
CITY OF PORT LAVACA

PB MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.27.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss a final replat of Lot 1, Block 1 of W. Peikert Subdivision. Located on the southwest corner of Peikert and Henry Barber Way. The property identification for this site is 19688.

The property owner, Onel Diaz is replatting to 3-lots. Lot 1A has an existing single-family residence. Lot 2A and Lot 3A are proposed for manufactured homes upon the variance approval to permit manufactured homes to be placed on these lots.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-106. - Application—Required.

The subdivider or his duly authorized representative shall appear before the planning commission, at an official meeting, and submit a formal application for replat approval.

Applicant has adhered to the proper subdivision replat application submittal and review procedural process prior to presentation before the Planning Commission.

The preliminary replat was approved by the Planning Board on August 5th of 2019. The only change from the preliminary replat approval to the final replat is lot 2A and lot 3A have a 15ft. front yard setback reduced from the original proposed 25ft. front yard setback from Peikert. This was reviewed and approved.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning commission in accordance with this chapter.

The property owner is adhering to the replat process prior to applying for building permits.

Department Comments:

Engineering: Reviewed and approved of the site standards when it was approved in 2019.

Fire: No comment

Public Works: No Comment

Development Services: Comply with building permit processes upon replat approval and recordation.

Staff Recommendation: Approval

The final replat of part of Lot 1, Block 1 of W. Peikert Subdivision. Located on the southwest corner of Peikert and Henry Barber Way. The property identification for this site is 19688.

Attachments:

- Replat
- Calhoun CAD 19688
- Aerial map