
CITY OF PORT LAVACA

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 final plat, Express Inn Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 29097. The legal description for the proposed subdivision is 3.079-acres (134,125 sq. ft.), being a portion of the remainder of a called 19.322-acre tract of land conveyed to Port Lavaca Investors, LTD., recorded in volume 67, page 943 in official records of Calhoun County, Texas. The total acreage for this plat is 3.079 acres.

Sec. 42-6. - Procedure

A final plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

The Express Inn Subdivision final plat subdivision for the Express Inn motel business is located north of SH 35 and east of Village Road, adjacent and east of the existing Whataburger fast food business. The applicant is preparing plans for a new Express Inn motel at this location. This plat is a subdivision from a larger tract of land that is not platted. As per the City Code of Ordinances, Chapter 42 - Subdivisions and Plats, Sec 42.2 this 3.079 acres must be subdivided and platted prior to the construction of the Express Inn motel.

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

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat 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 applicant is preparing plans to construct a new Express Inn motel at this location. This area is well suited to support a new motel and the plat serves as the legal location for the proposed motel upon approval of the platting process.

Department Comments:

Engineering: Represent the 30-Foot Fire Lane - Emergency Access Easement on the face of the plat for recordation of the easement.

Fire: The fire department access road will need to have a width of 30 feet and be marked “**Fire Lane No Parking**”. The fire hydrant located at Village Rd and Hwy 35 will be adequate seeing as it is within 150ft from your fire department connection (FDC). Please ensure the Fire Department receives copies of any plans pertaining to sprinkler systems, fire alarms, and commercial kitchen suppression equipment.

Public Works: Water service lines shall have TCEQ approved backflow prevention devices. Lift station specification guide lines can be collected at public works.

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

Staff Recommendation: Approval

The preliminary plat request for approval of the Express Inn Subdivision preliminary plat 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. Represent the 30-Foot Fire Lane - Emergency Access Easement on the face of the plat for recordation of the easement.
2. The fire department access road will need to have a width of 30 feet and be marked “**Fire Lane No Parking**”.
3. Please ensure the Fire Department receives copies of any plans pertaining to sprinkler systems, fire alarms, and commercial kitchen suppression equipment.
3. Water service lines shall have TCEQ approved backflow prevention devices. Lift station specification guide lines can be collected at public works.
4. Comply with building permit processes upon plat approval and recordation.

Planning Commission: APPROVED

The final plat being submitted for approval is 3.079 acres which is a portion of a larger 19.322-acre tract of land being part of the Port Lavaca Investors, Ltd. The property has 2 existing easements along Highway 35 N dedicated to CPL and another for a mutual access to Whataburger. The plat includes 2 additional easements dedicated to the Fire Department at the east property line. These easements will be paved with a 20ft concrete road to accommodate Fire Department vehicles.

CITY OF PORT LAVACA

Attachments:

- Express Inn Subdivision
- Express Inn Site Plan
- Express Inn Grading Plan
- Express Inn Utilities Plan
- Express Inn Rendering
- Express Inn Letter
- Calhoun County Appraisal District Summary