
CITY OF PORT LAVACA

PB MEETING: February 01, 2021 **AGENDA ITEM** _____

DATE: 01.27.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a Recreational Vehicle (RV) Park to be located north of Austin and west on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 90212. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96, Port Lavaca, Texas.

Sec. 26-6. - Manufactured housing parks.

(3) New or expanding manufactured housing parks construction.

(a) Manufactured housing and recreational vehicle 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 Land Use Plan.

The applicant, Mr. Silva and Mr. Ordonez are requesting to develop an RV Park the parcel legally described as A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96, Port Lavaca, Texas. The applicant is seeking planning commission recommendation for approval, to move forward to seek approval by city council, per Sec 26.6(3)(a), for this site to be developed as an RV park.

Sec. 26-8. - Recreational vehicle parks.

(a) Recreational vehicle parks shall meet the same requirements as that of a manufactured housing park as listed in section 26-6.

(b) Exceptions.

(1) Recreational vehicle parks shall be identified as recreational vehicle parks.

(2) Recreational vehicles, located in a recreational vehicle park, are not required to be tied down or otherwise secured.

(3) Separation between recreational vehicles shall be a minimum of ten feet.

(4) Minimum spaces shall be 20 feet by 70 feet.

(5) The water distribution and sewage collection system shall be private and subject to the city's plumbing code. Water shall be provided through a master meter.

(a) Recreational vehicle parks shall meet the same requirements as that of a manufactured housing park as listed in section 26-6.

The applicant has provided a draft site plan for the proposed RV park. There are no further details to review to measure development standard requirements in accordance to submitted plans. A detailed site plan submittal will be required to understand the request to develop this site as an RV Park as to ensure the applicant's proposed RV park is being designed and developed in accordance to the City Code of Ordinances development criteria for Manufactured Home Parks and RV Parks, as per Sec. 26.6 and Sec 26.8.

Staff Recommendation: Approval

This property is located adjacent to the southeast corner of the approved designated area for Manufactured Home Parks and RV Parks on the Future Land Use Map. This location has a west contiguous property line of an existing manufactured home park.

Links for reference:

Future Land Use Map:

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

Calhoun County aerial for location of property in accordance to approved and existing comparable land uses:

<https://propaccess.trueautomation.com/mapSearch/?cid=83&p=90212>

Department Comments:

Engineering: If approval is granted for this location to be developed as an RV park, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to, the septic plans will be scheduled with the applicant and pertinent city representatives.

Fire: If approval is granted for this location to be developed as an RV park, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to, the fire department requirements will be scheduled with the applicant and pertinent city representatives.

Public Works: If approval is granted for this location to be developed as an RV park a pre-development meeting to discuss the septic plans will be scheduled with the applicant and city department representatives.

Development Services: If approval is granted for this location to be developed as an RV park, a pre-development meeting to discuss platting the property, comprehensive site development, and design standards will be scheduled with the applicant and pertinent city representatives. A detailed site plan is required. Staff will ensure the applicant's proposed RV park is being designed and developed in accordance to the City Code of Ordinances development criteria for Manufactured Home Parks and RV Parks, as per Sec. 26.6 and Sec 26.8.

Attachments:

- RV Park Site Plan
- Letter of request for RV Park
- Calhoun County Appraisal District Summary