
CITY OF PORT LAVACA

PB MEETING: May 3, 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 lots 3, 4, 5, 6, 7, 8, 9, and 10, Block 1 of the Original Townsite of Port Lavaca, City of Port Lavaca, Calhoun County Texas. Located on the southeast corner of Chester Street and Guadalupe Street. The property identification numbers for this replat are as follows: 18523, 18492, and 18546.

The intent of this replat of lots 3, 4, 5, 6, 7, 8, 9, and 10, Block 1 of the Original Townsite of Port Lavaca is to equally divide lot 4 and lot 9 into the adjacent lots. The property owner's Michael and Sharon Rau currently own lots 5, 6, 7, and 8 as identified as property identification number 18523. Property owner's David and Nancy Dahse currently own lots 3 and 10 as identified as property identification number 18546. The property owner's Mark and Willie Phillips own lots 4 and 9 as identified as property identification number 18492. The Phillips have agreed to sell lots 4 and 9 in equal parts to Rau and Dahse respectively. Therefore, a replat is required for Rau and Dahse and legally absorb the equal parts of lot 4 and lot 9 into their existing lots as described above.

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 sale of the aforementioned lots to the respective parties.

Department Comments:

Engineering: No Comment

Fire: No comment

Public Works: No Comment

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

Staff Recommendation: Approval

The replat request for approval of the replat of lots 3, 4, 5, 6, 7, 8, 9, and 10, Block , 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 of lots 3, 4, 5, 6, 7, 8, 9, and 10, Block, of the Original Townsite of Port Lavaca, City of Port Lavaca, Calhoun County Texas.
- Calhoun County Appraisal District Summary PIN 18523
- Calhoun County Appraisal District Summary PIN 18492
- Calhoun County Appraisal District Summary PIN 18546
- Calhoun County Appraisal District Image of all lots in this replat