

July 13, 2023

Planning Commission
City of Bay City
1901 5th Street
Bay City, TX 77414

RE: **Final Plat Approval for Dollar General
Located at 1221 Ave F, Bay City, TX 77414**

Dear Planning Commission Chairman,

Public Works is submitting the re-plat for Dollar General D.P. Moore's First Addition for consideration and/or approval to the Planning Commission at their meeting on July 19, 2023.

The 1.033-acre property is located on the northeast corner of Ave F (SH 60) and Adell St. and consists of six (6) individually platted lots: one (1), two (2), three (3), ten (10), eleven (11), and twelve (12) in block two (2) of D.P. Moore's First Addition. The property is not located within the floodplain. The owner of the property is SAL Holdings, LLC. The purpose of the plat is to consolidate the six (6) lots to one (1). The existing structure on the property will be demolished to make way for new commercial construction of a retail store. The property fronts Ave F (SH60) and Adell St. Drainage plans have been submitted to the Matagorda County Drainage District No. 1 but have not been approved as of the draft of this memorandum.

Plat approval involves three stages as required by Part II – Code of Ordinance, Chapter 98 – Subdivisions, Article II. Platting Procedures, etc.:

- (1) Departmental review by City Public Works and Gas Company;
- (2) Completeness Review by the Director of Public Works; and
- (3) Final Approval by City Planning Commission.

Departmental review and the Completeness Review have been completed. This report is a summary of the completeness review and is prepared for the consideration of the third stage in the process, Final Approval. The final plat complies with the following as specified in Section 98-40 (c):

- (1) Plat is on 18x24 with an appropriate scale.
- (2) Title and other drawing details required by this item are shown.
- (3) No new easements are being dedicated.
- (4) All data necessary to reproduce the plat on the ground is shown.
- (5) Certificate of ownership is shown on the plat
- (6) Certificate of approval for the Mayor and City Secretary is on the face of the plat
- (7) Title report and tax certificates have been provided.

- (8) No covenants or restrictions have been removed by the replat.
- (9) The appropriate note regarding the flood zone is on the plat.
- (10) Electronic files have been submitted.

Public Works has examined the plat and it conforms to all applicable criteria and standards. The final filing fee, as prescribed in Section 98-42, has been collected.

Approval of this Final Plat is recommended and a Certificate of Completeness is attached.

Report Prepared By: Krystal Mason, Assistant Director of Public Works

Sincerely,

Shawna Burkhart
City Manager
Interim Director of Public Works
City of Bay City

cc: Jeanna Thompson, City Secretary
File

Preliminary