
CITY OF PORT LAVACA

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

DATE: 11.27.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a preliminary plat. Located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, Port Lavaca, Calhoun County, Texas. Being 12.449 acres. The PIN # for this property is 14186.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

The applicant, Gonzalez Industrial Insulation Inc, is proposing an industrial and business office use located on Henry Barber Way. The site location is currently not platted and has a cell tower on site and drainage to the rear of the property adjacent to Chocolate Bayou.

The preliminary plat is the next step in the process to provide a legal lot of record for the proposed development.

The proposal is to develop the site with the following:

- *1(one) building serving as a general office and industrial shop*
- *1(one) Storage Building*
- *Parking*
- *Driveway to shop from Henry Barber Way*
- *Driveway access to general (private/public) parking adjacent to office*

Future Land Use Map

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use map designates this parcel as Light Industrial. Therefore, the proposed industrial maintenance services servicing Formosa is compliant with the Future Land Use map.

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. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

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

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 parcel is being platted and prepared to be developed for an industrial development in compliance of Sec. 42-5. – Policy.

Department Comments:

Engineering: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

Fire: A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

Development Services: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Staff Recommendation: Approval

Staff recommends approval of a preliminary plat. Located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, Port Lavaca, Calhoun County, Texas. Being 12.449 acres. The PIN # for this property is 14186.

Attachments:

- Preliminary Plat
- Calhoun CAD PIN 14186
- Applicant's Letter