
CITY OF PORT LAVACA

PB MEETING: August 27, 2024 **AGENDA ITEM** _____

DATE: 08/22/2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a request for a Minor Re-Plat for Block 5, Lot 5-6 of the Lynnhaven Subdivision (109-111 Bonham St.). Parcel ID# 18848.

Michael Williams, RPLS on behalf of Jacob Atchison is requesting a minor re-plat for 109-111 Bonham Street. The existing breezeway for the main structure is currently on both properties. Therefore, Mr. Williams is requesting approval to move the interior lot line in order for the breezeway to be six (6) inches from the property line. The minor re-plat request does not meet the requirements as set out in Section 12 – 24(d)(10) of the City of Port Lavaca’s Code of Ordinances. In accordance with our adopted residential code, projections are not allowed to project less than 2 feet of property lines.

Staff Recommendation: Denial

In order to comply with the adopted ordinances, it is the staff’s recommendation that the extension of the breezeway be removed from the house prior to approval.

Attachments:

- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- 2021 IRC Table R302.1(1)
- Site Plan for Proposed Interior Lot Line
- Preliminary Re-Plat
- Current Deed
- Current Pictures

Property Details

Account

| | | | |
|---------------|-------|----------------|---------------------|
| Property ID: | 18848 | Geographic ID: | S0200-00050-0004-00 |
| Type: | R | Zoning: | |
| Property Use: | | Condo: | |

Location

| | | | |
|-----------------------|--|---------|--|
| Situs Address: | 111 NULL BONHAM (GARAGE APT) ST NULL, TX 77979 | | |
| Map ID: | S0200-00050-0005-00 | Mapsco: | |
| Legal Description: | LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 5,6 | | |
| Abstract/Subdivision: | S0200 | | |
| Neighborhood: | (1375) LYNNHAVEN AREA | | |

Owner

| | |
|------------------|--|
| Owner ID: | 89059 |
| Name: | ATCHISON JACOB |
| Agent: | |
| Mailing Address: | 16403 HILLVIEW PASS DR SAN ANTONIO, TX 78247-4451 |
| % Ownership: | 100.0% |
| Exemptions: | For privacy reasons not all exemptions are shown online. |



CITY OF PORT LAVACA

TABLE R302.1(1) EXTERIOR WALLS

| EXTERIOR WALL ELEMENT | | MINIMUM FIRE-RESISTANCE RATING | MINIMUM FIRE SEPARATION DISTANCE |
|-----------------------|---------------------------|---|----------------------------------|
| Walls | Fire-resistance rated | 1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides | 0 feet |
| | Not fire-resistance rated | 0 hours | ≥ 5 feet |
| Projections | Not allowed | NA | < 2 feet |
| | Fire-resistance rated | 1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b} | ≥ 2 feet to < 5 feet |
| | Not fire-resistance rated | 0 hours | ≥ 5 feet |
| Openings in walls | Not allowed | NA | < 3 feet |
| | 25% maximum of wall area | 0 hours | 3 feet |
| | Unlimited | 0 hours | 5 feet |
| Penetrations | All | Comply with Section R302.4 | < 3 feet |
| | | None required | 3 feet |

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

