4 Change Orders. The Developer shall be responsible for the review of all change orders related to the Project and will make appropriate recommendations to the Board. All change orders shall be presented to the City Staff in accordance with this Agreement prior to approval by the Board.

4.5 Approval of the Board. The Developer shall, in accordance with the City Charter, city ordinances and state law, submit all designs, plans, specifications, construction contracts, bid documents and change orders to the Board for approval, conditional approval, or disapproval. The Developer shall simultaneously send a copy of all such submissions to the Director of Finance. The Board will use reasonable efforts to provide written approval, conditional approval or disapproval to the Developer of all designs, plans and specifications within sixty (60) Business Days from receipt of such documents. The Board shall provide to the Developer written approval, conditional approval, or disapproval of all construction contracts, bid documents and change orders within thirty (30) Business Days from receipt of such documents. Any conditional approval or disapproval by the Board shall be accompanied by a written statement of the reasons for such conditional approval or disapproval, and the Developer shall be entitled to resubmit the documents for approval pursuant to this Section. If the Board fails to act on a submittal within sixty (60) Business Days or thirty (30) Business Days, as applicable, such submittal shall be deemed to be approved.

4.6 Reimbursement of Expenditures. The Developer will be paid out of the Public Improvement District Fund (which will contain revenues paid pursuant to Assessments) for the advances the Developer makes for the costs of the Projects pursuant to Section 4.2 of this Agreement plus interest as provided herein. The Developer reserves the right to make expenditures for projects not included in the Plan or not approved in accordance with this Agreement; provided, however, that such expenditures shall not be repaid unless the City specifically agrees to do so.

ARTICLE 5.
OBLIGATIONS OF THE CITY

5.1 Public Improvement District Fund. The City hereby covenants and agrees that it will establish and maintain a Public Improvement District Fund for the District as a separate fund in the City's Treasury. The City agrees to deposit all Assessments into the Public Improvement District Fund for this District during the term of this Agreement; which amounts shall be used to pay the Developer as provided herein. The City shall establish sub-accounts for Assessments arising from each assessment roll. The City shall not commingle assessment revenues for this District with those of any other District.

5.2 Payments to the Developer. The City acknowledges that the Developer will pay Project Costs as such costs are incurred and payable. Upon acceptance by the City of the improvements constructed by the Developer, the City agrees to reimburse the Developer the Project costs plus interest solely from funds received from Assessments, all in accordance with the terms hereof. Payments due hereunder shall be made to the Developer as promptly as possible, but no less frequently than annually. The cost to the City to acquire such improvements from the Developer shall be the sum of all Project Costs payable to the Developer under the terms and conditions of this Agreement plus interest as provided herein.

5.3 Interest Rate. The outstanding amounts due the Developer pursuant to this Agreement shall bear interest at the rate of 6.25% per annum compounded annually. Interest shall accrue from the date of each payment made by the Developer, provided however, that interest shall cease to accrue five years from the date of the certificate of completion for each portion of the Project constructed.

5.4 Special Obligations. Any payment to be made under this Agreement is a special obligation of the City payable solely from the Public Improvement District Fund as and to the extent provided in this Agreement. This Agreement does not give rise to a charge against the general credit or taxing powers of the City or any other taxing unit and is not payable except as provided in this Agreement. The Developer and its successors and assigns shall never have the right to demand payment thereof out of any funds of the City other than the Public Improvement District Fund.

5.5 Assessments. The City agrees to levy Assessments on property in the District in accordance with the Plan, as the same may be amended from time to time. It is contemplated that Assessments will be levied on portions of the District as each such portion is developed with improvements.

5.6 Collection of Assessments. The City covenants and agrees that it will, as authorized under the Act and other applicable laws, continuously collect Assessments levied pursuant to the Plan during the term of this Agreement in the manner and to the maximum extent permitted by applicable law. To the extent the City may legally do so and subject to the rights of third parties, over which the City has no control, the City covenants and agrees that it will not permit a reduction,

abatement, or exemption in the Assessments due on property in the District until the Developer has been paid in full. The City will use good and sound practices to collect the Assessments consistent with the City's policies and standard practices applicable to the collection of City taxes and assessments. The first installment of an assessment against a particular piece of property shall be due on the first day of the calendar year following the earlier of: (i) the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the District, or (ii) the third anniversary of the date such assessment was levied. Thereafter, subsequent installments shall be due on the thirty-first day of each January of each succeeding calendar year until the assessment together with interest as provided has been paid in full. The owner of the assessed property may pay at any time the entire assessment then due on each property, with accrued interest on the assessment through the date of payment.

5.7 Acceptance and Maintenance of Property and Facilities. The City agrees to accept title to, to maintain, operate and repair the Projects in the Plan when they are completed and conveyed to the City, provided however, that the Developer shall cause the parks to be mowed and cleaned and the landscaping therein to be maintained at no cost to the City. Property or Projects conveyed to the City by the Developer shall carry a contractor's 1 year warranty to the City. Any warranty received by the Developer from any of his contractors on the dedicated property or facilities shall be transferable to the City upon acceptance. The City further agrees to maintain in good repair and working order all facilities constructed as part of this Project after acceptance of such facilities.

ARTICLE 6. PROJECT MANAGER

6.1 General Powers. The Developer or the Developer's authorized agent shall act as Project Manager and shall act as an agent of the District and shall be responsible for the supervision and inspection of the acquisition, design, construction, assembly, installation and implementation of the Project or phases thereof, as designated by the Board in accordance with Section 3.3 of this Agreement, and in accordance with this Agreement and the Plan. The grant of specific powers, duties and responsibilities to a Project Manager pursuant to this Agreement shall not be construed to limit the general powers granted by this Section to the Developer to hire and utilize Project Managers.

6.2 Designation. The Developer may change its designation of a Project Manager for the Project or any phase thereof at any time upon written notification to the Board and the City and subject to the approval of the City Engineer, whose approval shall not be unreasonably withheld.

ARTICLE 7.
INSURANCE AND INDEMNITY

7.1 Insurance and Indemnity. The Board shall require all contractors to provide such indemnities to the Board and the City and to secure and maintain insurance as would be required for similar City contracts, pursuant to applicable City ordinances or policies.

ARTICLE 8.
MISCELLANEOUS

8.1 Personal Liability of Public Officials. To the extent permitted by State law, no public official shall be personally responsible for any liability arising under or growing out of the Agreement.

8.2 Liability of the Developer, its Successors and Assigns Any obligation or liability of the Developer, whatsoever, which may arise at anytime under this Agreement or any obligation or liability which may be incurred by the Developer, pursuant to any other instrument, transaction or undertaking contemplated hereby shall be satisfied, if at all, out of the assets of the Developer only. No obligation or liability shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the property of any partners, officers, employees, shareholders or agents of the Developer, regardless of whether such obligation or liability is in the nature of contract, tort or otherwise except in instance of fraud, misappropriation of funds or other criminal activity.

8.3 Default.

(a) A party shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if such party fails to materially perform, observe or comply with any of its covenants, agreements or obligations hereunder or breaches or violates any of its representations contained in this Agreement.

(b) Before any failure of any party to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining party within 30 days of the receipt of such notice (5 days in the case of a monetary default), subject, however, in the case of a non-monetary default, to the terms and provisions of Section 8.3(c). Upon a breach of this Agreement, the non-defaulting party in any court of competent jurisdiction, by an action or proceeding at law or in equity, may secure the specific performance of the covenants and agreements herein contained. Except as otherwise set forth herein, no action taken by a party pursuant to the provisions of this Section or pursuant to the provisions of any other Section of this Agreement shall be deemed to constitute an election of remedies and all remedies set forth in this Agreement shall be cumulative and

non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity. Each of the Parties shall have the affirmative obligation to mitigate its damages in the event of a default by the other Party. Notwithstanding anything contained herein to the contrary, the Developer shall not be required to construct any portion of the Project or advance any funds therefore while the City or the Board is in default under this Agreement. Likewise, the City or Board shall not be required to reimburse the Developer for the cost of constructing public improvements or any other cost incurred in respect to those costs included in approved Public Improvement District costs while the Developer is in default under this Agreement.

(c) Notwithstanding anything in this Agreement which is or may appear to be to the contrary, if the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending or threatened litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or tornadoes, labor action, strikes, changes in the law affecting the obligations of the parties hereunder, or similar acts), the time for such performance shall be extended by the amount of time of such delay. The Party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a "force majeure" event causing such delay, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this Section.

(d) In addition to any other right or remedy available to Developer pursuant to this Agreement, in the event of a material breach by the City under this Agreement which continues for 30 days after written notice to the City thereof and the City's failure to cure or diligently proceed to cure such breach to Developer's reasonable satisfaction, Developer shall have the right (but not the obligation), in its sole discretion, to exercise its rights hereunder, with regard to mandamus, specific performance or mandatory permanent injunction to require the City to do so. In addition to any other right or remedy available to the City pursuant to this Agreement, in the event of a material breach by the Developer under this Agreement which continues for 30 days after written notice to the Developer thereof and the Developer's failure to cure or diligently proceed to cure such breach to the City's reasonable satisfaction, the City shall have the right (but not the obligation), in its sole discretion, to exercise its rights hereunder, with regard to mandamus, specific performance or mandatory permanent injunction to require the Developer to do so.

8.4 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by rapid transmission confirmed by mailing written

confirmation at substantially the same time as such rapid transmission, or personally delivered to an officer of the receiving party at the following addresses:

City of La Marque
Executive Director of Economic Development
City of La Marque
City Hall
1111 Bayou
La Marque, Texas 77568
RE: PUBLIC IMPROVEMENT DISTRICT NUMBER THREE

Delaney 1765 Realty, L.P.
c/o Lindsey & Moore Investments, L.L.C
9039 Katy Freeway, Suite 340
Houston, Texas 77024

With a copy to:
Mr. Harvin Moore
1234 Almond Grove
Houston, Texas 77077

Each party may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, any notice so sent by rapid transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for by, or actually received by, an authorized officer of the City, Board or Developer, as the case may be.

8.5 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the City, the Board and the Developer. No course of dealing on the part of the City, the Board or the Developer nor any failure or delay by the City, the Board or the Developer with respect to exercising any right, power or privilege pursuant to the Agreement shall operate as a waiver thereof, except as otherwise provided in this Section.

8.6 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provisions of this Agreement.

8.7 Successors and Assigns. No party to this Agreement shall have the right to assign its rights under this Agreement or any interest herein, without the prior written consent of the other parties, except that (1) the Developer may assign the right to receive payments from the Public Improvement District Fund without consent of any party, and (2) the Developer may assign its rights

and responsibilities hereunder to any entity which acquires all or part of the Developer's assets subject to commercially reasonable approval by the City, which approval cannot be unreasonably withheld if the transferee has the financial ability to perform. The City is allowed forty-five (45) days from the date it is notified in writing by the Developer of a proposed transfer of all Developer's rights and responsibilities (accompanied with sufficient materials to allow the City a basis for consenting to the proposed transfer) to consent thereto or to reasonably determine that such proposed transferee does not then have or cannot acquire in the reasonably near future, the financial ability to perform the obligations of the Developer under Article 4 of this Agreement.

8.8 Exhibits, Titles of Articles, Sections and Subsections. Any exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

8.9 Applicable Law. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the State of Texas, as such laws are now in effect.

8.10 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES REGARDING THE DISTRICT.

8.11 Term. This Agreement shall terminate on the earlier of December 31, 2034, or the date on which the City discharges its obligations hereunder and dissolves the District, provided that the City's obligation to pay Developer for advances made prior to the termination of this Agreement or dissolution of the District shall survive such termination and/or dissolution.

8.12 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the parties, the parties agree that such approval or consent shall not be unreasonably withheld or delayed.

ARTICLE 9. TAX COVENANTS

9.1 General. The Developer intends that the interest on the outstanding amounts due to the Developer pursuant to this Agreement shall be excludable from gross income for federal income tax purposes pursuant to sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and the applicable Income Tax Regulations (the "Regulations"). The City will agree to file a Form 8038g or such other forms as dictated by the Internal Revenue Service and federal law. The City covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the interest on the outstanding amounts due to the Developer pursuant to this Agreement to be includable in gross income, as defined in section 61 of the Code, for federal income tax purposes. In particular, the City covenants and agrees to comply with each requirement of this Article; provided, however, that the City shall not be required to comply with any particular requirement of this Article if the City has received an opinion of nationally recognized bond counsel ("Counsel's Opinion") that such noncompliance will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the outstanding amounts due to the Developer pursuant to this Agreement or if the City has received a Counsel's Opinion to the effect that compliance with some other requirement set forth in this Article will satisfy the applicable requirements of the Code and the Regulations, in which case compliance with such other requirement specified in such Counsel's Opinion shall constitute compliance with the corresponding requirement specified in this Agreement.

9.2 No Private Use or Payment and No Private Loan Financing. At the Developer's request from time to time, the City shall certify, through an authorized officer, employee or agent that based upon all facts and estimates known or reasonably expected to be in existence on the date of such request, that the proceeds from the advances made by the Developer pursuant to the terms of this Agreement will not be used in a manner that would cause this Agreement to be a "private activity bond" within the meaning of section 141 of the Code and the Regulations promulgated thereunder. Moreover, the City covenants and agrees that it will make such use of such proceeds including interest or other investment income derived therefrom, regulate the use of property financed, directly or indirectly, with such proceeds, and take such other and further action as may be required so that this Agreement will not be a "private activity bond" within the meaning of section 141 of the Code and the Regulations promulgated thereunder.

9.3 No Federal Guarantee. The City covenants and agrees not to take any action, or knowingly omit to take any action within its control, that, if taken or omitted, respectively, would cause the outstanding amounts due to the Developer pursuant to this Agreement to be "federally guaranteed" within the meaning of section 149(b) of the Code and the applicable Regulations thereunder, except as permitted by section 149(b)(3) of the Code and such Regulations.

9.4 No Hedge Bond. The City covenants and agrees that it has not and will not take any action, and has not knowingly omitted and will not knowingly omit to take any action, within its control, that, if taken or omitted, respectively, would cause the outstanding amounts due to the

Developer pursuant to this Agreement to be a “hedge bond” within the meaning of section 149(g) of the Code and the applicable Regulations thereunder.

9.5 No Arbitrage. At the Developer’s request from time to time, the City shall certify, through an authorized officer, employee or agent that based upon all facts and estimates known or reasonably expected to be in existence on the date of such request, the City will reasonably expect that the proceeds of the advances made by the Developer pursuant to the terms of this Agreement will not be used in a manner that would cause this Agreement to be an “arbitrage bond” within the meaning of section 148(a) of the Code and the applicable Regulations promulgated thereunder. Moreover, the City covenants and agrees that it will make such use of the proceeds of the advances made by the Developer pursuant to the terms of this Agreement including interest or other investment income derived therefrom, regulate investments of such proceeds, and take such other and further action as may be required so that this Agreement will not be an “arbitrage bond” within the meaning of section 148(a) of the Code and the applicable Regulations promulgated thereunder.

9.6 Arbitrage Rebate. If the City does not qualify for an exception to the requirements of section 148(f) of the Code relating to the required rebate to the United States, the City will take all necessary steps to comply with the requirement that certain amounts earned by the City on the investment of the “gross proceeds” of the advances made by the Developer pursuant to the terms of this Agreement (within the meaning of section 148(f)(6)(B) of the Code), be rebated to the federal government. Specifically, the City will (i) maintain records regarding the investment of the gross proceeds of the advances made by the Developer pursuant to the terms of this Agreement as may be required to calculate the amount earned on the investment of the gross proceeds of such advances separately from records of amounts on deposit in the funds and accounts of the City allocable to other bond issues of the City or moneys which do not represent gross proceeds of any bonds of the City, (ii) calculate at such times as are required by applicable Regulations, the amount earned from the investment of the gross proceeds of the advances made by the Developer pursuant to the terms of this Agreement which is required to be rebated to the federal government, and (iii) pay, not less often than every fifth anniversary date of this Agreement or on such other dates as may be permitted under applicable Regulations, all amounts required to be rebated to the federal government. Further, the City will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the advances made by the Developer pursuant to the terms of this Agreement that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in a smaller profit or a larger loss than would have resulted if the arrangement had been at arm’s length and had the yield on the issue not been relevant to either party.

9.7 Information Reporting. The City covenants and agrees to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which this Agreement is fully-executed, an information statement concerning this Agreement, all under and in accordance with section 149(e) of the Code and the applicable Regulations promulgated thereunder.

9.8 Continuing Obligation. Notwithstanding any other provision of this Agreement, the City's obligations under the covenants and provisions of this Article shall survive the payment of the outstanding amounts due to the Developer pursuant to this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed
as of the 25th day of September, 2006.

THE CITY OF LA MARQUE, TEXAS

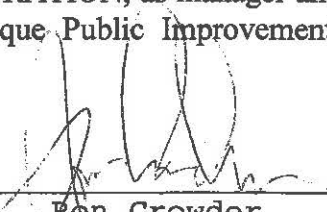


Mayor

ATTEST:

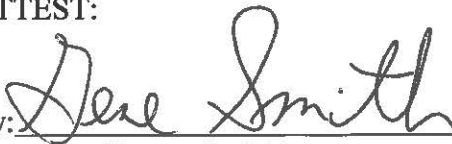
By: Charlette Bristow skw
Name: Charlette Bristow
Title: City Clerk

THE BOARD OF DIRECTORS, CITY OF LA
MARQUE ECONOMIC DEVELOPMENT
CORPORATION, as manager and administrator for
La Marque Public Improvement District Number
Three

By: 

Name: Ron Crowder
Title: President

ATTEST:

By: 

Name: Gene Smith
Title: Secretary

DELANEY 1765 REALTY, L.P.

By: Lindsey & Moore Investments, L.L.C.,
Its General Partner

By: 

Name: HARVIN C. MOORE
Title: Member/manager



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018

Prepared by: Suzy Kou

Department: Finance

Agenda item: 9c

Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Resolution No. **R-2018-0029** calling for a Public Hearing on the creation of a Public Improvement District (Trails at Woodhaven Lakes) within the corporate limits of the City of La Marque

☒

ATTACHMENTS FOR REFERENCE

1. Resolution

STAFF BRIEFING:

- Proposal includes for City to issue a bond sale secured solely by the PID assessments.
- An appropriate amount will be retained from PID assessments to cover PID administrative costs by a competent third-party consultant (hired by the City), including but not limited to maintaining record of all the assessments.
- Developer and City will work to ensure that Galveston County Tax Office collects the annual PID assessments.
- Project size includes 75.62 acres of single family development and 6.40 acres of commercial development.
- There should not be any financial cost to the City.
- PID debt issuance amount will be counted against the total maximum bank qualified debt threshold of ten million per calendar year.
- City's total debts issued will be increased on the financial statements as well as total assessment revenues.
- City will be responsible for collection and enforcement of PID payments including delinquencies and foreclosure.
- City also will be responsible for required continued disclosure annually.

HISTORY: N/A

TARGET IMPLEMENTATION:

SIGNIFICANT ACTION DATES:

January 14, 2019 - Public Hearing on PID creation



CITY COUNCIL AGENDA FORM

ACTION:

- | | |
|--|--|
| ☐ Ordinance | ☒ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

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

STAFF'S RECOMMENDATION: Motion to adopt Resolution No. **R-2018-0029** calling for a Public Hearing on the creation of a Public Improvement District (Trails at Woodhaven Lakes) within the corporate limits of the City of La Marque

FISCAL IMPACT: Additional administrative responsibilities; less bank qualified debts availability below the threshold during the issuance year.

RESOLUTION NO. R-2018-0029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, CALLING FOR A PUBLIC HEARING ON THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT (TRAILS AT WOODHAVEN LAKES) WITHIN THE CORPORATE LIMITS OF THE CITY OF LA MARQUE

WHEREAS, the City Council (the “City Council”) of the City of La Marque, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Galveston County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit 1, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the Exhibit A to the Petition, said area for the PID being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements: (i) landscaping; (ii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iii) acquisition, construction, or improvement of off-street parking facilities; (iv) acquisition, construction, and improvement of water, wastewater and drainage facilities; (v) the establishment or improvement of parks; (vi) projects similar to those listed in subsections (i)-(v) above that are authorized by the Act, including off-site projects that provide a benefit to the property within the PID; (vii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (viii) maintenance costs associated with the public improvements; (ix) payment of costs and expenses associated with developing and financing the public improvements listed in (i)-(viii) above, including costs of establishing, administering and operating the PID and paying costs of issuance, reserve funds or credit enhancement of bonds or other obligations issued to finance the Improvements.

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

SECTION 1: That a public hearing is hereby scheduled at 6:00 P.M. on January 14, 2019, in the City Council Chamber at La Marque City Hall, La Marque City Hall, 1109-B Bayou Road, La Marque, Texas 77568, to receive public comment on the creation of the PID in the area described in Exhibit A to the Petition, pursuant to the Act; and

SECTION 2: That notice of said hearing, in the substantially final form set forth in Exhibit 2 attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

SECTION 3: That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing; and

SECTION 4: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

SECTION 5: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 6: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of La Marque, Texas, on the 10th day of December, 2018.

Bobby Hocking
Mayor

ATTEST:

APPROVED AS TO FORM:

Robin Eldridge
City Clerk

Ellis Ortego
City Attorney

EXHIBIT 1

PETITION FOR CREATION OF TRAILS AT WOODHAVEN LAKES PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF LA MARQUE, TEXAS:

COMES NOW Trails at Woodhaven Lakes, Ltd., a Texas limited partnership, and the Pollock Family Partnership, Ltd., a Texas limited partnership (collectively referred to herein as the "Owner"), the Owner of a parcel of taxable real property, and pursuant to Section 372.005 of the Texas Local Government Code (the "Act"), who hereby petitions the City of La Marque, Texas ("City"), to conduct a hearing on this Petition and to create a Public Improvement District pursuant to Chapter 372, Texas Local Government Code, as amended, to be known as "Trails at Woodhaven Lakes Public Improvement District" (the "District"). In support of same, Owner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit "A" attached hereto and incorporated by reference herein.

II.

The general nature of the proposed public improvements (the "Improvements") are: (i) landscaping; (ii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iii) acquisition, construction, or improvement of off-street parking facilities; (iv) acquisition, construction, and improvement of water, wastewater and drainage facilities; (v) the establishment or improvement of parks; (vi) projects similar to those listed in subsections (i)-(v) above that are authorized by the Act, including off-site projects that provide a benefit to the property within the District; (vii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (viii) maintenance costs associated with the Improvements; (ix) payment of costs and expenses associated with developing and financing the public improvements listed in subparagraphs (i)-(v) above, including costs of establishing, administering and operating the District and paying costs of issuance, reserve funds or credit enhancement of bonds or other obligations issued to finance the Improvements.

III.

The estimated total cost of the proposed Improvements is \$12,050,000.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for

those Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness on those Improvements (including interest).

V.

All of the cost of the proposed Improvements shall be paid by assessment of the property within the District. The City will pay none of the costs of the proposed Improvements. Any remaining costs of the proposed Improvements will be paid from sources other than assessment of the property within the District.

VI.

The management of the District will be by the City with the assistance of a third-party administrator hired by the City and paid as part of the annual administrative cost of the District.

VII.

The persons or entities (through authorized representatives) signing this Petition request the establishment of the District.

VIII.

It is proposed that an Advisory Body not be established to manage the District.

IX.

The persons or entities (through authorized representatives) signing this Petition are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that are liable for assessment under the proposal, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition will be filed with the City Clerk, City of La Marque, Texas.

[Execution Page Follows]

EXECUTED this 3rd DECEMBER day of ~~November~~, 2018.

TRAILS AT WOODHAVEN LAKES LTD.,
a Texas limited partnership

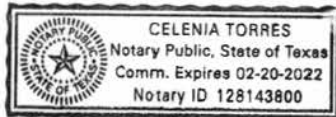
By: Inmobilia 2000 of Texas, Inc., a Texas corporation,
Its: General Partner

By: [Signature]
Name: FRANCISCO PADUA
Its: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3rd day of DECEMBER 2018,
by FRANCISCO PADUA, PRESIDENT of Inmobilia 2000 of Texas, Inc., a Texas
corporation, general partner of Trails at Woodhaven Lakes Ltd, a Texas limited partnership, on
behalf of said limited partnership.

(SEAL)



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXECUTED this 3rd ^{DECEMBER} day of ~~November~~, 2018.

TRAILS AT WOODHAVEN LAKES LTD.,
a Texas limited partnership

By: Inmobilia 2000 of Texas, Inc., a Texas corporation,
Its: General Partner

By: _____
Name: _____
Its: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2018,
by _____, _____ of Inmobilia 2000 of Texas, Inc., a Texas
corporation, general partner of Trails at Woodhaven Lakes Ltd, a Texas limited partnership, on
behalf of said limited partnership.

(SEAL)

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

POLLOCK FAMILY PARTNERSHIP, LTD.
a Texas limited partnership

By: POLLOCK FAMILY PARTNERSHIP LTD.
Its: General Partner

By: [Signature]
Name: JON POLLOCK
Its: MANAGER

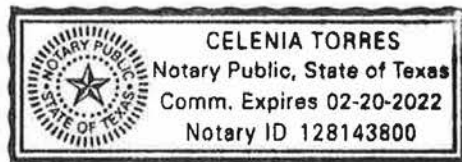
THE STATE OF TEXAS

COUNTY OF HARRIS

§
§
§

This instrument was acknowledged before me on the 3rd day of DECEMBER, 2018, by JON POLLOCK, MANAGER of POLLOCK FAMILY PARTNERSHIP LTD. general partner of Pollock Family Partnership, Ltd., a Texas limited partnership, on behalf of said limited partnership.

(SEAL)



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"
Boundaries of the Proposed District

EXHIBIT "A"
Boundaries of the Proposed District

Consisting of two tracts of land located in the Stephen F. Austin League, Abstract 297, Galveston County, Texas, and described as Tract 1 (75.62 acres), and Tract 2 (6.40 acres) below:

TRACT 1

METES AND BOUNDS DESCRIPTION
75.62 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE, A-297,
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 75.62 acres of land or 3,293,858 square feet, located in the Stephen F. Austin League, Abstract 297, Galveston County, Texas, Said 75.62 acre tract being all of a called 75.62 acre tract of record in the name of Delaney 1765 Realty, L.P. in Galveston County Clerk's File (G.C.C.F.) Number 2015015436, Said 75.62 acre tract being more particularly described as follows (bearings based on said F.B.C.C.F. Number 2015015436):

BEGINNING at a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract, being the northeast corner of a called 11.3826 acre tract of record in the name of Galveston County Drainage District No. 2 in Film Code (F.C.) Number 015-20-1178 Galveston County Plat Records (G.C.P.R.) and being the south Right-of-Way (R.O.W.) line of Texas Avenue (F.M. 1765)(100 feet wide);

THENCE, coincident the south R.O.W. line of aforesaid Texas Avenue, North 87 Degrees 17 Minutes 30 Seconds East, a distance of 476.87 feet to a 5/8 inch iron rod with "Gruller" cap set for northwest corner of a called 6.40 acre tract of record in the name of Pollock Family Partnership in G.C.C.F. Number 2011020220;

THENCE, coincident the west line of aforesaid 6.40 acre tract the following five (5) courses:

1. South 02 Degrees 53 Minutes 46 Seconds East, a distance of 147.52 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the right;
2. coincident a curve to the right, an arc length of 5.00 feet, having a radius of 100.00 feet, a central angle of 02 Degrees 51 Minutes 54 Seconds and a chord bearing of South 01 Degrees 27 Minutes 53 Seconds East, a distance of 5.00 feet to a 5/8 inch iron rod with "Gruller" cap set;
- 1.
3. South 00 Degrees 02 Minutes 01 Seconds East, a distance of 95.13 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the left;
- 2.
4. coincident a curve to the left, an arc length of 5.00 feet, having a radius of 100.00 feet, a central angle of 02 Degrees 51 Minutes 54 Seconds and a chord bearing of South 01 Degrees 27 Minutes 53 Seconds East, a distance of 5.00 feet to a 5/8 inch iron rod with "Gruller" cap set;
5. South 02 Degrees 53 Minutes 46 Seconds East, a distance of 11.58 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of aforesaid 6.40 acre tract;

THENCE, coincident the south line of aforesaid 6.40 acre tract the following three (3) courses:

3. North 87 Degrees 06 Minutes 14 Seconds East, a distance of 695.00 feet to a 5/8 inch iron rod with "Gruller" cap set;
4. South 02 Degrees 53 Minutes 46 Seconds East, a distance of 66.75 feet to a 5/8 inch iron rod with "Gruller" cap set;

5. North 87 Degrees 06 Minutes 14 Seconds East, a distance of 249.21 feet to a 5/8 inch iron rod with "Gruller" cap set, to the southeast corner of aforesaid 6.40 acre tract and being on the west line of a called 0.0574 acre tract of record in the name of City of LaMarque G.C.C.F. Number 8239444;
6. **THENCE**, coincident the west line of aforesaid 0.0574 acre tract, South 02 Degrees 45 Minutes 29 Seconds East, a distance of 20.23 feet to a 5/8 inch iron rod found for the southwest corner of said 0.0574 acre tract;
7. **THENCE**, coincident the south line of aforesaid 0.0574 acre tract, North 87 Degrees 14 Minutes 31 Seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being the southeast corner of said 0.0574 acre tract and being on the west R.O.W. line of Delaney Road (width varies);
- THENCE**, coincident the west R.O.W. line of aforesaid Delaney Road, South 02 Degrees 45 Minutes 29 Seconds East, a distance of 2,103.22 to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract, being the northeast corner of a called 141.698 acre tract of record in the name of Abdelrazek Radwan in G.C.C.F. Number 9960110;
- THENCE**, coincident the north line of aforesaid 141.698 acre tract, South 88 Degrees 00 Minutes 40 Seconds West, a distance of 1,461.15 feet to a 5/8 inch iron rod found for the southeast corner of the herein described tract, being on the east line of aforesaid 11.3826 acre tract;
8. **THENCE**, coincident the east line of aforesaid 11.3826 acre tract, North 02 Degrees 53 Minutes 45 Seconds West, a distance of 2,432.86 feet to the **POINT OF BEGINNING** and containing 75.62 acres of land.

Gruller Surveying, LLC
May 11, 2016
Job No. 45-1649

TRACT 2

PROPERTY DESCRIPTION

FIELD NOTES of a 6.40 acre tract of land situated in the Stephen F. Austin League No. 4, Abstract No. 297, Galveston County, Texas; said 6.40 acre tract of land being out of and a part of a called 82.01 acre tract of land conveyed to Delaney 1765 Realty, LP as recorded at County Clerk's File No. 2006011483 of the Official Public Records of Real Property of Galveston County, Texas; said 6.40 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All Bearings are Lambert Grid Bearings and all coordinates refer to the State Plane Coordinate System, South Central Zone, as defined by Article 21.071 of the Natural Resources Code of the State of Texas, 1983 datum (2001 Adjustment). All distances are actual distances. Scale Factor = 0.999863448.

BEGINNING at a found pin and cap stamped "JKC 5580" for the Northeast corner of this tract of land; said point also being at the intersection of the South right-of-way line of Texas Avenue (a.k.a. FM 1765) (100 foot R.O.W.) and the West right-of-way line of Delaney Road (R.O.W. varies); said beginning corner having Texas State Plane Coordinate Values of Y = 13,706,488.01 and X = 3,235,470.42.

THENCE S 02°45'29" E with the East line of this tract of land and the West right-of-way line of said Delaney Road a distance of 297.98 feet to a found pin and cap stamped "JKC 5580" for an angle point of this tract of land and also being the Northeast corner of a tract of land conveyed to the City of La Marque as recorded at County Clerk's File No. 8239444 of the Official Public records of Real Property of Galveston County, Texas.

THENCE S 87°14'31" W with an interior line of this tract of land and the North line of said City of La Marque tract of land a distance of 50.00 feet to a found 5/8 inch iron rod for an interior corner of this tract of land and also being the Northwest corner of said City of La Marque tract of land.

THENCE S 02°45'29" E with an interior line of this tract of land and the West line of said City of La Marque tract of land a distance of 29.74 feet to a set pin and cap stamped "JKC 5580" for the Southeast corner of this tract of land; from this corner a found 5/8 inch iron rod bears S 02°45'29" E a distance of 20.26 for the Southwest corner of said City of La Marque tract of land.

THENCE S 87°06'14" W with the South line of this tract of land a distance of 249.21 feet to a set pin and cap stamped "JKC 5580" for the most Southerly Southwest corner of this tract of land.

THENCE N 02°53'46" W with an interior line of this tract of land a distance of 66.75 feet to a set pin and cap stamped "JKC 5580" for an interior corner of this tract of land.

THENCE S 87°06'14" W with the South line of this tract of land a distance of 695.00 feet to a set pin and cap stamped "JKC 5580" for the Southwest corner of this tract of land.

THENCE N 02°53'46" W with the West line of this tract of land a distance of 11.58 feet to a set pin and cap stamped "JKC 5580" for the beginning of a curve to the right, concave Easterly.

THENCE in a Northerly direction with the West line of this tract of land and said curve to the right having a central angle of 02°51'45", a radius of 100.00 feet, a length of 5.00 feet and a chord bearing and distance of N 01°27'53" W, 5.00 feet to a set pin and cap stamped "JKC 5580" for the end of this curve.

THENCE N 00°02'01" W with the West line of this tract of land a distance of 95.13 feet to a set pin and cap stamped "JKC 5580" for the beginning of a curve to the left, concave Westerly

THENCE in a Northerly direction with the West line of this tract of land and said curve to the left having a central angle of 02°51'45", a radius of 100.00 feet, a length of 5.00 feet and a chord bearing and distance of N 01°27'53" W, 5.00 feet to a set pin and cap stamped "JKC 5580" for the end of this curve.

THENCE N 02°53'46" W with the West line of this tract of land a distance of 147.52 feet to a set pin and cap stamped "JKC 5580" for the Northwest corner of this tract of land; said point being in the North line of said Delaney 1765 Realty, LP tract of land and also being in the South right-of-way line of said Texas Avenue

THENCE N 87°17'30" E with the North line of this tract of land and the South right-of-way line of said Texas Avenue a distance of 990.00 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 6.40 acres (278,578.18 sq.ft.) of land.

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF LA MARQUE, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT (TRAILS AT WOODHAVEN LAKES) TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY.

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of La Marque, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at 6:00 P.M. on January 14, 2019, in the City Council Chamber at La Marque City Hall, La Marque City Hall, 1109-B Bayou Road, La Marque, Texas 77568, for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from certain property owners within the corporate limits of the City (the “Petitioners”), that requests the establishment of a public improvement district to be called the “Trails at Woodhaven Lakes Public Improvement District” (the “PID”). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 1111 Bayou Road, La Marque, Texas 77568. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The proposed public improvements to be made within the PID include: (i) landscaping; (ii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iii) acquisition, construction, or improvement of off-street parking facilities; (iv) acquisition, construction, and improvement of water, wastewater and drainage facilities; (v) the establishment or improvement of parks; (vi) projects similar to those listed in subsections (i)-(v) above that are authorized by the Act, including off-site projects that provide a benefit to the property within the District; (vii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement ((i) – (vii) herein, the “Authorized Improvements”); (viii) maintenance costs associated with the Authorized Improvements; (ix) payment of costs and expenses associated with developing and financing the public improvements listed in subparagraphs (i)-(viii) above, including costs of establishing, administering and operating the District and paying costs of issuance, reserve funds or credit enhancement of bonds or other obligations issued to finance the Improvements.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$12,050,000. The City will pay no costs of the Authorized Improvements or supplemental services from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID: The PID is proposed to include approximately 82.02 acres located generally to the south of Texas Avenue and west of Delaney Road. A metes and bounds description is available for inspection at the offices of the City Clerk at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

Robin Eldridge
La Marque, City Clerk



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018
Prepared by: Suzy Kou
Department: Finance

Agenda item: 9d
Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding adopting Resolution No. **R-2018-0030** amending Resolution No. R-2018-0017, formalizing a City Travel Policy that had been established in previous years.

X

ATTACHMENTS FOR REFERENCE

1. Resolution
2. Proposed amended City Travel Policy for City employees

STAFF BRIEFING:

- Proposed change - removing "except for those with car allowance" on page 4, 5, and 6 of the current Travel Policy to apply to all City employees for mileage reimbursement
- Proposed policy only applies to City employees
- Has been reviewed by City Attorney

TARGET IMPLEMENTATION: December 11, 2018

SIGNIFICANT ACTION DATES:

6.11.2018 - City Council adopted Resolution No. R-2018-0017, formalizing the Travel Policy established in previous years.

ACTION:

- | | |
|--|--|
| ☐ Ordinance | ☒ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

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

STAFF'S RECOMMENDATION: Motion to adopt Resolution No. **R-2018-0030** amending Resolution No. R-2018-0017, to formalize a City Travel Policy that had been established in previous years.

FISCAL IMPACT: Mileage reimbursement to employees receiving car allowances related to business travel.

RESOLUTION NO. R-2018-0030

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, AMENDING RESOLUTION NO. R-2018-0017 THE CITY OF LA MARQUE TRAVEL POLICY FOR ALL CITY BUSINESS TRAVELS BY CITY EMPLOYEES; PROVIDING FOR AN EFFECTIVE DATE, AND SETTING FORTH OTHER RELATED MATTERS.

WHEREAS, the City will remove “except for those with car allowance” on pages 4, 5, and 6 of the current adopted Travel Policy; and

WHEREAS, the governing body of the City shall amend Resolution No. R-2018-0017 to reflect the change; and

WHEREAS, the Travel Policy, attached as Exhibit “A”, shall be effective December 11, 2018, **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Proceedings. That the City of La Marque Travel Policy, attached hereto as “Exhibit A” is hereby adopted as the travel policy of the City of La Marque, effective December 11, 2018.

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov’t Code*.

Section 4. Effective Date. This amended resolution shall take effect upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on this the _____ day of _____, 2018.

THE CITY OF LA MARQUE, TEXAS

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk

APPROVED AS TO FORM:

Ellis J. Ortego, City Attorney



TRAVEL POLICY

CITY OF LA MARQUE



Revised December 2018

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1. Policy Statement

- This Travel Policy has been formulated to protect the interest of the City of La Marque and ensure consistent treatment for all.
- This policy governs expense allowances for employees, Boards, Commission, and City representatives who travel on official City business.
- For purposes of this policy, those traveling on official City business will be referred to as the “traveler”.

2. Scope

- Travel includes, but may not be limited to, workshops, seminars, webinars, conferences, training, and local government networking events.
- Travelers who travel on official City business and/or to promote the interest of the City are required to adhere to the regulations set forth in this policy.
- The City will not compensate travel expenses for any traveler whose travel does not promote the interest of the City of La Marque.

3. Pre-Authorization for Travel

- All travelers travel and other business-related expenses will be authorized and enforced by Department Director, Finance Director, and City Manager.
- The Department Director is also responsible for ensuring that all requests for activities requiring travel are official City business, relating to the duties and responsibilities of the traveler making the request, before sending to Finance Director or City Manager.
- The City Manager is authorized to approve travel for Municipal Judges and City Attorney.

- The City Manager is also authorized to approve travel for members of the various commissions, boards and committees.
- City Manager's travel will be approved by City Council.

4. Approval Guidelines

Travelers are expected to exercise good judgment regarding travel expenses and have proper regard for economy in conducting business away from the City of La Marque.

Travel Request and Expense Authorization (hereafter called "Travel Authorization")

- Advanced approval shall be obtained prior to any travel which requires payment for registration, materials, meals and/or overnight stay.
- Before registering for or booking a trip, the traveler shall submit a Travel Authorization, unless it's not practical under the circumstances as determined by the City Manager.
- The Travel Authorization serves as authorization for an individual to take normal working time off to travel on City-related business and authorizes any advances to be issued (i.e., hotel expense, meal per diem, mileage, etc.).
- The Travel Authorization shall be accompanied by pertinent conference brochures, agendas, or schedules of meetings and state the nature of the trip, destination, dates of the beginning and end of official leave, and travel cost.

Budgeted Travel

- All travelers' expenditures should be budgeted and approved in advance by the Department Director.
- All travel requests shall be approved by the City Manager.

Expenses Covered

- The expense classifications in Section 5 of this policy are for information and guidance in determining which expenses are appropriate and reasonable when traveling on City business.
- The list is intended as a guide and is not necessarily all-inclusive. Discretion remains with the City Manager in approving travel expenses to provide for unusual circumstances.

Expenses Not Covered

- Items specifically prohibited include the purchase of personal items, personal expenses, adult entertainment, alcoholic beverages, pay-for-view movies, health club charges, laundry or dry cleaning charges, etc.
- If travel time is extended for non-City related business, reimbursement will not be made for any expenses incurred for the additional stay unless it is properly documented and approved by City Manager as an Extraordinary Expense.

5. Business Travel

Travel on official City business is considered either local business travel or extended business travel.

Local Business Travel

Local business travel is considered travel that is fifty (50) miles or less from City Hall to the destination site.

- Registration fees are eligible expenses for local business travel.
- Mileage reimbursement is an eligible expense for local business travel. Mileage is calculated from City Hall to the destination site.
- For mileage reimbursement, the traveler shall submit a Check Request and attach a Local Mileage Reimbursement form including a Google map for each traveled destination.

- This form is strictly used for local business mileage using the traveler's personal vehicle. This form is only for mileage reimbursement and no other expenses can be claimed on this form.
- Local business meals are reimbursable with the approval of the Department Director before submitting to Finance Director and City Manager.
- No advances will be given for local business meals. Only legitimate business meals may be reimbursed.
- Traveler must provide supporting documentation detailing the date, place, name of individuals attending and subject matter discussed along with detailed itemized receipts in order to obtain reimbursement for local business meals.
- If it is determined that a reimbursed meal is not a legitimate business expense, this amount will be considered taxable earnings and reported as income to the IRS.
- A credit card payment receipt is not a qualified form of receipt to submit for reimbursement.

Extended Business Travel

- Extended business travel refers to travel that is more than fifty (50) miles from City Hall.
- Travelers assigned vehicles shall attempt to take the assigned vehicle before taking personal.
- Eligible expenses while traveling on extended business travel are registration, mileage reimbursement (private automobile only), meal per diem allowance, air travel, lodging, car rental and incidental travel expenses such as:
 - Registration fees for conferences, seminars and conventions are paid by the City, if deemed as City business.
 - Registration prepaid by the City shall include documentation (copy of completed registration form, dates of trip, costs, location, times, etc.).

- If the registration is not prepaid and the traveler receives the amount as part of his/her travel advance, a registration receipt shall be included with supporting material upon submission of the post-travel expense report using the Travel Authorization form.
- A traveler traveling on extended business in their private automobile may request mileage.
- If a traveler takes their issued City vehicle, their fuel card shall be used for gasoline purchases.
- The standard business mileage rate as determined by the IRS Publication 463 (www.irs.gov) is used to calculate mileage reimbursement.
- Google Maps shall be used to determine mileage distance and the printed driving directions are required to be submitted with the Travel Authorization prior to travel.
- Mileage is calculated from City Hall to the destination site. In addition, mileage reimbursement may be requested when one must travel from the hotel to an off-site conference/training location.
- When two or more people are traveling to the same destination, every effort should be made to utilize one vehicle.
- Reimbursement will be made for one vehicle only, unless prior approval by the City Manager.
 - It is preferred that reimbursement for mileage does not exceed the lowest applicable round trip airfare (including incidental expenses such as cab fares or a rental car); however, it is subject to City Manager's approval.
 - Any supplemental mileage shall be paid upon return of the travel and submission of all required supporting documents approved by the Department Director.
 - Insurance coverage is the responsibility of the traveler, as the City will not be responsible for costs incurred due to an accident. Mayor, City Council, City Employees, volunteers, Boards & Commissions are covered for personal injury while traveling on official City business under workers' compensation.

- Per IRS regulation, per diem rates are only allowed while a traveler is traveling away from home on business.
- The City will use the current Meals & Incidental Expenses Rate (M & IE rate) according to the IRS guidelines at www.gsa.gov/perdiem.
- Incidental expenses such as tips are already provided in the per diem allowance.
- The Travel Authorization shall include a copy of the appropriate expenses for the specific locale.
 - When meals are provided at trainings/conferences/seminars and are included in the registration fees, per diem will not be given for the meal except when limitations of an individual cannot be accommodated by the conference organizers, or when the exception is approved by the City Manager.
 - Recreational conference activities that are separate ticketed events not included in the base conference registration fee will not be paid for without prior approval of the City Manager (to be noted on the request for travel authorization). Spousal tickets will not be paid by the city.
 - Per diems are allowed on a travel day, including a day preceding or following the conference/seminar depending on the start time and end time of training/conference/seminar.
 - Per diem on the first and last day of travel is limited to a maximum of 75% of standard GSA rate.
 - Per diem allowance shall be requested as part of the Travel Authorization for approval.
 - Receipts are not required when using the M & IE per diem allowance.
 - Per diems shall be approved by the Department Director, Finance Director and City Manager.

- In booking air travel, officials and travelers should compare stated rates and those available over the internet to assure the best price available at the time of scheduling.
 - Only “coach” flights will be authorized for air travel to conferences or meetings.
 - Advance purchase, non-refundable tickets are considered standard air travel as well as luggage fees limited to 2 bags per traveler.
 - In some instances, other classes of airfare may be requested but prior approval shall be obtained by the City Manager. A receipt is required to be submitted.
- Overnight lodging is an eligible expense if the destination is at least fifty (50) miles (one-way) from City of La Marque City Hall.
 - Request for overnight lodging when the seminar/conference destination is within fifty (50) miles of City of La Marque City Hall may be allowed subject to the authorizations established in Section 3.
 - If attending a conference where a block of rooms is designated for attendees at a reduced rate, the City will pay or reimburse the traveler, the reduced rate. If the block room rate is unavailable, then the City will pay the standard room rate at the same hotel or a comparable hotel.
 - Travelers are encouraged to find rates lower than the blocked rates.
 - If a traveler’s family member or friend accompanies them on travel, the traveler shall pay the difference between the standard room rate and any upgraded rate.
 - As a general rule, the day preceding the day in which a conference or seminar begins is considered a travel day.
 - Lodging expense is eligible for the night preceding the conference/seminar. However, if the conference does not

begin until mid-day, lodging expense for the preceding night is not eligible unless approved by the City Manager.

- If the return trip home can be made reasonably the same day the conference ends, reimbursement for an additional overnight stay will not be eligible.
- An itemized hotel receipt is required for any overnight stay and it shall indicate the room rate.
- Tax exempt forms will be provided upon request from the Finance Department.
- Car rental at the destination site will be reimbursed if the cost to the City is less than other modes of transportation, such as taxi, bus or shuttle. It is preferred that the traveler use the most economical car available.
- If shuttles are available to/from airport and conference site, a car rental will be deemed unnecessary.
- Any exceptions require City Manager approval.
- A car rental receipt is required to be submitted as part of the post Travel Authorization.
- There may be occasions when, for the City's benefit, extraordinary expenses may be warranted. Extraordinary expenses must be justified in writing and properly documented before the City Manager considers for approval for reimbursement.
- Receipts are required for reimbursement of additional expenses.
- Additional expenses that may be reimbursed include:
 - Public transportation (i.e., taxicab, bus, shuttle) between hotel and conference/seminar location, to/from airport and hotel, etc.;
 - Toll fees;
 - Parking for both private (including rental) and city vehicles;

- Internet access fees for business purposes; and
- Fuel purchased for rental automobiles (fuel for private vehicles included in mileage request). If traveler does not have a City-issued fuel card, any fuel purchased for a City-issued vehicle will be reimbursed, as long as receipts are provided.
- Any additional mileage incurred beyond initial request will only be reimbursed if it exceeds 5 or more miles. Less than 5 miles will not be reimbursed.

6. Pre-Travel Payment

Travel Advances

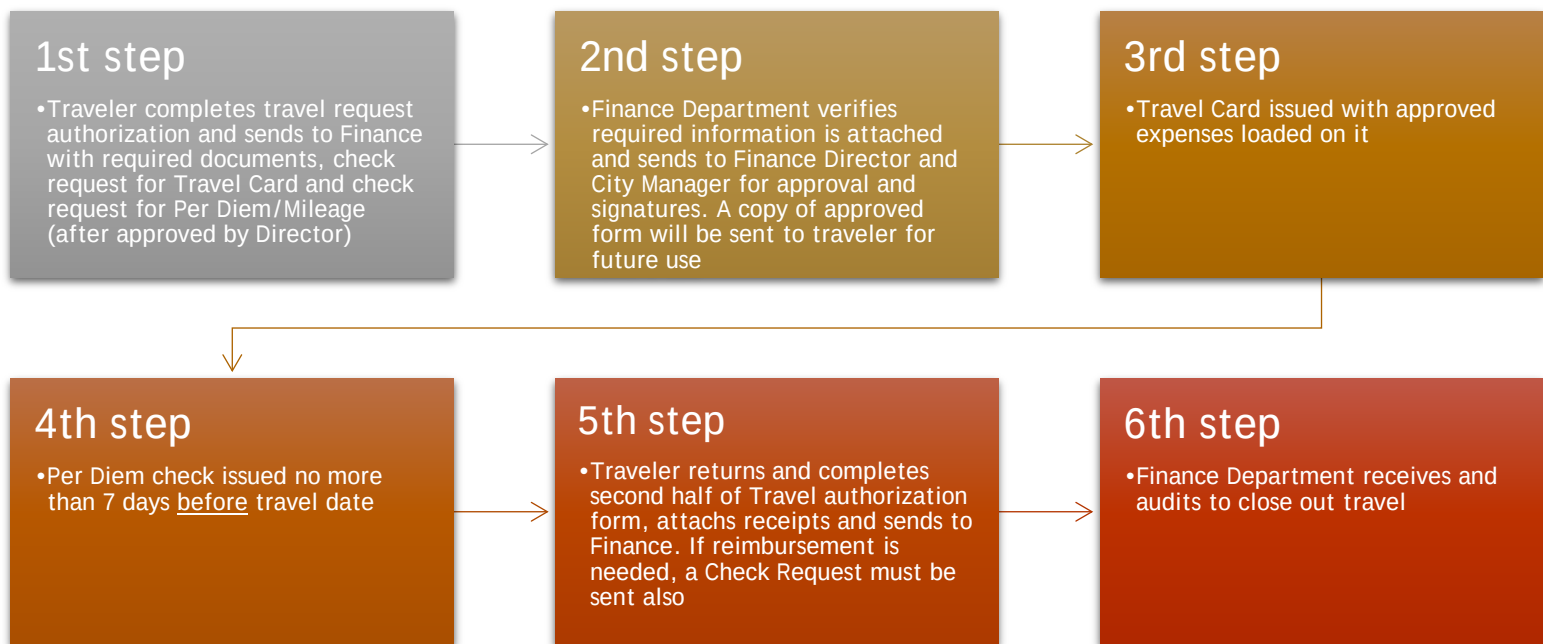
- Travelers are encouraged to use a Travel Card for all allowable expenditures not covered by the M & IE per diem.
- If a traveler chooses not to use it, the traveler has the option to pay the expenses out of pocket and be reimbursed upon return and submission of the Post-Travel Expense Report.
- M & IE travel advances are intended to cover the cost of meals and mileage only.
- Travel Advance requests shall be submitted at least 10 business days prior to travel.
- It is the Departments' responsibility to take in account holidays recognized under City Policy when submitting travel advances.

7. Post Travel Process/Expense Reporting

- City Employees, Boards & Commissions or Committee members who travel are responsible for reconciling their travel expenses, which are subject to audit by the Finance Department.
- Traveler's post-travel expenses will be submitted on the Travel Authorization previously submitted by the traveler prior to their travel.

- The traveler is required to submit all travel expense documents other than travel advance items no later than ten (10) business days upon their return from local or extended business travel.
- The traveler must have all the proper documentation with itemized original receipts attached to the Travel Authorization to avoid a delay in reimbursement or closure of the travel advance.
- Payment for reimbursements will not be processed without submission of the required documentation.
- Travel Authorization for expense reconciliation is reviewed and verified by the Finance Director, then forwarded to Finance Department for final auditing.
- Additional travel advances for that traveler will not be considered until all outstanding advances, receipts and/or monies for that traveler are submitted to the Finance Department.
- In reference to IRS Publication 463, expenses that exceed the limits set forth in this travel policy are considered as not adequately accounted for and will be reported as income.
- Travel Authorization must reflect only those expenses incurred by the qualified traveler. Falsification of travel expenses shall result in corrective action, up to and including discharge from employment.

Recap - Six Steps For Travel





Travel Request & Expense Authorization

Traveler's Name: _____
 Department: _____
 Purpose of Trip: _____
 Destination: City _____ State _____
 Duration: From _____ To _____

FUNDS REQUESTED

Description	Account Number	Form of Payment	Estimate	Actual
Registration Fees				
Lodging				
Mileage _____ @ . _____				
Per Diem				
Miscellaneous				
TOTAL COSTS			\$	\$

Comments: _____

For Illustrative Purposes Only
 Please use Travel Request &
 Expense Auth in Travel Forms
 located in Public Folder on
 Network

PRE-TRAVEL AUTHORIZATION

I am knowledgeable of and agree to adhere to the policies and rules set forth in the City of La Marque Travel Policy. I further agree to turn in all receipts and monies owed within 10 business days or funds advanced to me will be deducted from my payroll.

Individual Traveling	-	Date	Department Director (or Authorized Designee)	-	Date
Finance Director	-	Date	City Manager	-	Date

Reconciliation:

Total Advance \$ _____
 Less Total Actual (\$ _____)
 Difference \$ _____

Signature _____ Date _____

If Difference is less than \$0.00, this amount is refunded to Employee

POST TRAVEL AUDIT

Finance Director - Date	Finance Department Auditor - Date
-------------------------	-----------------------------------



LOCAL MILEAGE REIMBURSEMENT

[illegible]



Business Meal Reimbursement Form

(Attach detailed receipts)

Name:

Date of Expense:

Amount:

Location:

Business Discussed:

Persons in Attendance:

For Illustrative Purposes Only

Please use Business Meal Reimb in
Travel Forms located in Public
Folder on Network

By signing below, the traveler certifies that the above information is true, to the best of their knowledge. If an item is determined not to be City related or sufficient detail is not provided, the meal will be reported as income to the IRS.

Signature

Date

8 Frequently Asked Questions

If traveling for 1/2 day or all day on local business travel, does the traveler get a per diem for lunch?

No, lunch for local business travel is only allowed if attending an official business function for at least eight (8) hours.

Example: If you attend an eight hour seminar in Texas City, a lunch per diem will be a provided expense if lunch is not provided.

When traveling on extended business travel, is the day before the start of a seminar or conference considered a travel day? Would I be allowed dinner per diem for the travel day?

Depending on the travel time and the start time of the conference, the travel day preceding a conference or seminar may include full day or partial day per diems.

If I attend a seminar where lunch is included with registration but I opt to eat lunch elsewhere, will my meal be reimbursed if submitted with a receipt?

No. If your meal is included with the registration, any meal expense incurred by the travelers traveling will not be reimbursable, unless City Manager approval is obtained in advance.

Is an itemized hotel bill needed or is just a receipt acceptable?

An itemized hotel bill is required. A hotel receipt reflecting the advance payment is not acceptable.

Does the City pay for tips to the baggage handlers and waiters?

Yes, however, this amount is included in the per diem rate and cannot be listed separately on the travel expense report.

Is a traveler allowed mileage reimbursement if he/she travels in a city vehicle or a rental car?

No, however, fuel is allowed (receipt required) if the traveler is using a city vehicle or rental car.

Will the City pay for flight insurance?

No, flight insurance is not a reimbursable expense.

Does the City pay for taxi tips?

Yes, reasonable (20% max) taxi tips are reimbursable with a receipt.



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018
Prepared by: Suzy Kou
Department: Finance

Agenda item: 9e
Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action regarding renewal of current lease program vehicles with Enterprise Fleet Management (EFM)

☒

ATTACHMENTS FOR REFERENCE

1. Fleet replacement schedule

STAFF BRIEFING

- The City of La Marque currently has 29 vehicles on lease with EFM. Twenty-two (22) of the 29 current leased vehicles have expiring leases in the 2019 Budget Year. The current 22 expiring leases cost \$119,357.04 per year.
- EFM has presented us with a proposal to replace a total of 24 vehicles to help us reduce future budget costs by utilizing equity within the leased fleet today. The 24 vehicles in the proposal currently cost the City of La Marque \$135,668.04 in lease payments annually and includes all maintenance expenses through EFM.
- Enterprise's proposal is for the city to replace all 24 vehicles with new vehicles. The new 2018-19 expense for those 24 vehicles would be \$137,175.42, which is an increase to the old lease of \$1,507.38. This cost will include maintenance on these 24 vehicles.
- Enterprise has been directed to go with the low bid manufacturer, regardless of make. These vehicles will run through local dealerships in our area.
- Per budget requests, two additional vehicles are included in proposed batch; one for Emergency Management and one for Utility 22 to pull jet machines.
- This program has allowed the city great savings replacing many aged vehicles as well as high cost maintenance of an outdated fleet over time. This does not include benefits of being safer and more efficient by having a cost effective fleet in multiple departments.
- This proposal does not include the police vehicles discussed in budget workshops, which will be brought forth to Council in 2019.
- Representatives from Enterprise (EFM) plan to be available at the meeting for any questions.

HISTORY:

6.24.2013 - City started a fleet replacement and maintenance program with Enterprise (EFM).

TARGET IMPLEMENTATION: December 11, 2018



CITY COUNCIL AGENDA FORM

SIGNIFICANT ACTION DATES:

July 23, 24, and 26, 2018 - Fleet vehicles were discussed during budget workshops.

ACTION:

- | | |
|--|---|
| ☐ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☒ Other - Lease renewal | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

Budgeted	\$204,220.04
Actual Bid	
Estimated Expenditure	\$162,846.18
Acct. Name(s)	Replacements
Line Items #	01-5145-99-00; 02-5145-99-00
Other Funding	

STAFF'S RECOMMENDATION: Motion to approve renewal of current lease program vehicles with Enterprise Fleet Management (EFM).

FISCAL IMPACT: Reserving \$41,373.86 for upcoming Police vehicles in 2019. Financing cost is not available until January 2019.



Year	Make	Model	EFM Unit ID	Lease End Date	Current Monthly Payment	New Monthly Payment	Replacement Unit	New Payments in FY 2019	FY19 Payments Under Old Lease
2018	GMC	Sierra 1500	22LJQK	2/20/2019	\$715.68	\$668.70	GMC	\$4,680.90	\$3,578.40
2018	GMC	Sierra 1500	22LJQP	2/20/2019	\$715.68	\$668.70	GMC	\$4,680.90	\$3,578.40
2018	GMC	Sierra 1500	22LJQC	2/26/2019	\$715.68	\$668.70	GMC	\$4,680.90	\$3,578.40
2018	GMC	Sierra 1500	22LJQV	3/1/2019	\$715.68	\$668.70	GMC	\$4,680.90	\$3,578.40
2018	GMC	Sierra 1500	22LJQZ	3/1/2019	\$715.68	\$668.70	GMC	\$4,680.90	\$3,578.40
2018	GMC	Sierra 1500	22LJR8	3/2/2019	\$703.68	\$668.70	GMC	\$4,680.90	\$3,518.40
2014	Ford	F-150	FT59J5	4/2/2019	\$369.32	\$438.66	Ford	\$2,631.96	\$2,215.92
2014	Ford	F-150	FT59J6	4/2/2019	\$369.43	\$438.66	Ford	\$2,631.96	\$2,216.58
2014	Ford	F-150	FT60J2	4/2/2019	\$322.42	\$373.84	Chevy	\$2,243.04	\$1,934.52
2014	Ford	F-150	FT60J3	4/2/2019	\$322.42	\$373.84	Chevy	\$2,243.04	\$1,934.52
2014	Ford	F-150	FT60J4	4/2/2019	\$322.42	\$373.84	Chevy	\$2,243.04	\$1,934.52
2014	Ford	F-150	FT60J5	4/2/2019	\$322.42	\$373.84	Chevy	\$2,243.04	\$1,934.52
2014	Ford	F-150	FT60J6	4/2/2019	\$322.42	\$373.84	Chevy	\$2,243.04	\$1,934.52
2014	Ford	F-150	FT60J7	4/2/2019	\$322.42	\$373.84	Chevy	\$2,243.04	\$1,934.52
2014	Ford	F-150	FT59J7	4/9/2019	\$371.90	\$438.66	Ford	\$2,631.96	\$2,231.40
2014	Ford	Taurus	FT59J8	4/15/2019	\$356.20	\$389.50	Ford	\$2,337.00	\$2,137.20
2014	Ford	Taurus	FT59J9	4/15/2019	\$356.20	\$389.50	Ford	\$2,337.00	\$2,137.20
2014	Ford	F-150	FT62J0	4/15/2019	\$374.20	\$438.66	Ford	\$2,631.96	\$2,245.20
2014	Ford	Taurus	FT60J1	4/16/2019	\$356.20	\$389.50	Ford	\$2,337.00	\$2,137.20
2014	Ford	Taurus	FT60J0	4/18/2019	\$356.20	\$389.50	Ford	\$2,337.00	\$2,137.20
2014	Ford	F-150	FT59J4	4/22/2019	\$417.17	\$419.62	Chevy	\$2,517.72	\$2,503.02
2015	Ford	F-250	FT59J2	6/2/2019	\$403.00	\$504.99	Chevy	\$2,019.96	\$3,224.00
2016	Ford	Explorer Silverado	224KRX	4/12/2021	\$549.98	\$490.94	Ford	\$2,945.64	\$3,299.88
2018	Chevrolet	3500HD	22LJRD	2/28/2023	\$809.27	\$674.85	Ford	\$4,723.95	\$4,046.35
					\$11,305.67	\$11,658.28		\$73,626.75	\$63,548.67
					\$135,668.04				
PROPOSED BUDGET WITH 24 REPLACEMENTS					\$137,175.42				
					(\$1,507.38)				

DUE DILIGENCE:

- o Utilize Tips Interlocal Purchasing Agreement
- o Access to all fleet management services as applicable to the needs of the city
- o Supports the city's need for fleet evaluation on a quarterly basis assessing costs and reviewing best practices
- o Provide monthly reporting, tracking, and downloads providing real-time information



CITY COUNCIL AGENDA FORM

Meeting Date: December 10, 2018

Prepared by: Charlene Warren

Department: Administration

Agenda item: 9f

Reviewed by: Charlene Warren

AGENDA ITEM DESCRIPTION: Discussion/possible action to accept a petition from property owners requesting that a contiguous geographic area in the City of La Marque (Omega Bay subdivision) be designated as a tax increment reinvestment zone (TIRZ) under the provisions of Chapter 311 of the Texas Tax Code, and call a public hearing on January 14, 2019

☒

ATTACHMENTS FOR REFERENCE

1. TIRZ Information
2. Draft Ordinance – Designation of TIRZ and adoption of a preliminary finance plan
3. Summary of Petitions
4. Draft Notice of Public Hearing for publication

STAFF BRIEFING:

- Over the past 20 years, Omega Bay residents have been requesting assistance with street repair and other services from the City of La Marque.
- Each previous City Manager and City Council prepared and reviewed cost estimates for various projects, but no action took place.
- On November 29, 2018, City Clerk received petitions signed by numerous property owners in Omega Bay for the creation of a TIRZ (tax increment reinvestment zone).
- The total appraised value of the taxable real property in the proposed zone is approximately \$71,283,550.
- City Clerk has certified that the total amount of property values of which the property owners that signed the petition is \$39,156,166.00 (based on certified tax roll for 2018).
- These petitions constitute property owners of at least 50% of the appraised value of the property in the proposed reinvestment zone.
- The next step is for Council to accept the petitions and call for a public hearing, which would occur at the next Council meeting, January 14, 2019.
- Prior to designation of a TIRZ, a preliminary financing plan must be prepared.
- Special consultant has reviewed.
- Special legal counsel has reviewed the agenda form only.

HISTORY:

11.29.2018 – Petitions received by City Clerk

TARGET IMPLEMENTATION: March 2019, or as otherwise required by Chapter 311 of the Texas Tax Code



CITY COUNCIL AGENDA FORM

SIGNIFICANT ACTION DATES: N/A

ACTION:

- | | |
|--|---|
| ☐ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☒ Other - Accept petitions & call for public hearing | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:

Budgeted	N/A
Actual Bid	N/A
Estimated Expenditure	N/A
Acct. Name(s)	N/A
Line Items #	N/A
Other Funding	N/A

STAFF'S RECOMMENDATION: Motion to accept petitions requesting that a contiguous geographic area in the City of La Marque (Omega Bay subdivision) be designated as a tax increment reinvestment zone (TIRZ) under the provisions of Chapter 311 of the Texas Tax Code, and call a public hearing on January 14, 2019

FISCAL IMPACT: N/A

Tax Increment Financing

City of La Marque

Omega Bay

October 18, 2018

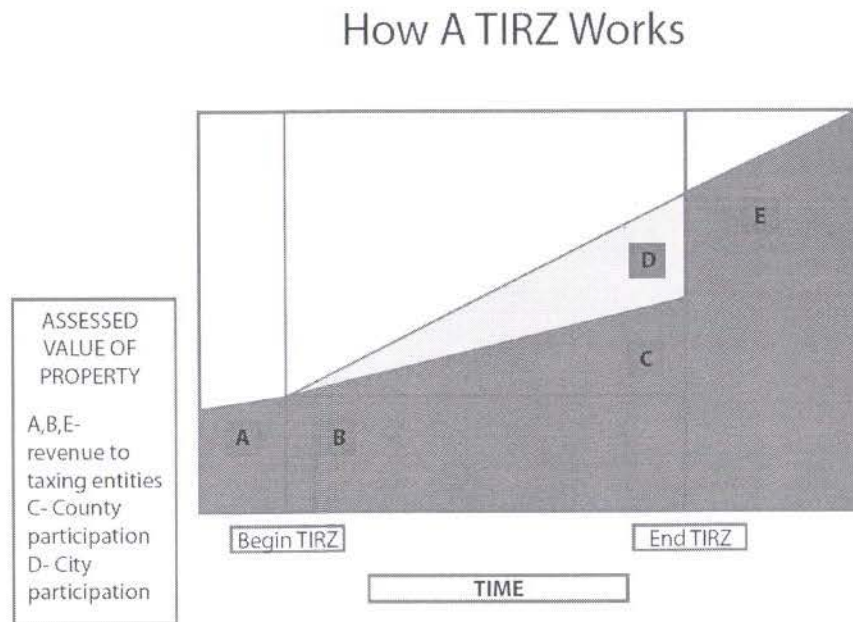
Outline

- TIRZ – Definition and How They Work
- TIRZ Creation Process
- Composition & Role of the Board of Directors
- Omega Bay TIRZ Concept

Tax Increment Financing (TIF)

- A financing tool that uses tax revenues generated by future increases in property values to pay for public improvements in a defined area
- The increase in tax revenues associated with the property value increase is called tax increment
- In Texas to use TIF a “tax increment reinvestment zone”, a TIRZ, must be created.
 - A TIRZ is analogous to a payroll deduction into a savings account that a family may use when saving for a specific goal

How a TIRZ Works



- The year in which a TIRZ is created is called the Base Year, and all entities participating in the TIRZ continue to collect taxes on the Base Year amount
- Any increase in revenue above the Base Year is “captured” for use within the TIRZ
- At the end of the life of the TIRZ the participants get tax revenue on the total value

TIRZ Creation Process

Chapter 311 of the Texas Tax Code

TIRZ Creation Process

1. Residents request TIRZ creation through petition
2. City accepts petition
3. Preliminary Project and Financing Plan is drafted
4. City holds public hearing on TIRZ creation
5. City approves TIRZ creation ordinance

Petition Requirements

Per Chapter 311.005(a)(4), if the proposed TIRZ area includes more than 30% residential units...

"... be an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the municipality or county by the owners of property constituting at least 50 percent of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located."

Project and Financing Plan

- Project Plan sets forth reasons for the TIRZ creation
 - Existing conditions
 - Proposed uses
 - Changes to ordinances
 - Non-project costs
 - Relocation
- Financing Plan sets forth the Eligible Projects
 - Estimated costs for Eligible Projects
 - Economic Feasibility / Impact
 - Estimates of amount of debt to be incurred
 - Estimates of increment to be generated
 - Participating jurisdictions and participation rates
 - Duration of TIRZ

Creation Ordinance

The creation ordinance must address the following at a minimum:

- Set boundary of TIRZ
- Name the TIRZ, numerically ordered from 1 up
- Establish Board of Directors
- Set the duration of the TIRZ
- Establish an increment fund account

TIRZ Board of Directors

Composition and Role

Board of Directors

COMPOSITION

- Nine members
- State Senator's appointment
- State Representative's appointment
- Each participating taxing entity may appoint one member
- City appoints remaining positions

QUALIFICATIONS

- At least 18 years old
- Own real property in the zone; or
- An employee or agent of a person that owns real property in the zone

Snapshot of Roles

Board of Directors

- Draft final Project and Financing Plan and recommends to Council
- Implement final Project and Financing Plan
- Evaluate and approve projects in compliance with adopted Project and Financing Plan

City Council

- Evaluate Petitions
- Create the Zone
- Approve the final Project and Financing Plan
- Appoint Board of Directors

General Powers of the Board

- *Draft and use all powers necessary to implement the final Project and Financing Plan*
- Elect such officers as it deems appropriate, except City appoints the Chair

With regard to TIRZ Projects the Board may:

- Identify, select, approve projects to be funded per the Project and Financing Plan
- Construct eligible projects from increment

Limitations

City may authorize board to exercise any of the city's powers with respect to administration, management or operation of the zone or implementation of the project plan, except, the board may NOT:

- Issue bonds
- Impose taxes or fees
- Exercise the power of eminent domain
- Give final approval to the Project and Financing Plan

Omega Bay TIRZ Concept

Roadway Capital Improvement Program

Omega Bay TIRZ Concept

- Tax increment will build up slowly
- As increment is available, funds used for:
 - Engineering
 - Reconstruction of roads and related bulkheads
- Projects phased in logical packages
- Full completion could take many years
- Next Steps
 - Petitions
 - City Council consideration/creation process

Questions and Answers

Thank you!

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING A GEOGRAPHIC AREA WITHIN CITY OF LA MARQUE AS REINVESTMENT ZONE NUMBER ONE, CITY OF LA MARQUE, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, the City Council has received petitions (the "Petitions"), requesting that a contiguous geographic area in the City of La Marque (the "City"), be designated as a reinvestment zone under the provisions of Chapter 311 of the Texas Tax Code; and

WHEREAS, the Petitions were submitted by the owners of property constituting at least fifty percent of the appraised value of the property in the proposed reinvestment zone according to the most recent certified appraisal rolls for Galveston County, Texas, the county in which the proposed zone is located; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that certain City of La Marque ad valorem property taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS complying with the requirements of Chapter 311, Texas Tax Code, a notice of the _____, 2019, public hearing on the creation of the proposed zone was published on _____, 2019, in the _____, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on _____, 2019, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

WHEREAS, the City has provided all information and given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, as of the date of this Ordinance, no other tax increment reinvestment zone is in operation within the City; and

WHEREAS, based on the latest certified values, the total appraised value of taxable property in the City and in industrial districts created by the City is approximately \$1,025,925,859 and

WHEREAS, based on the latest certified values, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is approximately \$71,283,550 and

WHEREAS, the total area within the proposed zone is approximately _____ acres, including property that is publicly owned and

WHEREAS, the City Council desires to further demonstrate its commitment and intentions by reserving funds approved for the benefit of the Zone in the Fiscal Year 2018-19 Budget in a segregated fund from the General Fund;

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

Section 1. Findings.

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council further finds and declares that the proposed reinvestment zone meets the criteria of Section 311.005 of the Texas Tax Code because the proposed zone is an area designated in a petition submitted by the owners of property constituting at least 50 percent of the appraised value of the property in the area requesting that the area be designated as a reinvestment zone.

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a geographic area located within the corporate limits of the City of La Marque; and
- (2) That the total appraised value of taxable real property in the proposed zone does not exceed fifty percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

- (3) That based on the latest certified values, the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in **Exhibit A** and depicted in the map attached hereto as **Exhibit B** to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, City of La Marque, Texas (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a)(4) of the Texas Tax Code.

Section 3. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of nine (9) members. Position One on the Board of Directors shall be filled by the State Senator representing the area included within the Zone or his or her designee. Position Two on the Board shall be filled by the State Representative representing the area included within the Zone or his or her designee. The Mayor is hereby authorized to nominate and appoint the remaining seven (7) members of the Board to Positions Three through Nine, subject to the consent and approval of the City Council; provided, however, that Galveston County shall be entitled to appoint a director to Position Nine if Galveston County approves the payment of all or part of the tax increment attributable to Galveston County. Failure of Galveston County to appoint a director by December 31, 2019 shall be deemed a waiver of that taxing unit's right to appoint a director, and the Mayor shall be entitled to nominate and appoint persons to such positions, subject to the consent and approval of City Council.

The directors or their designees in Position One and Position Two shall be members of the board by operation of law pursuant to Section 311.09(b), Texas Tax Code. The initial directors appointed to Positions Three, Four and Five shall be appointed for two-year terms, beginning January 1, 2019, while the directors appointed to Positions Six, Seven, Eight and Nine shall be appointed to one-year terms, beginning January 1, 2019. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position Three is hereby designated to serve as the chair of the Board of Directors for a term beginning January 1, 2019, and ending December 31, 2019. Thereafter, the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning January 1, of the following year. The City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for

its approval. The City hereby delegates to the Board of Directors all powers necessary to administer, manage and operate the Zone and prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Ordinance subject to the approval of the City Manager, that may be reasonably necessary to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of this Ordinance, provided however, that the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Ordinance shall not commence until January 1, 2020, and termination of the operation of the Zone shall occur on December 31, 2050, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full.

Section 5. Tax Increment Base

That the Tax Increment Base of any taxing unit participating in the Zone through property tax increments is the total appraised value of all real property taxable by such taxing unit and located in the Zone as of January 1, 2019, the year in which the Zone was designated a reinvestment zone (the "Tax Increment Base").

Section 6. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments (as defined by Chapter 311 of the Texas Tax Code) received by the City or Zone plus other revenues identified in the project plan and the reinvestment zone financing plan to be approved by the Zone and the City shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project

plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 8. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on _____, 2019, and the publication of said notice, are hereby ratified, and confirmed.

[EXECUTION PAGE FOLLOWS]

PASSED ON FIRST READING this ____ day of _____, 2019.

CITY OF LA MARQUE, TEXAS

Mayor

ATTEST:

City Secretary

PASSED AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

CITY OF LA MARQUE, TEXAS

Mayor

ATTEST:

City Secretary

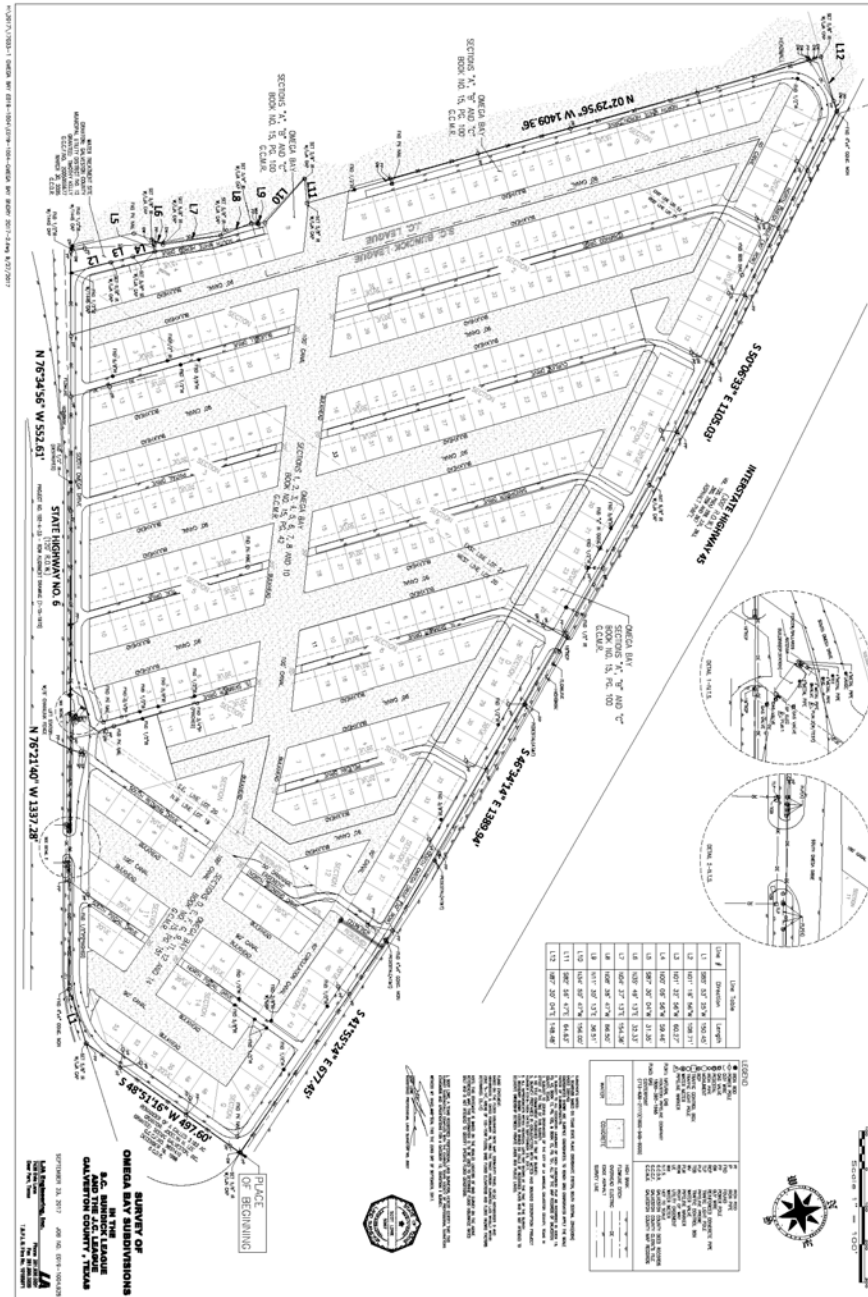
Exhibit A

TIRZ No. 1 Boundary

Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, A, B, C, D, E, F, and, G of the Omega Bay Subdivision in the S.C. Bundick League and the J.C. League, Galveston county, Texas.

DRAFT

TIRZ No. 1 Map



SUMMARY OF PETITIONS

Year	ID	GEO ID	Taxpayer	HS	Situs Address	Legal	Appraised Val
2018	142996	5515-0000-0000-001	OMEGA BAY IMPROVEMENT COM	No		ABST 7 PAGE 4 RESERVE TRACT (0-1) OMEGA BAY	\$100
2018	142995	5515-0000-0000-002	MCCALL TIMOTHY	No		ABST 7 PAGE 4 RESERVE TRACT (0-2) OMEGA BAY	\$1,580
2018	142851	5515-0000-0000-003	OMEGA BAY IMPROVEMENT COM	No		ABST 7 S C BUNDICK SUR PT OF TENNIS COURT RESI	\$100
2018	355470	5515-0000-0000-004	EXP-MUD #12	No		ABST 7 PAGE 4 MUD #12 METER STATION (0-4) OM	\$3,320
2018	368861	5515-0000-0000-005	OMEGA BAY WATER SUPPLY CORI	No		ABST 7 PAGE 4 TRACT 5 (0-5) OMEGA BAY LIFT STA1	\$100
2018	368860	5515-0000-0000-006	OMEGA BAY IMPROVEMENT COM	No		ABST 7 PAGE 4 ALL ROWS (0-6) OMEGA BAY SEC 1 T	\$1,790
2018	142681	5515-0001-0001-000	WILLIAMS STEVEN D &	Yes	1 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 1	\$274,780
2018	142682	5515-0001-0002-000	HILLING DENNIS W JR &	Yes	2 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 1	\$180,500
2018	142683	5515-0001-0003-000	ETHERIDGE KAREN D	Yes	3 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 1	\$180,160
2018	142684	5515-0001-0004-000	WEDDLE JOHN C	No	4 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 1	\$221,000
2018	142685	5515-0001-0005-000	MCFARLAND STEVEN & SANDIE	Yes	5 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 1	\$271,830
2018	142686	5515-0001-0006-000	MUSHINSKI JAMES M	No	6 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 1	\$28,550
2018	142687	5515-0001-0007-000	WIX DAVID G	Yes	7 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 1	\$329,080
2018	142688	5515-0001-0008-000	SICKING KEVIN JOE & GINA P CO-T	Yes	8 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOTS 8 OMEGA BAY SEC 1	\$356,320
2018	438515	5515-0001-0009-001	ACORD THOMAS & DENISE	Yes	9 S FLAMINGO LA MARQUE, TX 77568	ABST 7 LOT 9 OMEGA BAY SEC 1	\$197,330
2018	142690	5515-0001-0010-000	TAND KENNETH E	No	10 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 1	\$193,160 (195,000)
2018	142691	5515-0001-0011-000	HENLY REX E & LISA A	Yes	11 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 1	\$270,000
2018	142692	5515-0001-0012-000	GLOVER WYNN R & DONNA	Yes	12 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC 1	\$255,540
2018	142693	5515-0001-0013-000	HOUSTON AREA INVESTMENT PRC	No	13 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 13 OMEGA BAY SEC 1	\$199,550
2018	142694	5515-0001-0014-000	LOTT WILLIAM & JEANNIE	Yes	14 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 14 OMEGA BAY SEC 1	\$224,700
2018	142695	5515-0001-0015-000	ROSS TIMOTHY R	Yes	15 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 15 OMEGA BAY SEC 1	\$199,120
2018	142696	5515-0001-0016-000	MASSEY THOMAS D	Yes	16 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 16 OMEGA BAY SEC 1	\$178,530
2018	142697	5515-0001-0017-000	HENDERSON DANIEL LEE & JALAYI	Yes	17 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 17 OMEGA BAY SEC 1	\$192,250
2018	142698	5515-0001-0018-000	NORS TERRI	Yes	18 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 1	\$192,150
2018	142699	5515-0001-0019-000	BUISH ROBERT G	Yes	19 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 19 OMEGA BAY SEC 1	\$217,000
2018	142700	5515-0001-0020-000	BLANCHARD MARCEL Jr	Yes	20 S FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 S 60 FT OF LOT 20 (20-1) OMEGA BA	\$242,180
2018	142701	5515-0001-0021-000	MAZZOLA JACK	Yes	21 S FLAMINGO LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOT 21 & N 15 FT OF LOT :	\$514,590
2018	142703	5515-0002-0002-000	FOWLER-GULDE JANIS J	Yes	2 N FLAMINGO LA MARQUE, TX 77568	ABST 7 LOTS 1 & 2 OMEGA BAY SEC 2	\$320,000
2018	142704	5515-0002-0003-000	GULDE JANIS JEAN FOWLER &	No		ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 2	\$35,000
2018	142705	5515-0002-0004-000	DELEON MARISA R & LUCILA C	No		ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 2	\$38,070
2018	142706	5515-0002-0005-000	WOLLAM THOMAS	Yes	5 N FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 2	\$204,620
2018	142708	5515-0002-0007-000	SKINNER JOHN W & HELEN E SKIN	No	7 N FLAMINGO LA MARQUE, TX 77568	ABST 7 LOTS 6 & 7 BLK 2 OMEGA BAY SEC 2	\$404,250
2018	142709	5515-0002-0008-000	WEICHEL KIRK & DANA	No	8 N FLAMINGO LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 2	\$288,630

2018	142710	5515-0002-0009-000	SCHEXNAYDER KERRY & BARBARA	Yes	9 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC 2	\$193,180
2018	142711	5515-0002-0010-000	CHERAMIE DOLTY J III & CHARLEN	No	10 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 2	\$290,000
2018	142712	5515-0002-0011-000	HINCKS JOHN HAROLD	No	11 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 2	\$209,650
2018	142713	5515-0002-0012-000	PEARCE KEVIN & ELLEN D	Yes	12 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC 2	\$247,410
2018	142714	5515-0002-0013-000	LAIRD WALTER E & JANETTE	Yes	13 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 13 OMEGA BAY SEC 2***DEFER	\$216,980
2018	726839	5515-0002-0015-001	GLAZER GEORGE H & VICTORIA G	No	15 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOT 15 (15-1) OMEGA BAY	\$431,550
2018	142717	5515-0002-0016-000	HARDICK CECIL PATRICK & AMANI	Yes	14 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOT 14 (16-0) OMEGA BAY	\$314,380
2018	502616	5515-0002-0016-001	REITZ ROBERTA J	No	16 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOT 16 (16-1) OMEGA BAY	\$211,000
2018	142718	5515-0002-0017-000	SAILER CHARLES R & BETTY	Yes	17 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 17 OMEGA BAY SEC 2 ***DEFER	\$199,530
2018	142719	5515-0002-0018-000	JOHNSON DOROTHY MARIE	Yes	18 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 2	\$230,000
2018	142720	5515-0002-0019-000	HICHENS MARK H & ESTELLE C	Yes	19 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 19 OMEGA BAY SEC 2	\$234,970
2018	142721	5515-0002-0020-000	VAIL MARK R & LAURA C	Yes	20 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 20 OMEGA BAY SEC 2	\$253,840
2018	142722	5515-0002-0021-000	KELLEY BETTY M	Yes	21 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 21,39,& 40 OMEGA BAY	\$404,100
2018	142723	5515-0002-0022-000	TRIOLA ANTHONY S	Yes	22 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 22 OMEGA BAY SEC 2	\$309,160
2018	142724	5515-0002-0023-000	GENOVESE ADRIENNE R	Yes	23 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 23 OMEGA BAY SEC 2	\$304,660
2018	142726	5515-0002-0025-000	CARTER DAVID & IVALYNN	No	25 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 S BUNDICK SUR LOTS 24 & 25 (25-0) OMEGA	\$239,770
2018	142727	5515-0002-0026-000	BARNES DANIEL C & DARLENE R	Yes	26 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 26 OMEGA BAY SEC 2	\$330,000
2018	142728	5515-0002-0027-000	HUMPHREY LAQUITA JOY	Yes	27 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 27 OMEGA BAY SEC 2	\$343,270
2018	142729	5515-0002-0028-000	FLYNN MICHAEL D & CYNTHIA A	Yes	28 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 28 OMEGA BAY SEC 2	\$306,670
2018	142730	5515-0002-0029-000	JACOBS MARK A & JULIA	No	29 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 29 OMEGA BAY SEC 2	\$212,260
2018	142731	5515-0002-0030-000	GREMILLION NORMAN & VALERIE	Yes	30 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 30 OMEGA BAY SEC 2	\$265,170
2018	142732	5515-0002-0031-000	GREMILLION NORMAN & VALERIE	No			ABST 7 PAGE 4 N 1/2 OF LOT 31 OMEGA BAY SEC 2	\$19,040
2018	142733	5515-0002-0032-000	BARON DAVID R & SHARON L	Yes	32 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR S 1/2 OF LOT 31 & LOT 32 O	\$261,430
2018	142734	5515-0002-0033-000	MASSEY DARIN & PAMELA	Yes	33 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 33 OMEGA BAY SEC 2	\$355,000
2018	142735	5515-0002-0034-000	FARRELL SAM B III & CHERYL A	Yes	34 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 34 OMEGA BAY SEC 2	\$182,000
2018	142736	5515-0002-0035-000	SIMMONS KENNETH &	No	35 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 35 OMEGA BAY SEC 2	\$299,890
2018	142737	5515-0002-0036-000	BOURQUIN BRYAN RAY	No	36 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 36 OMEGA BAY SEC 2	\$225,070
2018	142738	5515-0002-0037-000	BARROWS ROBERT L OR	No	37 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 37 OMEGA BAY SEC 2	\$163,000
2018	142739	5515-0002-0038-000	SHINDLEDECKER SAMUEL	Yes	38 N FLAMINGO	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 38 OMEGA BAY SEC 2	\$188,480
2018	142742	5515-0003-0001-000	STAHLHEBER GARY D & TANNA M	No	1 S CURLEW	LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOT 1 OMEGA BAY SEC 3	\$42,130
2018	520681	5515-0003-0002-001	STAHLHEBER GARY D & TANNA M	No	2 S CURLEW	LA MARQUE, TX 77568	ABST 7 S C BUNDICK LOT 2 (2-1) OMEGA BAY SEC 3	\$209,980
2018	142744	5515-0003-0003-000	MOSBY KELLI E & ROY D	Yes	3 S CURLEW	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOTS 3 & 4 (3-1) OMEGA BAY SEC 3	\$230,000
2018	142746	5515-0003-0005-000	SOLER ALVIN & GINA	Yes	5 S CURLEW	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 3	\$350,000
2018	142747	5515-0003-0006-000	DEFATTA SAMMIE JR	Yes	6 S CURLEW	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 3	\$199,600

2018	142748	5515-0003-0007-000	JAQUA GYNELL	No		ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 3	\$32,910
2018	142750	5515-0003-0009-000	O'REILLY PETRIA P	No	9 S CURLEW LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 8 & 9 (9-0) OMEGA BA	\$320,000
2018	142751	5515-0003-0010-000	RUDD GLORIA	Yes	10 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 3	\$299,300
2018	142752	5515-0003-0011-000	GARZA CARLOS JR & KAREM NAR	Yes	11 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 3	\$224,840
2018	142753	5515-0003-0012-000	SCROGGINS DAVID T & PAULA M	No	12 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC 3	\$270,030
2018	142754	5515-0003-0013-000	EQUITY TRUST COMPANY CUSTOI	No	13 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 13 OMEGA BAY SEC 3	\$171,950
2018	142755	5515-0003-0014-000	HERZOG VIRGIL V & MARIE V	Yes	14 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 14 OMEGA BAY SEC 3	\$273,250
2018	142756	5515-0003-0015-000	MILLER RICHARD & VIVIAN	Yes	15 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 15 OMEGA BAY SEC 3	\$258,380
2018	142757	5515-0003-0016-000	VENABLE JAMES & STACY	Yes	16 S CURLEW LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR TR A - 16 S CURLEW DR AK	\$320,840
2018	142759	5515-0003-0018-000	PUCSETTI RAYMOND JR &	Yes	18 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 3	\$280,030
2018	142760	5515-0003-0019-000	COOK JAMES LEE & ALEIDA	No	19 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 19 OMEGA BAY SEC 3	\$224,410
2018	142761	5515-0003-0020-000	LEDWELL JONAH M	Yes	20 S CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 20 OMEGA BAY SEC 3	\$265,000
2018	142763	5515-0004-0001-002	MATTHEWS FAMILY TRUST	Yes	1A N CURLEW LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOT 1 & S 28 FT OF LOT 1,	\$403,930 (405.032)
2018	504085	5515-0004-0002-000	PERTUIT RANDY J Sr	Yes	2 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 4	\$236,140
2018	142764	5515-0004-0003-000	STELTZLEN JAMES EDWARD	Yes	3 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 4	\$317,450
2018	142765	5515-0004-0004-000	RAMEY MELVIN JR & CASSANDRA	Yes	4 N CURLEW LA MARQUE, TX 77568	ABST 7 BUNDICK C SUR LOT 4 OMEGA BAY SEC 4	\$300,000
2018	142766	5515-0004-0005-000	HENLEY JAMES & MARGARET CRIE	Yes	5 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 4	\$251,840
2018	142767	5515-0004-0006-000	KNOWLTON JOHN DAVID	Yes	6 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 4	\$334,370
2018	142768	5515-0004-0007-000	GAGE ERIC W	Yes	8 N CURLEW LA MARQUE, TX 77568	ABST 7 S C BUNDICK LOT 8 (7-0) OMEGA BAY SEC 4	\$234,020
2018	518006	5515-0004-0007-001	O'CONNOR CLIFTON B & LAURA O	No	7 N CURLEW LA MARQUE, TX 77568	ABST 7 S C BUNDICK LOT 7 (7-1) OMEGA BAY SEC 4	\$315,920
2018	142769	5515-0004-0009-000	PREUIT LARRY N & PAMELA S	Yes	9 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC 4	\$244,630
2018	142770	5515-0004-0010-000	PREUIT LARRY N & PAMELA S	No	10 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 4	\$38,070
2018	142771	5515-0004-0011-000	BISHOP MICHAEL R &	Yes	11 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 4	\$283,900
2018	142772	5515-0004-0012-000	CLICK JACK	No	12 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC 4	\$205,000
2018	142773	5515-0004-0013-000	BERRY ALLISON M	Yes	13 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 13 OMEGA BAY SEC 4	\$173,540
2018	142775	5515-0004-0015-000	COFFMAN BYRON Jr	Yes	15 N CURLEW LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 14 & 15 OMEGA BAY S	\$347,880
2018	142776	5515-0004-0016-000	HENGST CLAYTON Z & LINDA K	Yes	16 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 16 OMEGA BAY SEC 4	\$340,730
2018	142777	5515-0004-0017-000	GEEGAN KEVIN R	No		ABST 7 PAGE 4 LOT 17 OMEGA BAY SEC 4	\$41,870
2018	142778	5515-0004-0018-000	SUMMEY JAMES R & CARMEN C	Yes	18 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 4	\$304,510
2018	142779	5515-0004-0020-000	GARCIA GLEN WILLIAM	No	20 N CURLEW LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOTS 20 & 21 OMEGA BAY	\$368,130
2018	142781	5515-0004-0022-000	GARCIA GLEN WILLIAM	No		ABST 7 PAGE 4 LOT 22 OMEGA BAY SEC 4	\$38,070
2018	142782	5515-0004-0023-000	MEURIN CATHERINE & PATRICIA M	No	23 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 23 OMEGA BAY SEC 4	\$228,200
2018	142783	5515-0004-0024-000	MICHETICH ROBERT A & FRANCES	Yes	24 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 24 OMEGA BAY SEC 4	\$439,930
2018	142784	5515-0004-0025-000	TARRANT KENDALL & THERESA	Yes	25 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 25 OMEGA BAY SEC 4	\$215,520

2018	142785	5515-0004-0026-000	KOVACEVICH DIANE P	Yes	26 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 26 OMEGA BAY SEC 4	\$278,850
2018	142786	5515-0004-0027-000	RIDLEY CHRIS & BETH	No	27 N CURLEW LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 27 & N 1/2 LOT 28 OM	\$227,490
2018	142788	5515-0004-0029-000	WILKINSON DARREL G & COURT N	Yes	29 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 29 & S 1/2 OF LOT 28 OMEGA B	\$220,770
2018	142789	5515-0004-0030-000	MONGOVEN THOMAS & ROBIN	No	30 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 30 OMEGA BAY SEC 4	\$227,490
2018	142790	5515-0004-0031-000	TIPTON CECILIA R	Yes	31 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 31 OMEGA BAY SEC 4	\$169,770
2018	142791	5515-0004-0032-000	HENGST CLAYTON & LINDA	No	32 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 32 OMEGA BAY SEC 4	\$198,570
2018	142792	5515-0004-0033-000	CHISHOLM LOUIS D	Yes	33 N CURLEW LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 33 OMEGA BAY SEC 4	\$345,560
2018	142793	5515-0005-0001-000	TIKI SANDPIPER LLC	No	1 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 5	\$215,000
2018	142794	5515-0005-0002-000	MANER CAMILLE	Yes	2 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 5	\$194,360
2018	142795	5515-0005-0003-000	ZENDT JOHN & DEBORAH	No	3 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 5	\$167,890
2018	142796	5515-0005-0004-000	FUGLEBERG TONI M GLASCO	Yes	4 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 5	\$219,060
2018	142797	5515-0005-0005-000	TRUETTNER EVAN L & MARIAN	Yes	5 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 5	\$332,640
2018	142798	5515-0005-0006-000	DICKSON JAMES ERIC & JAMES	Yes	6 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 5	\$207,820
2018	142799	5515-0005-0007-000	STUBBS THERESA A	Yes	7 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 5	\$178,210
2018	142800	5515-0005-0008-000	FRENCH JERRY & RINDA K	Yes	8 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 5	\$288,670
2018	142801	5515-0005-0009-000	KEENER KEITH RODNEY & SHERIAI	Yes	9 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC 5	\$370,000
2018	142802	5515-0005-0010-000	KAISER DEANA KAY & JASON WAY	Yes	10 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 5	\$232,230
2018	142803	5515-0005-0011-000	MELTON DARRON & ROBERTA K	Yes	11 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 5	\$344,380
2018	142804	5515-0005-0012-000	ORTEGA SHERI GOODING	No	12 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC 5	\$193,350
2018	142805	5515-0005-0013-000	SCOTT TAD EVANS & KARI BETH	Yes	13 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 13 OMEGA BAY SEC 5	\$176,150
2018	142806	5515-0005-0014-000	WRIGHT JOHN DAVID & KAREN J	Yes	14 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 14 OMEGA BAY SEC 5	\$249,750
2018	142807	5515-0005-0015-000	LANE ROBERT C & FIONA	No	15 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 15 OMEGA BAY SEC 5	\$376,820
2018	142808	5515-0005-0016-000	CAYTEN PHILIP & ROXANNE	No	16 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 16 OMEGA BAY SEC 5	\$215,160
2018	142809	5515-0005-0017-000	CHANEY DON M II & LISA R	No	17 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 17 OMEGA BAY SEC 5	\$230,050
2018	142810	5515-0005-0018-000	SPIEGELHAUER JERRY A & KIM	Yes	18 S SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 5	\$373,260
2018	142811	5515-0006-0001-000	MAI DUSTIN M & JENNY	Yes	2 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOTS 1 & 2 (1-1) OMEGA BAY SEC 6	\$202,000
2018	142813	5515-0006-0003-000	TROSTMANN JANET K	Yes	3 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 6	\$183,560
2018	142814	5515-0006-0004-000	JONES CAROLE C	Yes	4 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 6	\$186,170
2018	142815	5515-0006-0005-000	KOVALCHIK JOSEPH A	Yes	5 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 6	\$207,280
2018	142816	5515-0006-0006-000	JONES GUY W	No	6 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 6	\$193,800
2018	142817	5515-0006-0007-000	ROBINSON STEPHANIE AND JOSE	No	7 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 6	\$240,940
2018	142818	5515-0006-0008-000	STAFFORD STEPHEN B SR &	Yes	8 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 6	\$178,770
2018	142819	5515-0006-0009-000	GALVAN CHRIS JR & ANGELA LAYN	No	9 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC 6	\$240,600
2018	142820	5515-0006-0010-000	LOCKE HERBERT WAYNE	Yes	10 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 6	\$185,000

2018	142822	5515-0006-0012-000	BARBER FRANK S JR	Yes	12 N SANDPIPER LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 11 & 12 OMEGA BAY S	\$197,304
2018	142823	5515-0006-0013-000	VUONG ROBERT & HONG	No	13 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 13 OMEGA BAY SEC 6	\$187,990
2018	142824	5515-0006-0014-000	MULLIS JIM L & SUSAN	Yes	14 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 14 OMEGA BAY SEC 6	\$287,790
2018	142825	5515-0006-0015-000	JONES PATRICK C	No		ABST 7 PAGE 4 LOT 15 OMEGA BAY SEC 6	\$72,390
2018	142826	5515-0006-0016-000	ANDRISEK EDWARD & CINDY	Yes	16 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 16 & N PT OF LOT 17 (16-1) OM	\$200,000
2018	142827	5515-0006-0017-001	KAGE JEFFERY W Jr	Yes	17 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 S PT OF LOT 17 (17-1) OMEGA BAY S	\$347,790
2018	142828	5515-0006-0018-000	BROWN SHANNON	Yes	18 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 6	\$318,790
2018	142829	5515-0006-0019-000	COMLEY ROBERT L & NANCY J	Yes	19 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 19 OMEGA BAY SEC 6	\$305,090
2018	142830	5515-0006-0020-000	STEVENS ERIC & KATHRYN	Yes	20 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 20 OMEGA BAY SEC 6	\$208,430
2018	142831	5515-0006-0021-000	BARR THADDAEUS L & STACIE D	Yes	21 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 21 OMEGA BAY SEC 6	\$209,010
2018	142832	5515-0006-0022-000	CARROLL GERALD & STACEY	Yes	22 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 22 OMEGA BAY SEC 6	\$234,000
2018	142833	5515-0006-0023-000	POGUE DONALD & KIMBER POGU	Yes	23 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 23 OMEGA BAY SEC 6	\$205,720
2018	142834	5515-0006-0024-000	MATTES DOUGLAS A JR	Yes	24 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 24 OMEGA BAY SEC 6	\$222,570
2018	142835	5515-0006-0025-000	LEWIS JAMES E JR & LAURA L	Yes	25 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 25 OMEGA BAY SEC 6	\$334,500 (315,600)
2018	142836	5515-0006-0026-000	HERNANDEZ CARLOS V & NORA	Yes	26 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 26 OMEGA BAY SEC 6	\$202,000
2018	142837	5515-0006-0027-000	BENSON BRIAN M	No	27 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 27 OMEGA BAY SEC 6	\$247,740
2018	142838	5515-0006-0028-000	BULLER RICHARD W & CYNTHIA	Yes	28 N SANDPIPER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 28 OMEGA BAY SEC 6	\$290,000
2018	142839	5515-0007-0001-000	KUNDER MICHAEL & ELIZABETH	No	1 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 7	\$173,390
2018	142840	5515-0007-0002-000	BROOKS GEORGE A JR & CALLA	Yes	2 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 7	\$192,350
2018	142841	5515-0007-0003-000	BENTLEY SCOTT CHRISTOPHER	Yes	3 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 7	\$227,500
2018	142842	5515-0007-0004-000	MCGHEE STEPHANIE	Yes	4 S SKIMMER LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 4 & 5 OMEGA BAY SEC	\$228,000
2018	142844	5515-0007-0006-000	DE LOS SANTOS JIMMY & PATRICI	No	6 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 7	\$169,200
2018	142845	5515-0007-0007-000	HUSTON JOHN & MONA	Yes	7 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 7 LOTS 7 & 8 OMEGA BAY SEC 7	\$407,720
2018	142847	5515-0007-0011-000	MACK GRADY W	Yes	11 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 & PT OF TENNIS COURT RESE	\$335,410
2018	142848	5515-0007-0012-000	BROZE JOSH & TARA	Yes	12 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC 7	\$172,870
2018	142849	5515-0007-0013-001	HUSTON CRAIG D SR & MICHELLE	Yes	13 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 S 60 FT OF LOT 13 (13-1) OMEGA BA	\$244,520
2018	142850	5515-0007-0014-000	HORCICA ALLEN J	Yes	14 S SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 14 & N PT OF LOT 13 (14-1) OM	\$300,000
2018	142853	5515-0008-0002-000	KLEIN DEBRA & FRANK	Yes	2 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOTS 1 & 2 & N 25 FT OF LOT 3 (2-1)	\$487,230
2018	142854	5515-0008-0003-001	GOMEZ MARGARET	Yes	4 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 S 25 FT OF LOT 3 & N 40 FT OF LOT 4	\$255,500
2018	142855	5515-0008-0004-000	RODRIGUEZ JESSE & MARY	No	5 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 & S 10 FT OF LOT 4 (4-1) OME	\$197,400
2018	142856	5515-0008-0006-000	GONZALEZ NICHOLAS JOSEPH	Yes	6 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 8	\$252,200
2018	142857	5515-0008-0007-000	REED LUCKEY & TERESA	Yes	7 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 8	\$201,930
2018	142858	5515-0008-0008-000	SULLIVAN STEPHEN MUREAL	Yes	8 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 8	\$237,380
2018	142859	5515-0008-0009-000	VICE DAVID & DEANN	Yes	9 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC 8	\$247,210

2018	142860	5515-0008-0010-000	DELEON ROBERTO & CYNTHIA A	Yes	10 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 8	\$188,990
2018	142861	5515-0008-0011-000	PETTY LILLIAN	Yes	11 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 8	\$339,782
2018	510719	5515-0008-0012-001	KELLEY PATRICK MICHAEL	No	12 N SKIMMER LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOT 12 & N 12 FT OF LOT 13	\$435,480
2018	142863	5515-0008-0013-000	LIPPENS CHONG	No	13 N SKIMMER LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOT 14 & S 63 FT OF 13 (13-	\$243,670
2018	142866	5515-0008-0015-000	FRY BENNY	Yes	15 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 15 OMEGA BAY SEC 8	\$190,570
2018	142868	5515-0008-0017-000	VINCENT BRENT C & SHERRY D	Yes	17 N SKIMMER LA MARQUE, TX 77568	ABST 7 LOT 16 & 17 OMEGA BAY SEC 8	\$296,410
2018	142869	5515-0008-0018-000	HUEBEL CHARLOTTE	No	18 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC 8	\$262,680
2018	142870	5515-0008-0019-000	MACHNER CHARLES &	Yes	19 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 19 OMEGA BAY SEC 8	\$286,700
2018	142871	5515-0008-0020-000	RISCHAN KEITH M	Yes	20 N SKIMMER LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 20 OMEGA BAY SEC 8	\$222,000
2018	142939	5515-0009-0001-000	MORGAN RICK & BROOK	Yes	1 S REDWING LA MARQUE, TX 77568	ABST 7 S BUNDICK SUR LOTS 1 & 2 OMEGA BAY SEC	\$495,430
2018	142942	5515-0009-0004-000	SCATES MARSHA LEE &	Yes	4 S REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOTS 3 & 4 OMEGA BAY SEC 9	\$362,320
2018	142943	5515-0009-0005-000	HATZ CREIGHTON M &	No	5 S REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 9	\$206,480
2018	142944	5515-0009-0006-000	HATZ LEONA A	No	6 S REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 9	\$239,880
2018	142945	5515-0009-0007-000	CORNELIUS ROBIN	No	7 S REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 9	\$260,040
2018	142946	5515-0009-0008-000	SCATES MARSHA LEE &	No		ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 9	\$68,550
2018	142872	5515-0010-0001-000	SHIPLEY THOMAS & PATRICIA	Yes	1 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 10***DEFER	\$300,260
2018	142873	5515-0010-0002-000	(CO) SCHILTER GEORGE	Yes	2 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 10	\$206,490
2018	142874	5515-0010-0003-000	BENNATT LISA	Yes	3 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 10	\$165,000
2018	142875	5515-0010-0004-000	PERTHUIS BRITNIE JEAN & JAMES	Yes	4 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 10	\$245,120
2018	142876	5515-0010-0005-000	RODRIGUEZ PEDRO ARISTIDES	No	5 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 10	\$234,150
2018	142877	5515-0010-0006-000	PAR 19 LLC	No		ABST 7 PAGE 4 N 60 FT OF LOT 6 (6-1) OMEGA BAY	\$30,000
2018	142878	5515-0010-0007-000	ABBONDOLA CRAIG & THERESA	Yes	7 N PELICAN LA MARQUE, TX 77568	ABST 7 SC BUNDICK SUR LOTS 7 & S 15 FT OF LOT 6	\$257,730
2018	142879	5515-0010-0008-000	MCLAIN CLEVELAND & AGNES	Yes	8 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 10	\$263,660
2018	142880	5515-0010-0009-000	SMITH DOUGLAS	Yes	9 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC 10	\$220,000
2018	142881	5515-0010-0010-000	DONOVAN ROBERT W & KATY S	Yes	10 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 10 OMEGA BAY SEC 10	\$213,050
2018	142882	5515-0010-0011-000	CAMBIANO ROBERT F & SUE	Yes	11 N PELICAN LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 11 OMEGA BAY SEC 10	\$224,490
2018	608734	5515-0010-0012-000	COLLINS GREG A	No	13 N PELICAN LA MARQUE, TX 77568	ABST 7 SC BUNDICK SUR LOTS 12 & 13 OMEGA BAY	\$360,900
2018	142947	5515-0011-0001-000	WATERS ALAN L & YOLANDA N	Yes	1 S PINTAIL LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 11	\$580,990
2018	142948	5515-0011-0002-000	SMITH JAMES CARLISLE & MELAN	Yes	2 S PINTAIL LA MARQUE, TX 77568	ABST 7 S BUNDICK SUR LOTS 2 & 3 OMEGA BAY SEC	\$475,000
2018	142950	5515-0011-0004-000	NGUYEN HOLLY TRANG	No	4 S PINTAIL LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 11	\$359,200
2018	142951	5515-0011-0005-000	AGNEW MICHAEL G & PATRICIA	Yes	5 S PINTAIL LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 11	\$390,000
2018	142952	5515-0012-0001-000	MAZZOLA JACK	No	1 N REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 12	\$80,000
2018	142953	5515-0012-0002-000	REYES CESAR & PATRICIA	No	2 N REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 12	\$34,040
2018	142954	5515-0012-0003-000	MCCALL TIMOTHY	Yes	3 N REDWING LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 12	\$325,800

2018	142955	5515-0012-0004-000	PINKSTON JOHN R & CARRIE A	Yes	4 N REDWING	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 12	\$290,970
2018	142956	5515-0012-0005-000	BARTON PRESTON H III &	Yes	5 N REDWING	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 12	\$285,300
2018	142957	5515-0012-0006-000	LINDQUESTER JERRY K & LAURIE A	Yes	6 N REDWING	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 12	\$282,090
2018	142958	5515-0014-0001-000	PATRICK FREDERICK & MARY A	Yes	1 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC 14	\$353,000
2018	142959	5515-0014-0002-000	BIEDERMANN ALLEN J & CONNIE I	Yes	2 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 2 OMEGA BAY SEC 14	\$278,690
2018	142960	5515-0014-0003-000	DISPENSA THOMAS A & ZINA I	Yes	3 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 3 OMEGA BAY SEC 14	\$206,000
2018	142961	5515-0014-0004-000	TURNER KELLY L & JEFFERY LANEY	Yes	4 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC 14	\$336,130
2018	142962	5515-0014-0005-000	PATTON JERRY C & JANET S	Yes	5 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 5 OMEGA BAY SEC 14	\$303,000
2018	142963	5515-0014-0006-000	ANDERSON PENNY T	Yes	6 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 6 OMEGA BAY SEC 14	\$240,000
2018	142964	5515-0014-0007-000	EASTLAND DAVID MARVIN & SUSAN	Yes	7 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC 14	\$430,650
2018	142965	5515-0014-0008-000	LIMITONE ANTHONY & ELLEN	No	8 N PINTAIL	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC 14	\$272,070
2018	142994	5516-0000-0000-004	OMEGA BAY IMPROVEMENT COM	No			ABST 7 PAGE 4 RESERVE TRACT (0-4) OMEGA BAY	\$100
2018	142886	5516-0001-0001-000	KELLY IMELDA C	No	1 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 1 OMEGA BAY SEC A	\$281,760
2018	411252	5516-0001-0002-001	KELLY TIMOTHY L & IMELDA C	No			ABST 7 C BUNDICK SUR S 1/2 LOT 2 (2-1) OMEGA BAY	\$33,040
2018	142888	5516-0001-0003-000	BURNHAM ROBERT B	Yes	3 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR N 1/2 LOT 2 & ALL LOT 3 ON	\$263,440
2018	142889	5516-0001-0004-000	ROMAN GLORIA	Yes	4 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 BUNDICK C SUR LOT 4 OMEGA BAY SEC A	\$275,000
2018	142890	5516-0001-0005-000	WHITEHEAD KERRY & FRANCIS	Yes	5 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 S 70 FT OF LOT 5 (5-2) O	\$325,150
2018	142891	5516-0001-0006-000	CAVARRETTA VINCENT J JR & KIM	Yes	6 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 N 5 FT OF LOT 5 & S 70 I	\$298,260
2018	309011	5516-0001-0006-001	HOWARD KIRK E & TERRY A	Yes	7 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 ABST 640 N 5FT OF LOT 6 & S 65FT C	\$219,740
2018	142893	5516-0001-0008-000	CLEMMONS ROBIN	Yes	8 S WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 N 10 OF LOT 7 & ALL OF	\$450,000
2018	142894	5516-0002-0001-000	GRAYSON YVONNE	Yes	1 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 1 OMEGA BAY SEC I	\$310,010
2018	142895	5516-0002-0002-000	MUNTZEL JAMES & CARON	Yes	2 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 2 OMEGA BAY SEC I	\$235,660
2018	142896	5516-0002-0003-000	JOSEPH F MESSINA IRREVOCABLE	No			ABST 7 PAGE 4 & ABST 640 LOT 3 OMEGA BAY SEC I	\$53,870
2018	142897	5516-0002-0004-000	JOSEPH F MESSINA IRREVOCABLE	No	4 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 4 OMEGA BAY SEC I	\$209,680
2018	142898	5516-0002-0005-000	JOSEPH F MESSINA IRREVOCABLE	No			ABST 7 PAGE 4 & ABST 640 LOT 5 OMEGA BAY SEC I	\$64,640
2018	142899	5516-0002-0006-000	CANE DONALD J	Yes	6 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 6 OMEGA BAY SEC I	\$229,320
2018	142900	5516-0002-0007-000	SCARBERRY CHARLES D & PAMELA	Yes	7 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 7 OMEGA BAY SEC I	\$290,600
2018	142901	5516-0002-0008-000	CARNER JAMES G & SARAH A	Yes	8 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 8 OMEGA BAY SEC I	\$217,890
2018	142902	5516-0002-0009-000	NALEWAK LAWRENCE E & ANNA L	Yes	9 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 9 OMEGA BAY SEC I	\$253,160 (217448)
2018	142904	5516-0002-0011-000	FRNKA JIMMIE JOHN	Yes	11 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 S BUNDICK SUR LOTS 10,11 & N 1/2 LOT 12	\$344,914
2018	142905	5516-0002-0012-000	PINSON SYLVIA J	Yes	14 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 S 1/2 OF LOT 12 (12-0) &	\$210,000
2018	142908	5516-0002-0015-000	HOLTKE MICHAEL DEAN	Yes	15 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 15 OMEGA BAY SEC	\$225,500
2018	142909	5516-0002-0016-000	FRITZ JAMES L & SHERRY	Yes	16 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 16 OMEGA BAY SEC	\$305,320
2018	142910	5516-0002-0017-000	FLEMING STEPHEN H	Yes	17 N WHITE HERON	LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 17 OMEGA BAY SEC	\$246,160

2018	142911	5516-0002-0018-000	CAPPS KENNETH ANDREW	Yes	18 N WHITE HERON LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 18 OMEGA BAY SEC	\$230,000
2018	142912	5516-0002-0019-000	ROWLEY MICHAEL E & COREEN	No	19 N WHITE HERON LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 19 OMEGA BAY SEC	\$242,520
2018	142913	5516-0002-0020-000	TYLER KATHLEEN & DAVID	Yes	20 N WHITE HERON LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 20 OMEGA BAY SEC	\$258,340
2018	142914	5516-0003-0001-000	TRAYLOR DANNY ANDREW & ROB	Yes	1 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 & ABST 640 LOT 1 OMEGA BAY SEC	\$356,080
2018	142916	5516-0003-0003-000	WATKINS BRADLEY & STEPHANIE	Yes	3 N OMEGA DR LA MARQUE, TX 77568	ABST 7 LOTS 2 & 3 OMEGA BAY SEC C	\$408,810
2018	142917	5516-0003-0004-000	REISER WILLIAM K	Yes	4 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 4 OMEGA BAY SEC C	\$379,190
2018	389017	5516-0003-0005-001	DORECK JOHN M JR & KIMBERLY J	Yes	5 N OMEGA DR LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOTS 5 & 6 (5-1) OMEGA BA	\$405,000
2018	142920	5516-0003-0007-000	SHIPLEY GARVIN H Jr	Yes	7 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 7 OMEGA BAY SEC C	\$308,850
2018	142921	5516-0003-0008-000	HARGRAVES SCOTT ELLIS	Yes	8 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 8 OMEGA BAY SEC C	\$245,680
2018	142922	5516-0003-0009-000	HEBERT KAREN CECILE & EDWARD	Yes	9 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 9 OMEGA BAY SEC C	\$288,440
2018	142923	5516-0003-0010-000	RESENDEZ JOEY	Yes	10 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOTS 10 & 11 OMEGA BAY SEC C	\$358,130
2018	142925	5516-0003-0012-000	SHARP GEORGIA CATHERINE & NE	Yes	12 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 12 OMEGA BAY SEC C	\$254,740 (258,000)
2018	142926	5516-0003-0013-000	MOULD PAUL & REBECCA	Yes	1 N CURLEW LA MARQUE, TX 77568	ABST 7 S C BUNDICK SUR LOT 13 & N 22FT OF LOT 1	\$382,520
2018	142927	5516-0003-0014-000	THE WILLIAM L SELPH REVOCABLE	No	14 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 14 OMEGA BAY SEC C	\$195,260
2018	142928	5516-0003-0015-000	WRIGHT WILLIAM J	Yes	15 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 15 OMEGA BAY SEC C	\$211,610
2018	142929	5516-0003-0016-000	SSN INVESTMENTS LLC	No	16 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 16 OMEGA BAY SEC C	\$240,000
2018	142930	5516-0003-0017-000	CZEREWATY BRIAN P	Yes	17 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 17 OMEGA BAY SEC C	\$210,940
2018	142931	5516-0003-0018-000	SADLER MICHAEL RAY	Yes	18 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 18 OMEGA BAY SEC C	\$282,000
2018	142932	5516-0003-0019-000	WEST PAMELA A	No	19 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 19 OMEGA BAY SEC C	\$210,360
2018	142933	5516-0003-0020-000	MYERS JEFFREY D	No	20 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 20 OMEGA BAY SEC C	\$270,650
2018	142934	5516-0003-0021-000	OKEEFE DEREK C & JENNIFER	No	21 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 21 OMEGA BAY SEC C	\$221,580
2018	142935	5516-0003-0022-000	MOORE MALCOLM E	Yes	22 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 22 OMEGA BAY SEC C	\$254,630
2018	142936	5516-0003-0023-000	MURPHY JOE	Yes	23 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 23 OMEGA BAY SEC C	\$248,250
2018	142937	5516-0003-0024-000	NELSON DARRIN & ANGELA	Yes	24 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 24 OMEGA BAY SEC C	\$250,910
2018	142938	5516-0003-0025-000	TANG TOAN THIEN	Yes	25 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 25 OMEGA BAY SEC C	\$245,410
2018	142966	5516-0004-0026-000	HOMMINGA MICHELLE B & RICHARD	No		ABST 7 PAGE 4 LOT 26 OMEGA BAY SEC D	\$70,660
2018	368858	5516-0004-0026-001	OMEGA BAY IMPROVEMENT CON	No		ABST 7 PAGE 4 PT OF LOT 26 (26-1) OMEGA BAY SEC	\$100
2018	142967	5516-0004-0027-000	HOMMINGA MICHELLE B & RICHARD	No		ABST 7 PAGE 4 LOT 27 OMEGA BAY SEC D	\$67,120
2018	142968	5516-0004-0028-000	HOMMINGA MICHELLE B & RICHARD	Yes	28 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 28 OMEGA BAY SEC D	\$429,160
2018	142969	5516-0004-0029-000	MALCHAR JOSEPH A & CHRISTINA	Yes	29 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 29 OMEGA BAY SEC D	\$376,330 (280,000)
2018	142971	5516-0004-0031-000	MEGALE GWENDOLYN A & MICHAEL	Yes	31 N OMEGA DR LA MARQUE, TX 77568	ABST 7 LOTS 30 & 31 OMEGA BAY SEC D	\$240,000
2018	142972	5516-0005-0032-000	BROCK TOMMY GENE & LISA ANN	Yes	32 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 32 OMEGA BAY SEC E	\$265,520
2018	142973	5516-0005-0033-000	CASSIMUS ANASTOSIOS SPIRO	Yes	33 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 33 OMEGA BAY SEC E	\$236,010
2018	142974	5516-0005-0034-000	MARTINEZ ERIK	Yes	34 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 34 OMEGA BAY SEC E	\$225,010

2018	142975	5516-0005-0035-000	ANCHORED WEALTH INVESTMENT	No	35 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 35 OMEGA BAY SEC E	\$228,000
2018	142976	5516-0005-0036-000	MORTON CHRISTOPHER S &	Yes	36 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 36 OMEGA BAY SEC E	\$287,570
2018	142977	5516-0005-0037-000	MEGALE ROBERT V & SARAH C	Yes	37 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 37 OMEGA BAY SEC E	\$230,000
2018	142978	5516-0005-0038-000	ANNALORA MICHAEL R	Yes	38 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 38 OMEGA BAY SEC E	\$262,730
2018	142979	5516-0006-0039-000	ABERCIA JACK F SR & JACQUE	No	39 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 39 OMEGA BAY SEC F	\$363,380
2018	142980	5516-0006-0040-000	GILL BRUCE E & MARY A	Yes	40 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 40 OMEGA BAY SEC F	\$287,610
2018	142981	5516-0006-0041-000	ESTES MICHAEL & SALEICE	Yes	41 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 41 OMEGA BAY SEC F	\$272,440
2018	142982	5516-0006-0042-000	CHANG ALBERT S & SHARON M	No	42 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 42 OMEGA BAY SEC F	\$343,300
2018	142983	5516-0006-0043-000	EPPINETTE DONALD L & MARTHA	Yes	43 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 43 OMEGA BAY SEC F	\$218,050
2018	142984	5516-0007-0044-000	RIDDELL BEVERLY T & JAMES S RIE	Yes	44 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 44 OMEGA BAY SEC G	\$318,800
2018	142985	5516-0007-0045-000	ELLIOTT STEPHEN D & MARI	Yes	45 N OMEGA DR LA MARQUE, TX 77568	ABST 7 PAGE 4 LOT 45 OMEGA BAY SEC G	\$220,630
2018	142986	5516-0007-0046-000	DESORMEAUX REGGIE J & LAURET	Yes	46 N OMEGA DR LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOT 46 & PT LOT 47 OMEGA	\$359,980
2018	142988	5516-0007-0048-000	BOUDOIN DOUGLAS & CATHERINI	Yes	48 N OMEGA DR LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR PT OF LOT 47 & LOT 48 LESS	\$275,260
2018	142989	5516-0007-0049-000	PIERCE WILLIAM C	Yes	49 N OMEGA DR LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOT 49 & SW 10FT LOT 48 C	\$262,000
2018	142990	5516-0007-0050-000	HAMEL JACK D	Yes	50 N OMEGA DR LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR LOT 50 & NE 42.5FT LOT 51	\$370,000
2018	142992	5516-0007-0052-000	CLARKE ALBERT JOHN & REBECCA	Yes	52 N OMEGA DR LA MARQUE, TX 77568	ABST 7 C BUNDICK SUR SW 12.5FT LOT 51, & NE 41.	\$305,010
2018	408215	5516-0007-0052-001	BURLING BRETT & CANDI	No		ABST 7 C BUNDICK SUR W 13.75FT LOT 52 (52-1) &	\$53,920
2018	142993	5516-0007-0053-000	OMEGA BAY IMPROVEMENT COM	No		ABST 7 C BUNDICK W PT LOT 53 OMEGA BAY SEC G	\$100
2018	397178	5516-0007-0053-003	GROVE PATTY L	Yes	53A N OMEGA DR LA MARQUE, TX 77568	BUNDICK SUR PT OF LOT 53 OMEGA BAY SEC G (53-	\$323,000

\$71,283,550

SOURCE: Galveston County Appraisal District
Date: November 21, 2018

Total:
39,156,166

**NOTICE OF PUBLIC HEARING FOR THE CREATION OF
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE,
CITY OF LA MARQUE, TEXAS
UNDER CHAPTER 311, TEXAS TAX CODE**

Notice is hereby given that the City Council of the City of La Marque will hold a public hearing on January, 14, 2019, beginning at 6:00 p.m. at the City of La Marque Council Chambers, 1111 Bayou Road, La Marque, Texas 77568, on the creation of Tax Increment Reinvestment Zone Number One, City of La Marque, Texas (the "Zone") under the provisions of Chapter 311 of the Texas Tax Code and the benefits of the Zone to the City and the property in the Zone. The general impact of the proposed Zone will be to increase the value of taxable properties through the construction of new public and private improvements.

At the hearing, any interested person may speak for or against the creation of the Zone, its proposed boundaries or the concept of tax increment financing. Owners of property in the proposed Zone will be given a reasonable opportunity to protest the inclusion of their property in the Zone. Copies of the legal description of the property to be included in the Zone and drawings of the proposed Zone are available at the City Secretary's office at City Hall.

Robin Eldridge, TRMC
City Clerk