
CITY OF PORT LAVACA

MEETING: September 07, 2021 **AGENDA ITEM** _____

DATE: 08.23.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of the Dry Tinder Square Replat being all of lots 1 and 2 of block 1 of the Rafei Subdivision, Calhoun County, Texas. To replat 2 lots into 3 lots. Located on Bauer Street, north of Austin Street. The property identification numbers for this replat are as follows: PIN 86471 and PIN 86472.

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 Board.

The intent of this replat of lots 1 and 2 of block 1 of Rafei Subdivision is to replat 2 lots into 3 lots. The purpose is to develop each of the three lots with a 4-unit multi family structure on each lot. The proposed development is 0.62 acres and will have a total of 12 units.

The proposed medium-density four-plex residential townhome development preliminary site plan does display setbacks and the structures do appear to meet minimum setback requirements.

The development team has participated in a predevelopment meeting with city staff and the terms of development were discussed for adherence.

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 received Planning Board approval on August 02, 2021, and City Council approval on August 09, 2021, for this property to be developed as a medium-density residential four-plex development.

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. 42-5. - 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 applicant is compliant with the replat process prior to submitting any building plans for the multifamily residential development.

Comprehensive Plan:

Top Issues Related to Community Character:

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

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

Department Comments:

Engineering: Sidewalks are required the length of the frontage of the plat.

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

Staff Recommendation: Approval

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Attachments:

- Dry Tinder Square Replat Subdivision
- Rafei Subdivision
- PIN 86471 CAD
- PIN 86472 CAD