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**CITY OF PORT LAVACA**

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**MEETING:** March 08, 2021 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 02.18.2021

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

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

**SUBJECT:** To consider a replat of part of Block 10 in Lynnhaven Addition. Located on the west side of Houston Street. The property identification for this site is 20065. The proposed legal description for the replat is, Part of Block 10 in Lynnhaven Addition to the city of Port Lavaca Recorded in Z/108 C.C.P.R Alejandro Esparza ½ League, Abstract No. 12 of Calhoun County, Texas. The total acreage for this replat is 0.78 acres.

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The replat of part of Block 10 in Lynnhaven Addition is located west of Houston Street. The property owner is preparing plans for a new duplex to be constructed at this location. The Lynnhaven Addition is a subdivision, and the proposed residence will be in compliance upon approval of the replat process. This replat is to approve the 0.78-acre subdivision of Block 10 in Lynnhaven Addition to the city of Port Lavaca Recorded in Z/108 C.C.P.R Alejandro Esparza ½ League, Abstract No. 12 of Calhoun County, Texas.

Below references the City Code of Ordnanes, 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.

*Applicant has 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 owner is preparing plans to construct a new duplex on this property. The Lynnhaven Addition is a subdivision, and the proposed residence will be in compliance upon approval of the replat process.*

**Department Comments:**

**Engineering:** The sewer easement must be represented in the accurate location and dimensioned on the replat. Reference the recorded sewer easement information on the replat.

**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 part of Block 10 in Lynnhaven Addition meets the City Code of Ordinance, Chapter 42 - Subdivisions and Plats. Therefore, staff recommends approval as per the aforementioned ordinance citations within this report. Recommended conditions of approval are as follows:

1. The sewer easement must be represented in the accurate location and dimensioned on the replat. Reference the recorded sewer easement information on the replat.
2. Comply with building permit processes upon replat approval and recordation.

**Planning Commission:** APPROVED

Approved the replat of the 0.78-acre subdivision of part of Block 10 in Lynnhaven Addition to the city of Port Lavaca Recorded in Z/108 C.C.P.R Alejandro Esparza ½ League, Abstract No. 12 of Calhoun County, Texas.

Attachments:

- Replat of part of Block 10 Lynnhaven Addition 8768-001-SUBD
- Sewer Easement Survey and Recording documents
- Calhoun County Appraisal District Summary PID 20065