
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 conceptual plan for a Recreational Vehicle Park located on the 1100 Block of South Virginia St. The legal description is A0035 MAXIMO SANCHEZ, TRACT PT 63, ACRES 4.22. Parcel ID# 39082.

Sec. 26-6(5)a. – Manufactured housing parks.

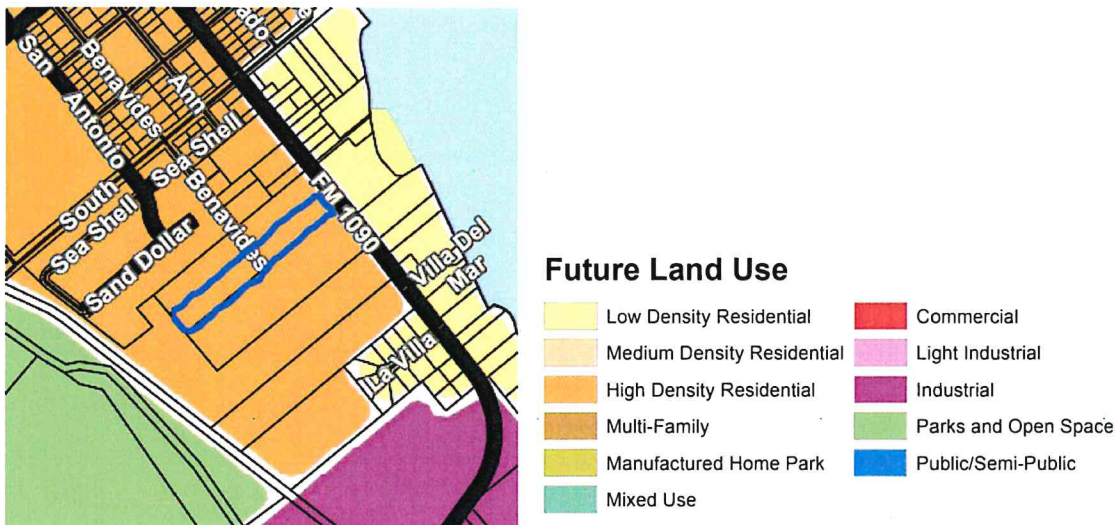
Manufactured housing parks shall be constructed in areas recommended by the planning commission and approved by city council, in accordance with the currently adopted City of Port Lavaca Future Land Use Plan.

The applicants are proposing a new RV Park with plans of adding tiny homes for rent in the future. The applicants are planning to have the development done in phases. A rough drawing of the layout of Phase I and Phase II are attached. Phase III will be the addition of tiny homes for rent. As shown below, the property is designated as “High Density Residential” in the Future Land Use Plan. According to the Calhoun CAD, the property is currently owned by Joseph Garcia.

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.



Staff Recommendation: DENIAL*. The request does not comply with the Future Land Use Plan.

*Consideration of approval may need the revision of the City's plan for future development in that area.

Planning Board: The Planning Board did express concerns of approving the placement of a Recreational Vehicle Park within an area planned for residential use in the Future Land Use Plan. Therefore, the board recommended DENIAL of the request.

Attachments:

- Application
- Proposed Scope of Work
- Conceptual Plan for Ph I & II
- Calhoun County Appraisal District Parcel Summary

City of Port Lavaca
Request for Variance

Date: 02-18-2025

Name: Rolando Rodriguez / Zawaad Ismail

Address: Virginia St, Port Lavaca, TX 77979 - Property ID 39082

Variance being requested: RV Campground on Maximo Sanches Survey, Abstract 35, Calhoun County (4.22 acres)

Reason for

request: Plans to establish an RV campground in addition to individual temporary housing is being requested as a variance. Upon city of Port Lavaca approval of variance.

Signature _____

Phone number

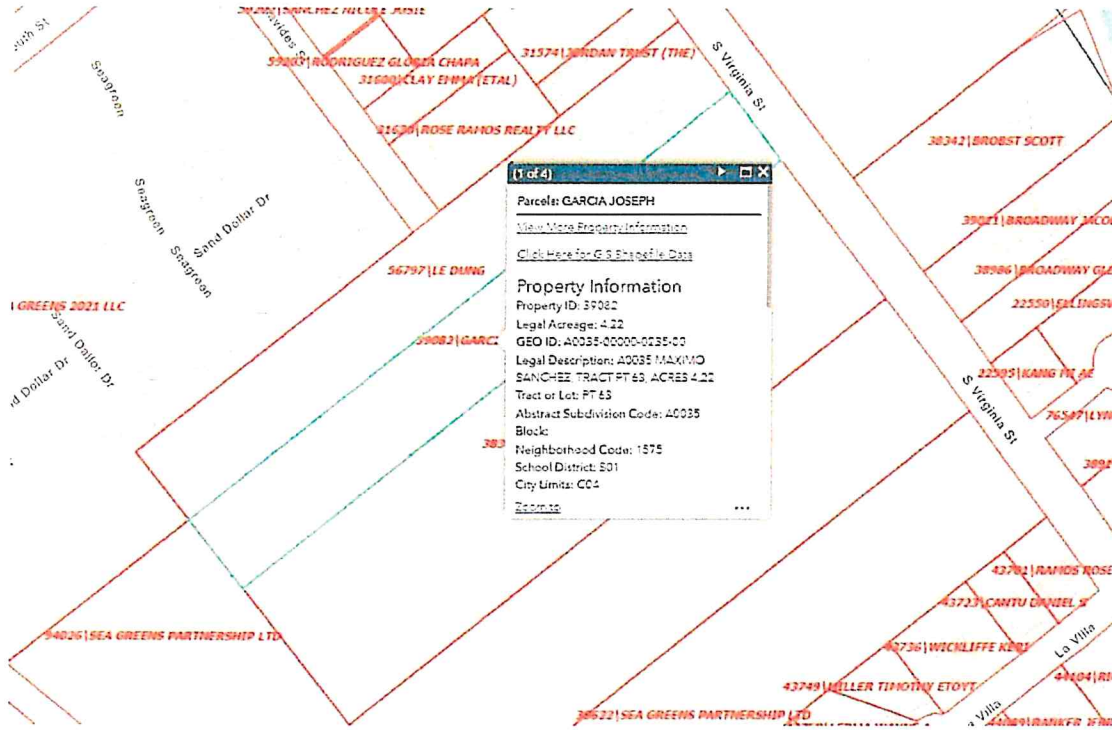
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Date of Planning Board: _____

Received by: _____

Virginia St, Port Lavaca, TX 77979 – Property ID 39082

Property Proposal Summary: (See Scope of Work for Details). Maximo Sanchez Survey, Abstract 35, Calhoun County (4.22 acres). New road frontage will be provided for entry exit to S Virginia St. Public utilities which consist of water, sewer, and electrical located on S Virginia St.



Scope Of Work:

- Submit plans & application to Calhoun County for Preliminary Approvals.
- Perform due diligence verification of deed restrictions, FEMA Mapping, ect.
- Perform Surveying, Topography, and additional requirements per Calhoun County requirements.
- Finalize Planning and Designing RV Park Infrastructure.
- Submit finalized plans to Calhoun County for Final Approvals.
- Install access road per engineering requirements (Hold Points will be provided for 3rd Party Verification of Compliance).
- Install base pads per individual housing.
- Ensure that each site is equipped with proper water, electricity, and sewer utilities. Electricity should be accessible at each site, with required amperage depending on the size and typical usage of the site.
- Validate all construction, infrastructure has been completed and approved by Calhoun County

150 FT ← → Each square 5FT

30 FT Road

120 FT by 30 FT Empty area

20X60ft

30X120 FT Road

30X120 FT Road

30X120 FT Road

30X120 FT Road

2nd
Phase

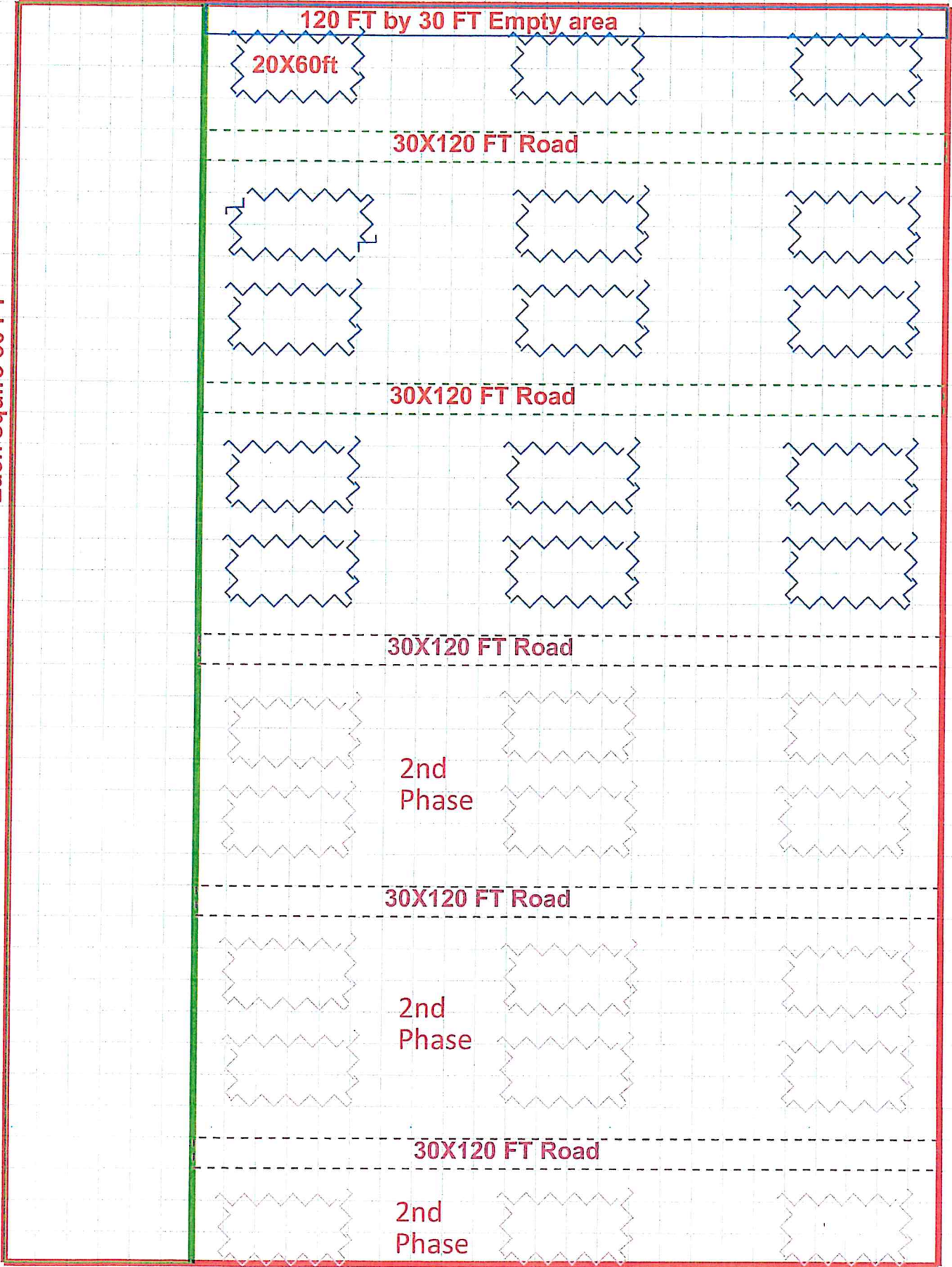
2nd
Phase

30X120 FT Road

2nd
Phase

Each square 30 FT

1200 FT



Calhoun CAD Property Search

INSTRUCTIONS FOR PAYING OR PARTIALLY PAYING PRIOR YEARS TAXES

To pay prior years taxes you will need to expand the property by clicking anywhere on the property to the right of the "\$Pay Taxes" box. A list of the prior year taxes will be listed towards the bottom of the page. Select the "\$Pay" box next to the year you would like to pay. Selecting pay will add the selected year to the payment cart. You may add multiple years to the payment cart. Once the taxes have been moved to the payment cart click the "In Cart" box located at the top of the page. You may partially pay any year in the cart by changing the "Subtotal" amount next to the year you are partially paying. Once all payment amounts have been entered, please click the "Checkout" box at the bottom of the page. If you have any questions about this process, please call our office at (361) 552-4560.

Property Details

Account

Property ID:	39082	Geographic ID:	A0035-00000-0235-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:

Map ID:	A0035-00150-0055-00	Mapsc0:	
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 63, ACRES 4.22		
Abstract/Subdivision:	A0035		
Neighborhood:	(1575) PORT LAVACA SOUTH		

Owner

Owner ID:	60214
Name:	GARCIA JOSEPH

Agent:

Mailing Address:	GARCIA SANDRA PO BOX 642 PALACIOS, TX 77465
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values