
CITY OF PORT LAVACA

MEETING: September 07, 2021 **AGENDA ITEM** _____
DATE: 08.25.2021
TO: PLANNING BOARD
FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual multifamily apartment complex. To be located on Alcoa Drive also known as FM 1090. The legal description for each lot is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 7.02 and 0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96. Property identification numbers are 40462 and 90212.

Sec. 42-159. - Approval of planning commission required.

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The applicant is proposing a multifamily apartment complex. The site location is currently not platted and is vacant land. The preliminary density is anticipated to be 75 to 150 units. This is contingent upon if the developer can purchase both lots or just one. One of the lots is currently owned by the church that is adjacent to this conceptual apartment complex location. The applicant has already approached the church to consider selling the additional lot needed to attain the 150-unit density. The church is considering the offer and may require a reconfiguration of the lots under the platting process to appease both the church and the apartment complex developer.

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 high density residential and mixed use. Therefore, the proposed apartment complex is compliant with the Future Land Use map.

Comprehensive Plan

<https://www.portlavaca.org/wp-content/uploads/2016/06/PortLavacaCompPlan2018reduced.pdf>

Top Issues Related to Community Character:

Lack of quality affordable housing for young professionals, middle-class, and retirees
(pg. 97 Comprehensive Plan)

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Here are the preliminary details by department:

- Public Works: There is sewer and water at this location. No lift station required.
- Engineering/TxDOT: Drainage is to the rear of the property where the vegetated drainage channel is located. Consult with TxDOT on the approach permits.
- Fire: Consult with the fire department for fire lane access and fire hydrant requirements. Apartments require fire protection sprinkler systems.

Staff Recommendation: APPROVAL

Approval of a conceptual multifamily apartment complex. To be located on Alcoa Drive also known as FM 1090. The legal description for each lot is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 7.02 and 0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96. Property identification numbers are 40462 and 90212.

Attachments:

- PIN 40462
- PIN 90212
- Parcel image outline