
CITY OF PORT LAVACA

MEETING: MARCH 10, 2025 **AGENDA ITEM** _____

DATE: 03.03.2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a replat of Lots 1-16, 53-54, 63-66 and 75-76 of the Claret Crossing Subdivision, Section 1.

Sec. 42-5(a). – Policy.

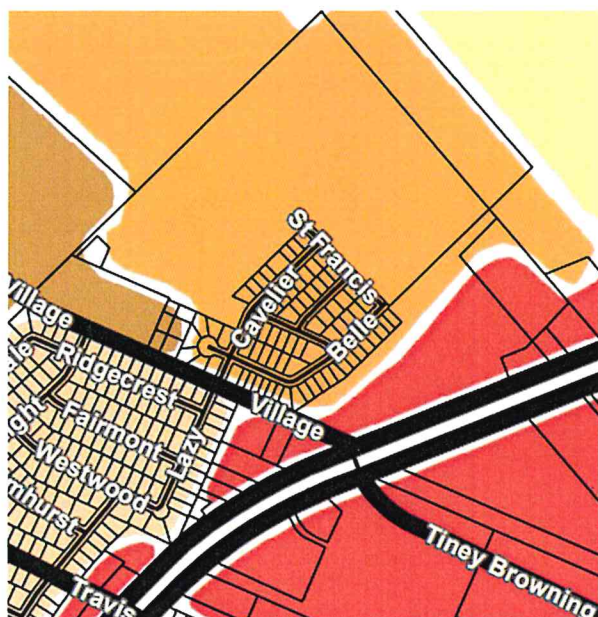
It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer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

The purpose of the request is to remove the duplex stipulation to allow for single-family homes. The property is designated as “High Density Residential” in the Future Land Use Plan.

Future land Use Map

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

The Future Land Use Map designates this area as High Density Residential.



Future Land Use

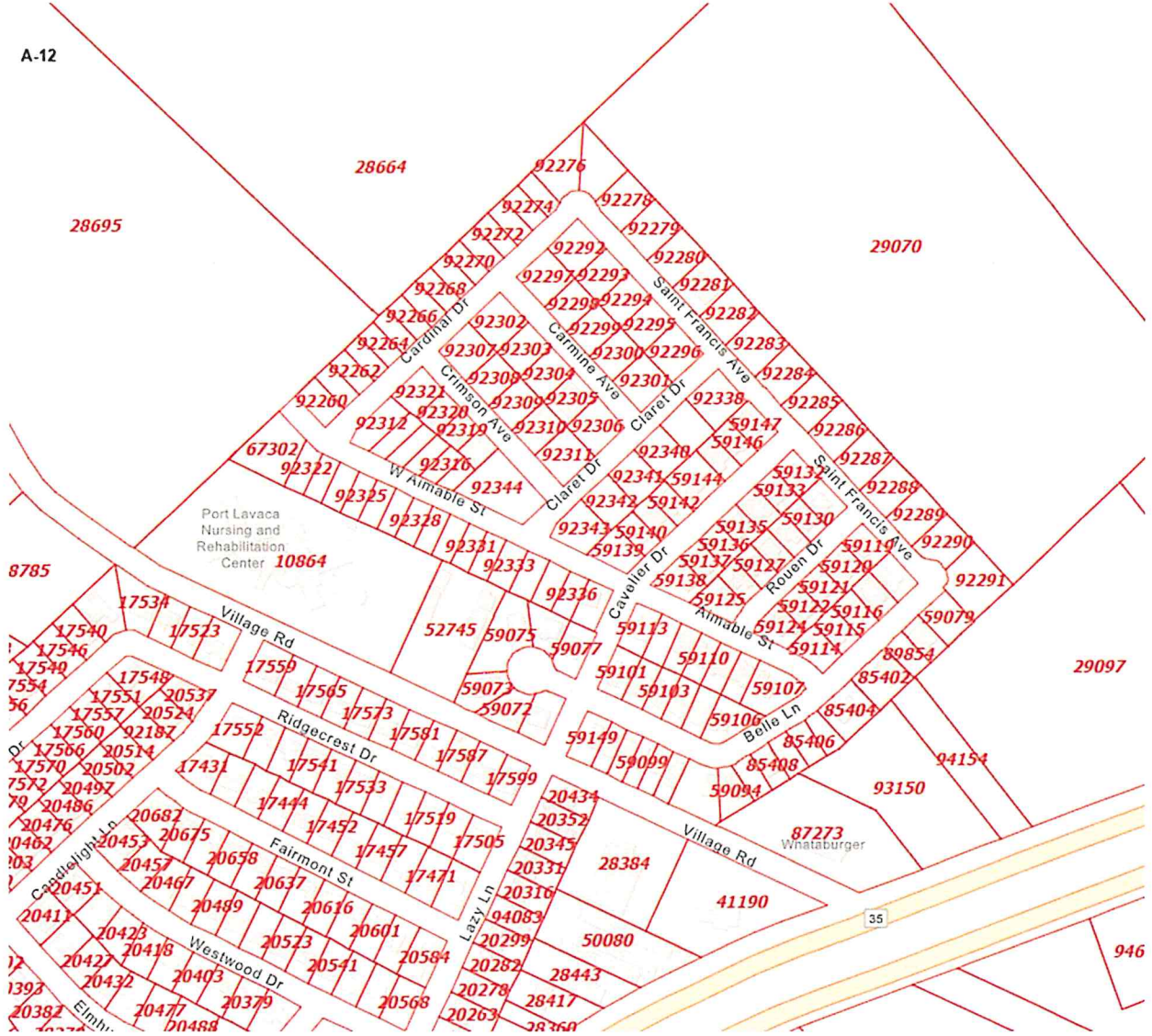
- | | |
|--|--|
|  Low Density Residential |  Commercial |
|  Medium Density Residential |  Light Industrial |
|  High Density Residential |  Industrial |
|  Multi-Family |  Parks and Open Space |
|  Manufactured Home Park |  Public/Semi-Public |
|  Mixed Use | |

Staff Recommendation: APPROVAL of the request. The request for the replat complies with the Future Land Use Plan.

Planning Board: The Planning Board recommends APPROVAL of the request.

Attachments:

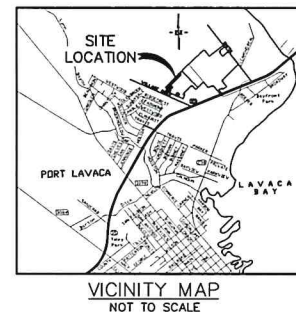
- Calhoun County Appraisal District Parcel Image
- Preliminary Plat



REPLAT OF LOTS 1-16, 53-54, 63-66 & 75-76 OF CLARET CROSSING, SECTION 1

3.27 ACRE SUBDIVISION
BEING A PART OF CLARET CROSSING, SECTION 1 (00/00 C.C.P.R.)

Residue of 66.68 acres
Exhibit "A"
281/264 C.C.R.

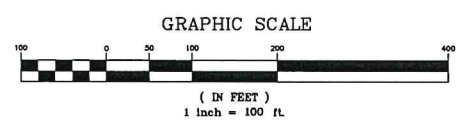


- LEGEND**
- EXISTING 3/8" IRON ROD UNLESS NOTED
 - ⊙ EXISTING 1/2" IRON ROD
 - SET 5/8" IRON ROD WITH PLASTIC CAP
 - C.C.D.R. CALHOUN COUNTY DEED RECORDS
 - C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS
 - [] PLAT OR DEED CALL

- NOTES**
- ROAD RIGHT-OF-WAYS ARE 55.00' WIDE.
 - LOTS 1-16, 53-54, 63-66 & 75-79 ARE DESIGNATED FOR RESIDENTIAL SINGLE FAMILY HOMES.
 - MINIMUM FRONT BUILDING SETBACK IS 25.00 FEET
MINIMUM REAR BUILDING SETBACK IS 15.00 FEET
MINIMUM SIDE SETBACK IS 5.00 FEET.
EXCEPT FOR CORNER LOTS LOTS THAT WILL BE 25.00 FEET.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

02-24-2025
RELEASE DATE



DRAWN BY: J.H.D.
CHECKED BY: H.A.D.
DATE: FEB. 21, 2025
SCALE: 1" = 100'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.: 11357-001
JOB NO.: 11357-001
SHEET NO.: 2 OF 2

PRELIMINARY PLAT

Q. CURVE DATA
DELTA = 2347.30"
RADIUS = 50.00"
LONG CH = 4833.4500"
20.82