

ORDINANCE NO. R-2021-0013

A RESOLUTION OF THE CITY OF LA MARQUE, TEXAS AMENDING THE CITY'S ZONING MAP AND COMPREHENSIVE PLAN BY CHANGING THE ZONING DISTRICT OF CERTAIN PROPERTY LOCATED NEAR DELANY ROAD AND LAWNSDALE STREET TO PDD; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION; PROVIDING AN EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Radwan Abdelrazek ("Owner") submitted an application for the City to amend the zoning district of Owner's property, approximately 51.01 acres, located near Delany Road and Lawnsdale Street (Galveston County Property ID # 131493) and more specifically described in Exhibit A (the "Property")

WHEREAS, The Zoning Commission and City Council have conducted, in the time and manner required by law, a public hearing on the proposal to change the zoning for the Property;

WHEREAS, the Zoning Commission recommended approval of the requested change in zoning district applicable to the Property; and

WHEREAS, the City Council finds the proposed change in zoning district is consistent with the City's comprehensive plan, and the comprehensive plan and zoning map of the City should be amended to include the requested Planned Development District for the Property.

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

Section 1. That the facts and matters set forth in the preamble of this Ordinance are found to be true and correct.

Section 2. That the adopted zoning map of the City is amended by changing the zoning district applicable to the Property from R-1 to Planned Development District.

Section 3. The City's comprehensive plan is amended in accordance with this Ordinance.

Section 4. The development of the Property shown in Exhibit A shall conform to all requirements for the R-1 Single Family Residential Zoning District and any other requirements applicable to all zoning districts or uses within any zoning district, as prescribed by the Zoning Ordinances, except for the following modifications:

Lot size. A lot in this district shall be no less than six thousand (6,000) square feet in area and shall not be less than fifty (50) feet at the building line. On lots that front a 50' right-of-way containing twenty a knuckles a minimum build line of twenty five (25) feet will be maintained.

Minimum Side Yard Setback. The lots in this district shall have a minimum side yard set back of five (5) feet on all lots except corner lots which shall have a minimum side yard set back of ten (10) feet.

Parking Spaces. In addition to all other parking requirements applicable to the R-1 Single Family Residential Zoning District Owner shall construct at least one ADA-compliant parking space and one regular parking space for the park on the Property.

Section 5. Penalty. As provided by Section 71-3 of the City Code, any person who shall violate any of the provisions of this ordinance or who shall erect or alter any building, or who shall commence to erect or alter any building in violation of any detailed statement of plan submitted or approved hereunder, shall for each violation or noncompliance be deemed guilty of a misdemeanor, and upon conviction, shall be fined as provided in Section 1-7 of the City Code. The owner of that building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder contractor, agent, or corporation employed in connection therewith who may have assisted in the commission of any such violation shall be subject to the penalties herein provided.

Section 6. Repeal. This ordinance is intended to be cumulative and shall not repeal any provision of a previous ordinance or City Code provision, except to the extent that a provision is inconsistent and cannot be reconciled with this ordinance.

Section 7. 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 for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it is the intention of the City Council that the invalidity or unconstitutionality of the one or more parts shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision other than the part declared to be invalid

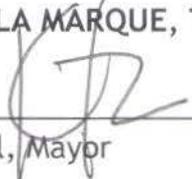
or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 8. Publication and Effective Date. This Ordinance shall be effective immediately upon adoption, public hearing in accordance with Section 2.19 of the City Charter, and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in accordance with Chapter 52 of the Texas Local Government Code and Article II of the City Charter.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on First Reading this 12th day of July 2021; and

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on Second and Final Reading this 9th day of August, 2021.

CITY OF LA MARQUE, TEXAS



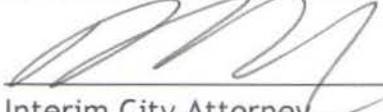
Keith Bell, Mayor

ATTEST:



Robin Eldridge, TRMC, City Clerk

APPROVED AS TO FORM:



Interim City Attorney
Matthew Knebel



June 10, 2021

Ms. Derra Purnell
Director of Legal and Development Services
City of La Marque
1130 1st Street
La Marque, Texas 77568

**RE: Planned Development District Application
La Marque 47-Acre Tract**

Dear Ms. Purnell:

We are requesting the establishment of a Planned Development District for the proposed 47-Acre tract residential development in accordance with City Code Section 71-18.

The proposed development is currently located in a R-1 Single-family Residential District. We are proposing to follow all regulations applicable to the R-1 Single-family Residential District with the exceptions listed below:

- **Lot Size (Section 71-20 and Section 41-107 (e)):** A typical lot in this District will be fifty feet (50') wide at the building line and have a one hundred twenty feet (120') depth. In no case shall a lot have less than six thousand (6,000) square feet in area, less than fifty feet (50') width at the building line. A minimum twenty-five feet (25') building line will be maintained on all lots that front on a 50' right-of-way with twenty feet (20') at knuckles.
- **Minimum Side Yard Setback (Section 71-20):** The proposed minimum side yard setback for this District shall be five feet (5') and ten feet (10') on corner lots.

We are proposing a minimum 23.5% of open space for this District to offset the higher density caused by the smaller lot widths, as shown in the attached Overall Park/Open Space Master Plan Exhibit. The proposed improvements in this open space may include walking trails, parks, lights, street furniture, and fountains. In addition, a play structure, to serve children under 12 years of age, shall be installed and centrally located park to cover the District within a 2,000-foot radius. In addition, another 4.4% of open space is provided with in the existing drill site. The drill site will be used for a dog park and trails will meander through and around the HP&L easement.

We are also proposing that the local streets within this Planned Development District would include rights-of-way of both fifty-foot (50') and sixty-foot (60') widths. This would be a change from the sixty-foot (60') right-of-way requirement per the Design Criteria Manual that was approved by the City.

As part of this PDD application, we are including the following items:

- Site plan (to scale) with proposed improvements, developments, and property lines.
- Survey (to scale)
- Current and original certified tax receipts

9050 N. Capital of Texas Hwy., Bldg. 3, Suite 390
Austin, Texas 78759
512.646.3445

2107 CityWest Blvd., 4th Floor
Houston, Texas 77042
713.343.0394

- Title Report

We appreciate the City taking the time to review this request. Please let me know if you have any questions or need any additional information. I can be reached either via email at akarve@7genplanning.com or via phone at (713) 343-0394.

Please note: We will be submitting the General Plan separately for your review and comments/approval.

Sincerely,

A handwritten signature in blue ink that reads "Arya Karve". The signature is written in a cursive style and is positioned above a solid blue horizontal line.

Arya Karve
Senior Land Planner



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and its drawings or representation is made by 7gen Planning as to the accuracy thereof and same is considered subject to errors, omissions, legal changes or other conditions. The final plan is considered a future and final 10' horizontal and regulatory approval. Land also is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental regulations and to fulfill the marketing objectives.

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SCALE: 1" = 100'
DATE: 06-10-2021



LAND USE SCHEDULE

RESIDENTIAL				
USE	UNITS	LOT MIX	ACREAGE	
A	50 x 120	171±	100%	26.3± AC.
SUBTOTAL 171± 100% 26.3± AC.				

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	0.9± AC.
DRILL SITE & ACCESS EASEMENT	2.1± AC.
OPEN SPACE	10.3± AC.
ROW	7.9± AC.
SUBTOTAL 21.2± AC.	

OVERALL TOTAL=47.5 ACRES

CITY OF LA MARQUE
CITY OF HITCHCOCK

LAKE OLYMPIA ESTATES

LAMARQUE TRACT

47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
CONCEPTUAL MASTER PLAN - OPTION A

7gen PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
3147 CHIMNEY BLVD., SUITE 400 | 8080 N. GARLAND, SUITE 700 | 30119
FROSTBERG, TEXAS 77542 | HOUSTON, TEXAS 77078 | 817.646.3454



TRASH



TRANQUILITY LAKE



LIGHTING



SHADE STRUCTURE



TRAILS



PARK



BACKLESS BENCH



DOG PARK



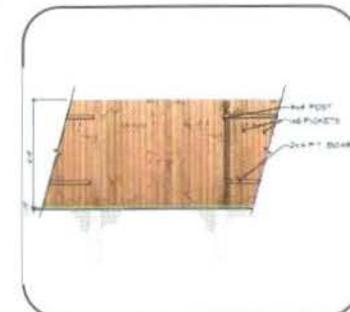
BIKE RACK

LAKE OLYMPIA ESTATES

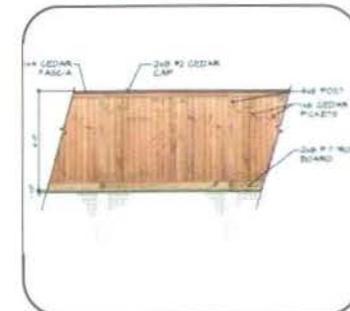
LAMARQUE TRACT
 47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
COMMUNITY CHARACTER PROPOSED AMENITIES

7gen
 PLANNING & LANDSCAPE ARCHITECTURE

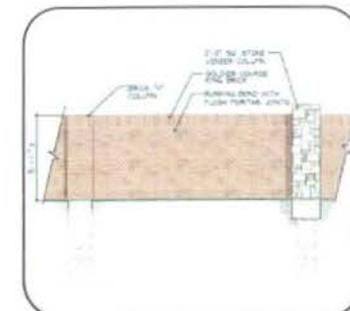
11110 WINDY HOLLOW ROAD SUITE 100
 HOUSTON, TEXAS 77036
 TEL: 281.485.2700
 FAX: 281.485.2504



GOOD NEIGHBOR FENCE



6' UPGRADED WOOD FENCE



BRICK WALL W/ COLUMNS

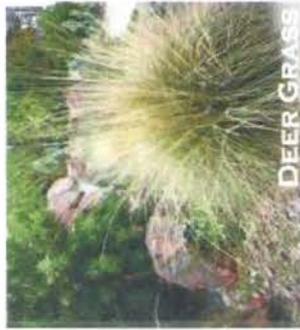


SCALE: 1" = 100'
0 50 100 200

LAKE OLYMPIA ESTATES

LAMARQUE TRACT
47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
FENCE EXHIBIT

7gen
PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
3117 COMMERCE BLVD. SUITE 400 | 4056 N. CAPITAL DR. 79-141 (BLDG. 3) SUITE 300
HOUSTON, TEXAS 77062 | FORT WORTH, TEXAS 76104
713.341.0294 | 817.548.5454



DEER GRASS



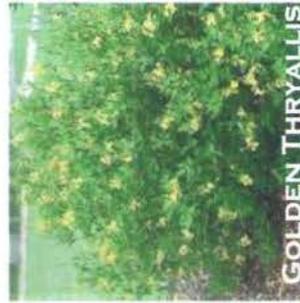
REGAL MIST MUHLY



MISCANTHUS
DORNING LIGHT



WEDELIA



GOLDEN THRYALLIS



WISCONSIN SAGE



NEW GOLD LANTANA



TEXAS LAUREL

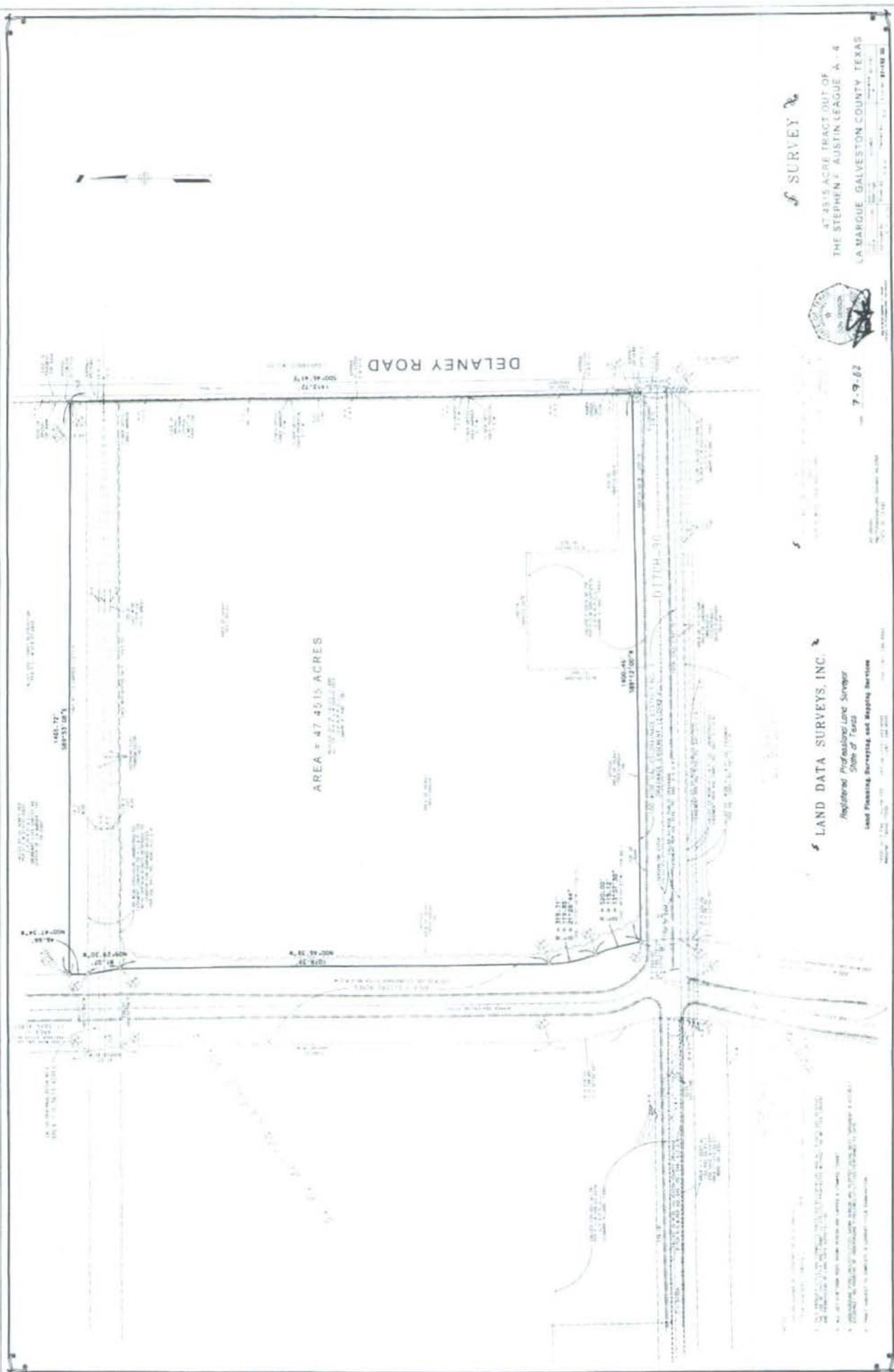


FRINGE FLOWER

LAKE OLYMPIA ESTATES

LAMARQUE TRACT
47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
PLANTING PALETTE EXHIBIT





AREA = 47.4515 ACRES

DELANEY ROAD

DITCH - 30



SURVEY

47.4515 ACRE TRACT OUT OF
THE STEPHEN F. AUSTIN LEAGUE A - 4
LA MARQUE GALVESTON COUNTY TEXAS



7-9-82

LAND DATA SURVEYS, INC.
Registered Professional Land Surveyor
State of Texas
Land Planning, Surveying and Mapping Services

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1929, AS AMENDED.
2. THE SURVEY WAS MADE BY MEASUREMENT OF DISTANCES AND ANGLES.
3. THE SURVEY WAS MADE BY MEASUREMENT OF DISTANCES AND ANGLES.
4. THE SURVEY WAS MADE BY MEASUREMENT OF DISTANCES AND ANGLES.



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

Rezone Application

Application Date: June 3, 2021 **SmartGov Project #:** _____
Name of Agent: Arya Karve **Phone:** (713) 343-0394
Address: 2107 CityWest Blvd, 4th Floor, Houston, Texas 77042
Name of Owner: Radwan Abdelrazek **Phone:** _____
Address: 7210 Lawndale Street, Suite F, Houston, Texas 77012-2970
Property Description: ABST 2 S F Austin SUR NO 4 **Parcel #:** 131493
TR 98, 51.01 Acres
Address: 312 Delaney Road, La Marque, Texas 77568
Plot of Area Attached: YES NO **Metes and Bounds Attached:** YES NO
Present Zone: Single Family - Residential
Reason for Change: _____

Desired Outcome: Creation of a Planned Development District

APPLICATION CHECKLIST

- SITE PLAN (To scale) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES**
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- SURVEY (To scale, 2 Copies)**
- CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS**
- TITLE REPORT (If purchased in the last 60 days) OR**
- PLANNING LETTER**
- NON-REFUNDABLE APPLICATION FEE (Payable to the "City Of La Marque")**

Submitted to the Board on: / /
Approved: _____ **Denied:** _____ **Other:** _____
Comments: _____

APPLICANTS CERTIFICATE

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

Signature of applicant: _____ **Date:** June 10, 2021

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received **30 days** prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.

SCALE: 1" = 100'
 DATE: 07-28-2021



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty of representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, and any changes, or other conditions. This plan is conceptual in nature and does not represent any regulatory approval. Land plans are subject to change. The development has received the right, without liability, to make changes to this plan and other aspects of the development to comply with governmental requirements and to fulfill its marketing objectives.

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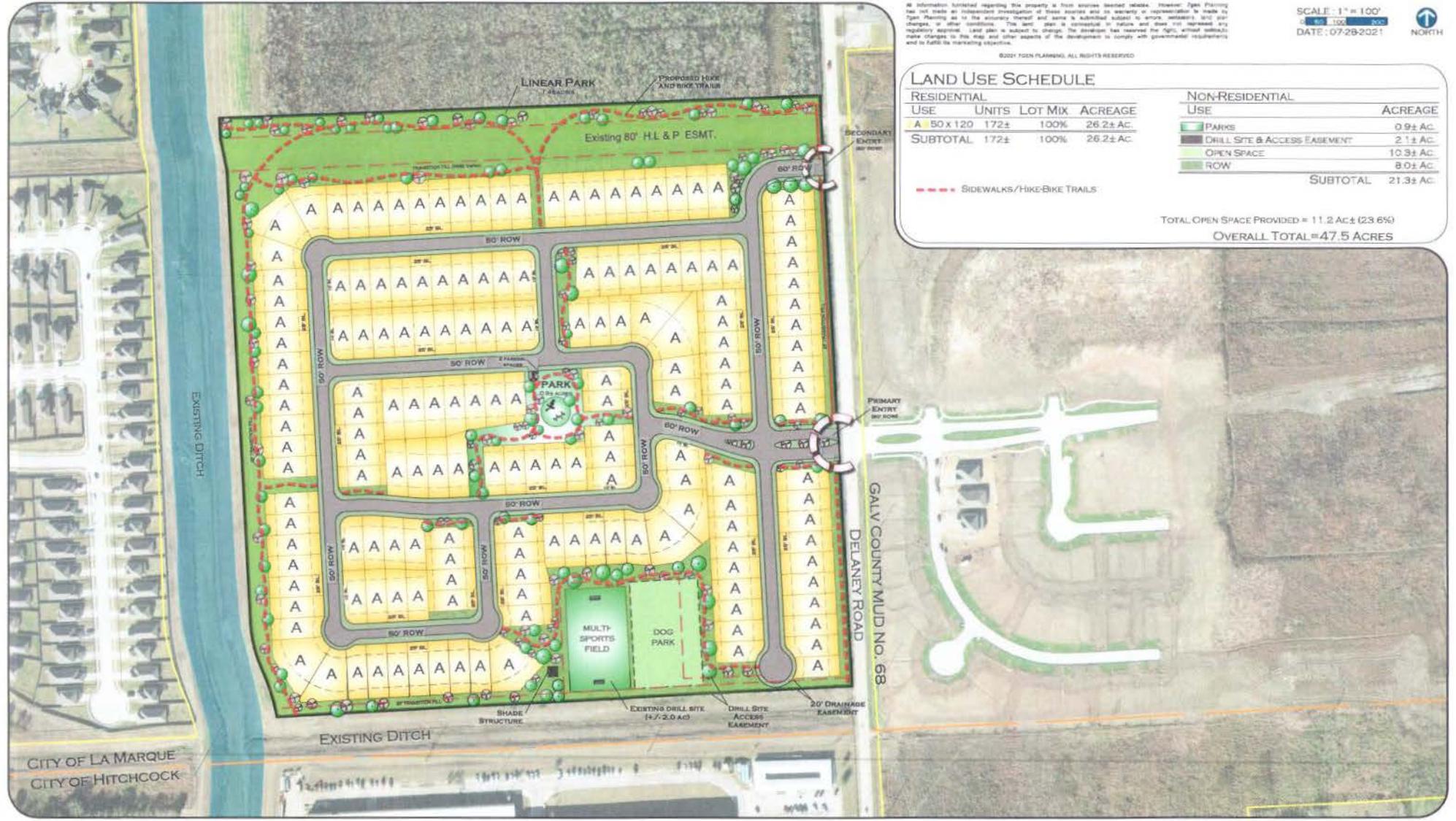
LAND USE SCHEDULE

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A	50 x 120	172±	100%
SUBTOTAL		172±	26.2± AC.

NON-RESIDENTIAL		
USE	ACREAGE	
PARKS	0.9± AC.	
DRILL SITE & ACCESS EASEMENT	2.1± AC.	
OPEN SPACE	10.3± AC.	
ROW	8.0± AC.	
SUBTOTAL		21.3± AC.

--- SIDEWALKS/HIKE-BIKE TRAILS

TOTAL OPEN SPACE PROVIDED = 11.2 AC ± (23.6%)
 OVERALL TOTAL = 47.5 ACRES



LAKE OLYMPIA ESTATES

LA MARQUE TRACT
 47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
 CONCEPTUAL MASTER PLAN - OPTION B2

7gen PLANNING
 PLANNING & LANDSCAPE ARCHITECTURE
 2107 GLENVIEW BLVD, SUITE 400 | 800 N. CARROLL ST. 1ST FLYN, DALLAS, TX 75201
 HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78778
 713.343.0394 | 512.866.3454

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