
CITY OF PORT LAVACA

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

DATE: 11.23.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of the Final Plat, Rafei Subdivision No. 2. The proposed final plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH42SURL_ARTIINGE_S42-5PO

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

Sec. 42-2. - Purpose.

(c) The city planning board, 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 Board.

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 board. 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 board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-79. - Approval.

Once the final plat has been approved by the city council, the city secretary shall complete the city secretary's certification on the two reproducible positives.

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.

This final plat if approved and recorded, is anticipated to be developed for a proposed car wash. The applicant has completed a predevelopment meeting with city staff.

Staff Recommendation: Approval

City Council approved the Preliminary Plat on October 11, 2021.

Attachments:

- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Final Plat Map
- Parcel CAD map