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**CITY OF PORT LAVACA**

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**MEETING:** March 11, 2024 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 02/29/24

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** The Planning Boards makes a recommendation for the approval of a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 90097 located in the Redfish Retreat Subdivision, LOT 357.

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*The applicant is requesting a variance to the platted 50 FT front setback. See applicant's request for variance application.*

*The plat denotes the following:*

<https://lf.calhouncotx.org:83/WebLink/DocView.aspx?id=44378&dbid=0&repo=lfwcalhounc>

*All lots shall have:*

- *50' BUILDING LINE SET BACK ALONG THE FRONT LOT LINE*
- *20' DRAINAGE EASEMENT/UTILITY EASEMENT ALL ROADWAYS FOR DRAINAGE, WATER & SEWER*
- *10' UTILITY EASEMENT BEHIND/ADJACENT TO THE ABOVE 20' DRAINAGE EASEMENT/UTILITY EASEMENT FOR ELECTRICAL*

**PLANNING BOARD RECOMMENDATION: Planning Board made a motion to agree to what the HOA of the subdivision allows with a minimum of a 35 ft setback.**

**Sec. 12-24. - Building setbacks**

- (a) *Definitions.* For the purpose of this article, the term "building setback lines" means to the distance that buildings or structures must be from the property line.



Attachments:

- Request for Variance
- Applicant letter