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**CITY OF PORT LAVACA**

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**PB MEETING:** May 03, 2021 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 04.25.2021

**TO:** PLANNING BOARD

**FROM:** JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** Consider and discuss approval of a replat of lot 6, NW 17' of lot 5, lot 7, lot 8, NW 20' of lot 9, SE 32' of lot 9, and NW 20' of lot 10 of Block 5 of the Original Townsite of Port Lavaca, City of Port Lavaca, Calhoun County Texas. Located on Austin Street and Guadalupe Street. The property identification numbers for this replat are as follows: 18598, 18605, 18617 and 18632.

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The intent of this replat of lot 6, NW 17' of lot 5, lot 7, lot 8, NW 20' of lot 9, SE 32' of lot 9, and NW 20' of lot 10 of Block 5 of the Original Townsite of Port Lavaca, City of Port Lavaca, is to develop a 14-unit multi-family residential development that was approved by the Planning Commission on January 4, 2021.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

**Sec. 42-106. - Application—Required.**

The subdivider or his duly authorized representative shall appear before the planning commission, at an official meeting, and submit a formal application for replat approval.

*Applicants have adhered to the proper subdivision replat application submittal and review procedural process prior to presentation before the Planning Commission.*

**Sec. 42-5. - Policy.**

(a) 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 replatted with the approval of the planning commission in accordance with this chapter.

*The property owners have prepared this replat in accordance of this policy and prior to the construction of the aforementioned 14-unit multi-family residential development.*

**Department Comments:**

**Engineering:**

**Fire:**

**Public Works:**

**Development Services:** Comply with building permit processes upon replat approval and recordation.

**Staff Recommendation:** Approval

The replat request for approval of the replat of lot 6, NW 17' of lot 5, lot 7, lot 8, NW 20' of lot 9, SE 32' of lot 9, and NW 20' of lot 10 of Block 5 of the Original Townsite of Port Lavaca, City of Port Lavaca, Calhoun County Texas, meets the City Code of Ordinance, Chapter 42 - Subdivisions and Plats. Therefore, staff recommends approval as per the ordinance citations within this report. Recommended conditions of approval are as follows:

1. Comply with building permit processes upon replat approval and recordation.

Attachments:

- Replat pending.
- Calhoun County Appraisal District Image