
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 to subdivide the property described as A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 6.00. Parcel ID# 38063.

Sec. 42-5(a). – Policy.

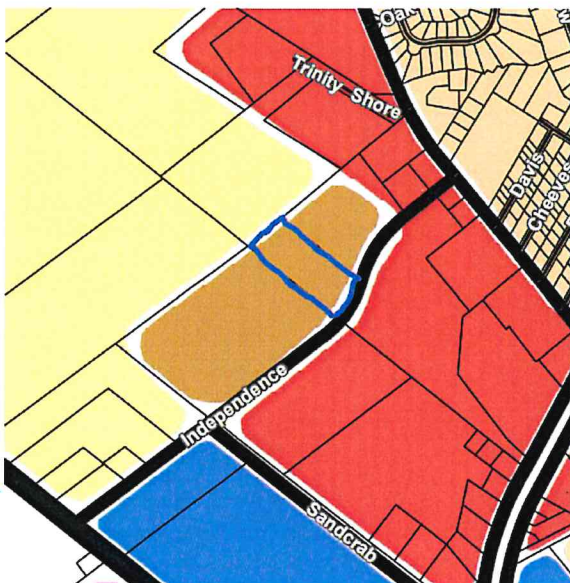
It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer 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 subdivision request is for future residential development. The property is designated as “Multi-Family” 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 Multi-Family.



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. The request would meet the intent of future development within that area.

Planning Board: The Planning Board recommends APPROVAL of the conceptual site plan.

Attachments:

- Calhoun County Appraisal District Parcel Summary
- Conceptual site plan

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: 38063 **Geographic ID:** A0035-00000-0101-00
Type: R **Zoning:**
Property Use: **Condo:**

Location

Situs Address: INDEPENDENCE RD PORT LAVACA, TX 77979
Map ID: A0035-00090-0012-00 **Mapsco:**
Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 6.00
Abstract/Subdivision: A0035
Neighborhood: (1565) PORT LAVACA EAST

Owner ⓘ

Owner ID: 107257
Name: GONZALES HECTOR A

Agent:

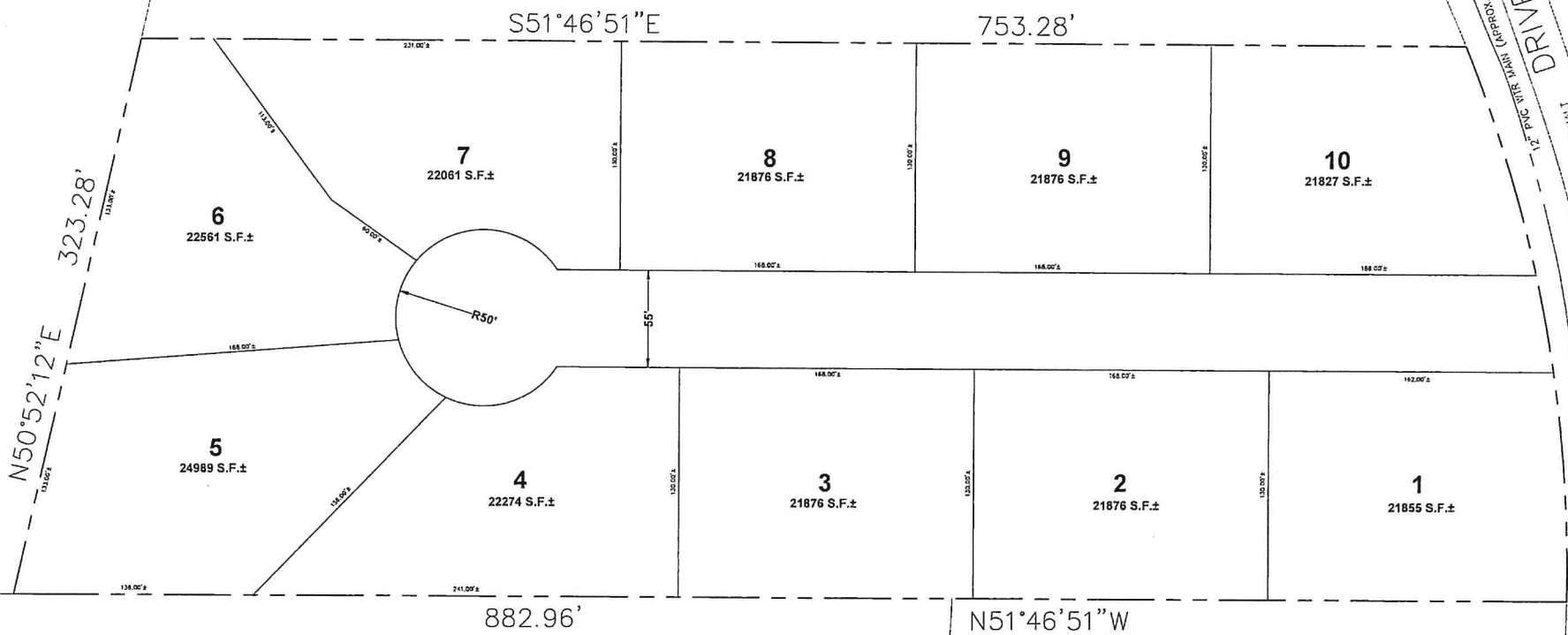
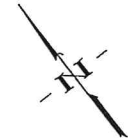
Mailing Address: 1204 BURKEDALE DR
PORT LAVACA, TX 77979

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

10.00 acres
TGO Independence Village
File No. 133154 C.C.O.R.



INDEPENDENCE DRIVE
ASPHALT

INDEPENDENCE (3689/104 C.C.O.R.)
Right-of-Way

Anthony Daniel
143.24 acres
Tract 1
380/438 C.C.O.R.

10.62 acres
Maria Garcia
File No. 2022-01851 C.C.O.R.

**HECTOR & PHILLIP
GONZALES**

**PRELIMINARY
CONCEPT PLAN
2-18-25**