
CITY OF PORT LAVACA

MEETING: November 01, 2021 **AGENDA ITEM** _____

DATE: 10.25.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a Preliminary Plat. The proposed preliminary plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH42SURL_ARTIINGE_S42-5PO

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. 42-2. - Purpose.

(c) The city planning board, 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 Board.

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 board. 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 board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-6. - Procedure

A 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.

This preliminary plat if approved and recorded, is anticipated to be developed for a proposed car wash. The applicant has a predevelopment meeting scheduled for November 3rd to discuss the car wash site development standards. There is a fire access easement requirement from the YMCA property. The

applicant has received verbal approval from the YMCA for the fire assessment. The city will draft the fire access easement document for recordation in the platting process.

Department Comments:

The applicant has a Predevelopment Meeting scheduled for November 3rd.

Fire: If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.
- b. A fire access easement is required from the YMCA property.

Public Works: If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.
- b. **TxDOT:** All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

Development Services: If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Ensure to meet the following code:

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH50UT_ARTIIISE_DIV3GRGROICO_S50-150GRGROICO

(c) Installation and maintenance requirements.

(1) Installations.

a. New facilities.

2. All permanent car washes and wash bays which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a car wash or wash bay, where such facility did not previously exist, shall be required to design, install, operate, and maintain and register with the city a grit trap/interceptor in accordance with the currently adopted plumbing codes and other applicable ordinances. Grit traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

CITY OF PORT LAVACA

Staff Recommendation: Approval

Staff recommends approval of this Preliminary Plat. The preliminary plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

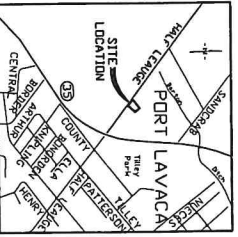
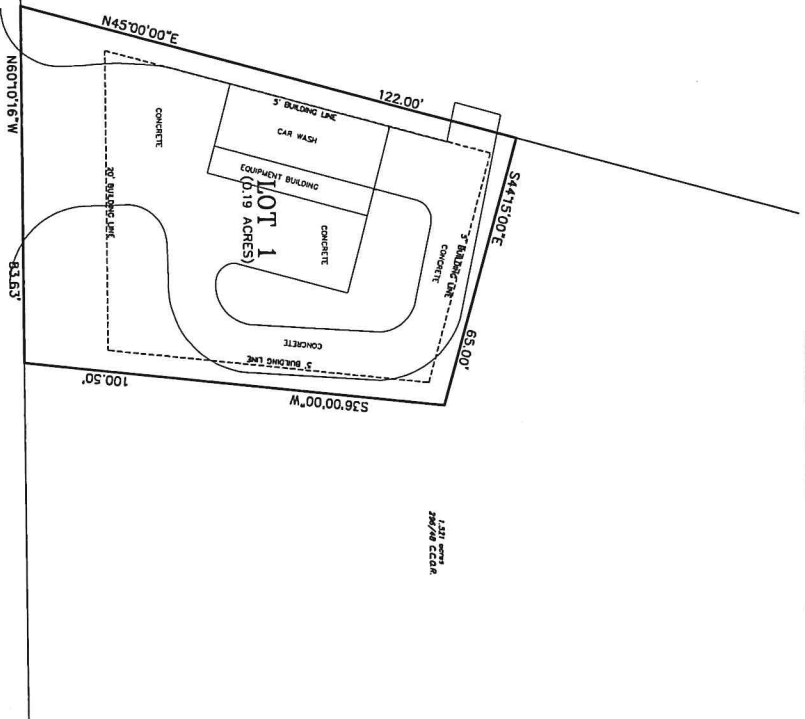
Attachments:

- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Preliminary Plat Map
- Parcel CAD map

RAFEI SUBDIVISION

0.19 ACRE SUBDIVISION

BEING ALL OF 0.187 ACRE IN GENERAL WARRANTY DEED RECORDED
IN FILE NO. 2020-00204 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



LEGEND
 0 EXISTING LOT AND NO.
 1 EXISTING LOT AND NO.
 2 CALHOUN COUNTY DEED RECORDS
 3 CALHOUN COUNTY DEED RECORDS
 4 LOT OR DEED DATA

NOTES: DIMENSIONS SHOWN HEREON ARE BASED ON STATION PLATE SOUTH
CENTRAL ZONE, NAD83, USED BASED ON STATION PLATE-0218
ON THE SURVEY INSTRUMENT.

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DEPOSITED HEREIN AS THE LAND
SUBDIVISION, AND WHERE MADE IS SUBMITTED HEREIN, HEREBY REQUESTS TO THE CITY OF PORT LAVACA,
CALHOUN COUNTY, TEXAS, TO RECORD THIS PLAT AND TO ISSUE A GENERAL WARRANTY DEED FOR THE
PORTION ALL STREET, ALLEY, EASEMENT, ENCUMBRANCE, AND PUBLIC PLACES THROUGH
FROM THE PORTION AND CONVEYANCE HEREON EXPRESSED.

CITY PLAT (LOCAL TRUST COMPANY TWO REPRESENTATIVES)

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED, AUTHORITY FOR THIS DAY PERSONALLY APPEARED EVELYN BART, OWNER TO
THE LAND SHOWN ON THIS PLAT, AND DEPOSITED HEREIN, AND ACKNOWLEDGED TO ME
THAT HE RECEIVED THE SAME FROM THE PERSONS AND CONVEYANCES HEREON EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

HONORARY PUBLIC, STATE OF TEXAS

LOCAL PLAN ADMINISTRATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY
FIRM NUMBER 5502C, DATED OCTOBER 18, 2014, THE SUBJECT PROPERTY IS
LOCATED IN FLOOD HAZARD AREA, ZONE X.

A DEVELOPMENT REPORT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATIONS OFFICE, 311 SOUTH MAIN
STREET, ROOM 201, PORT LAVACA, TEXAS, 77973.

LOCAL PLAN
FLOODPLAIN ADMINISTRATION

CITY COUNCIL CERTIFICATE APPROVAL

I, MAYOR GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AM INCORPORATED CITY IN
CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE CITY OF PORT LAVACA HAS
APPROVED BY THE CITY COUNCIL THE LAND CITY AS SHOWN BY THIS PLAT, AND THAT THE
APPROVAL OF THE CITY COUNCIL IS BASED ON THE PLAT OF THE LANDS OF THE CITY OF
THE CALHOUN COUNTY OF PORT LAVACA AS SET FORTH IN THIS OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS 10TH DAY OF
OCTOBER, 2021.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

CALHOUN COUNTY APPEALABLE DECISION

I, HENRY A. DANESH, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
ON OCTOBER 10, 2021.

IF APPLICABLE, THE ABOVE-CERTIFIED PROPERTY HAS/IS BEING/IS BEING SPECIAL APPEAL, BASED ON
ITS USE, AND ADDITIONAL, INCLUDING TAKES HAVE BECOME OR BE BASED ON THE PROVISIONS OF THE
SPECIAL APPEAL, (COURT ORDER DATE 2/20/21) ON PROPERTY OWNED BY THE APPEAL, IN ALL
AS DESCRIBED UNDER THE CODE SECTION 23.11 IS NOT INCLUDED IN THIS CERTIFICATE [SEE CODE
SECTION 21.08 (b)]

SIGNED THIS 10TH DAY OF _____, 2021.

BY: _____
CITY OF PORT LAVACA
CITY SECRETARY

I, HENRY A. DANESH, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
ON OCTOBER 10, 2021.

C. E. DANESH, INC.
HONORARY PUBLIC, STATE OF TEXAS
1000 WEST 10TH STREET, SUITE 2000
PORT LAVACA, TEXAS 77973



PRELIMINARY PLAT

G & W ENGINEERS, INC.

ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TOLPLS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.: 7118-002
JOB NO.: 7118-002
SHEET NO.: 1 OF 1

DRAWN BY: J.H.D.
CHECKED BY: H.A.D.
DATE: OCT. 11, 2021
SCALE: 1" = 20'

Property Identification #: 38209

Property Information: 2022

Owner Identification #: 116115

Geo ID: A0035-00000-0153-00
Sit: 2248 FM 3084 PORT LAVACA,
Address: TX 77979
Property Type: Real
State Code: C1

Legal Description: A0035 MAXIMO SANCHEZ,
TRACT PT 30, ACRES .187
Abstract: A0035
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

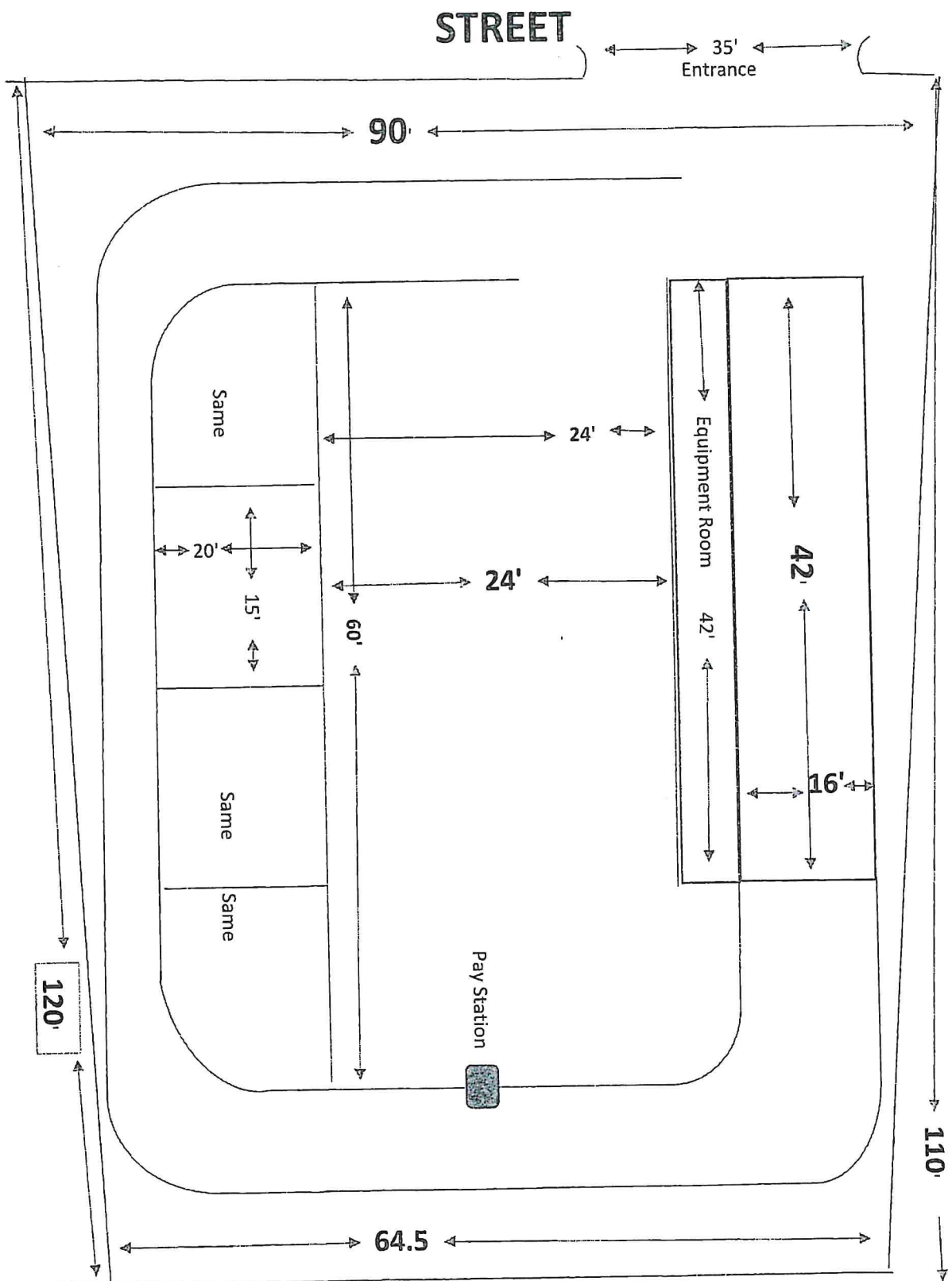
Name: QUEST TRUST COMPANY
Exemptions:
DBA: Null

Re-Center Map

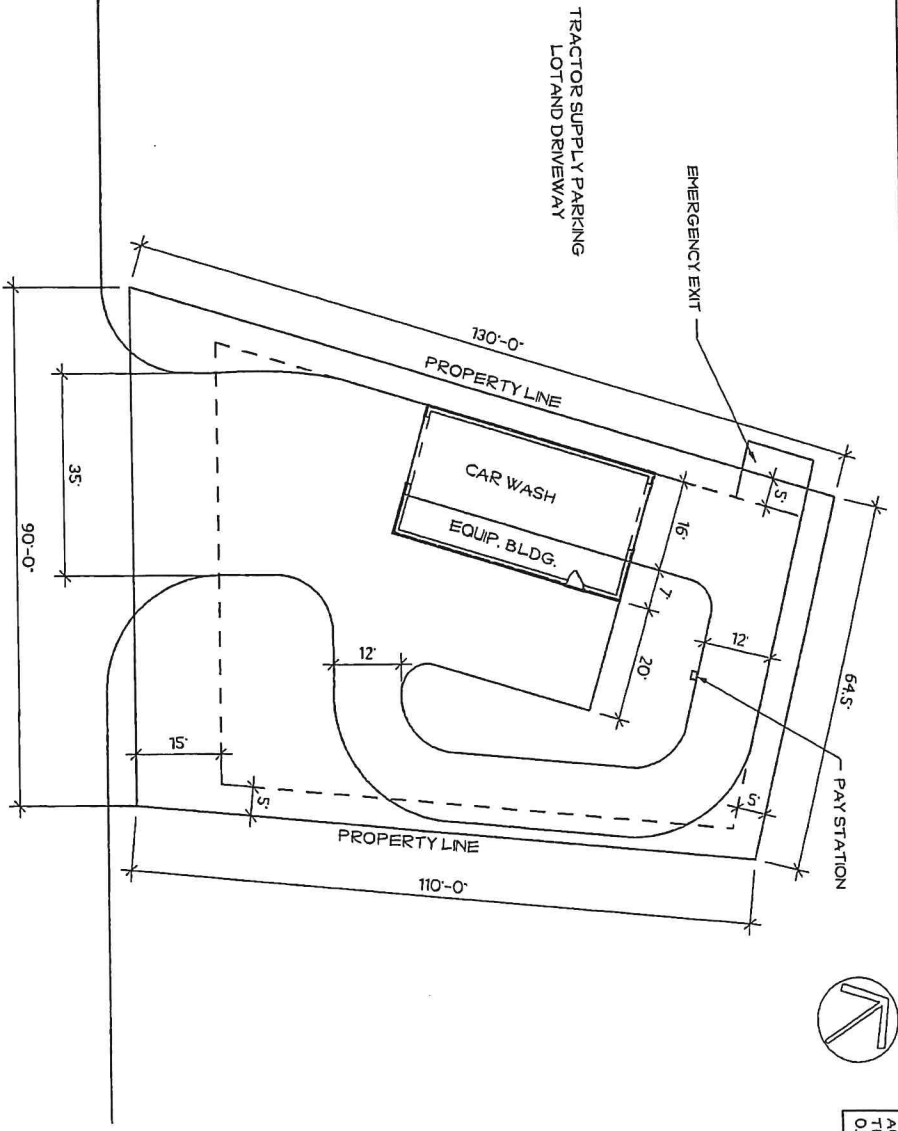


Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



A0035 MAXIMO SANCHEZ
TRACT PT 30
0.187 ACRES



GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DIMENSIONS ARE THE PROPERTY OF THE DESIGNER AND THE FABRICATOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

VEF Engineering

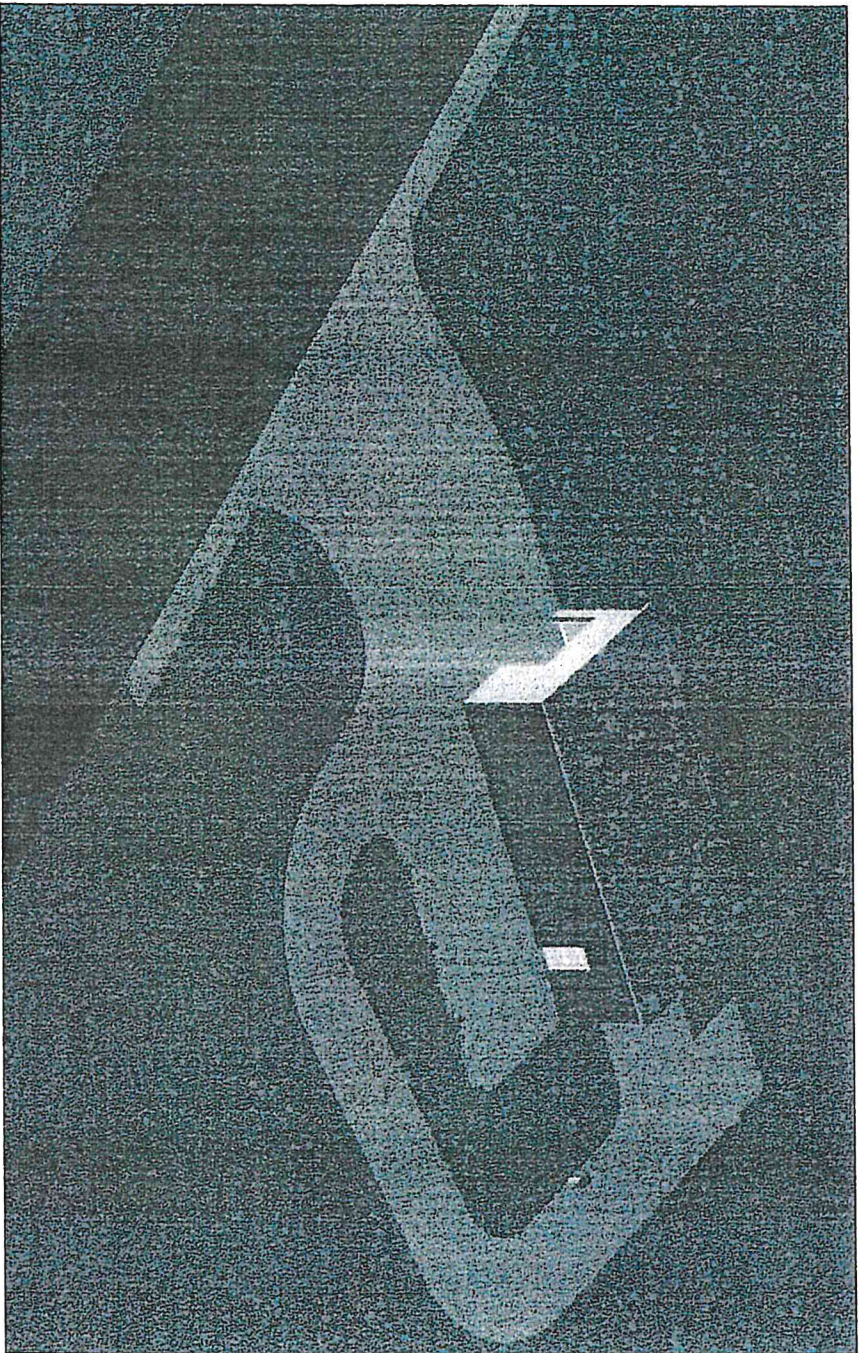
527 Embury Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Firm No. 17396

PROJECT NAME
Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT
Ethion Rafel

DRAWING
PRELIMINARY SITE PLAN
SCALE: 1"=30'
DATE: FEB. 2011

DRAWN BY: VEF
CHECKED BY: VEF
APPROVED BY: VEF
SHEET
1



GENERAL NOTES

NO.	REVISION/ISSUE	DATE

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77979
(361) 920-6240
TX EMT No. 17596

PROJECT NAME:

Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:

Ethion Ratei

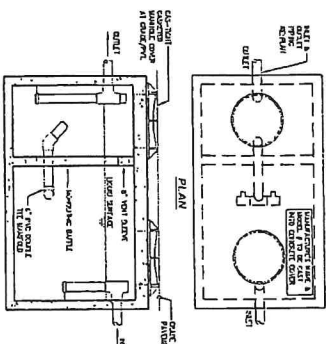
DRAWING:
PRELIMINARY RENDERING

SCALE: 1" = 10'-0" DATE: FEB. 2021

DRAWN BY: VEF	SHEET: 2
CHECKED BY: VEF	
APPROVED BY: VEF	

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF BUILDING PRACTICES (ICBP) AND THE LATEST EDITIONS OF THE INTERNATIONAL CODE OF MECHANICAL AND ELECTRICAL PRACTICES (ICMEP).
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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1) DETAIL: SOLID INTERFERENCE

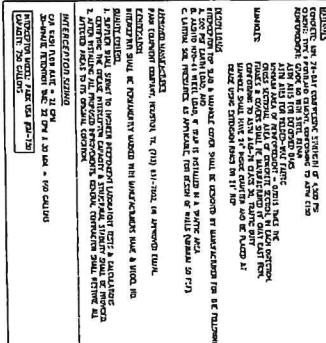
SPECIFICATIONS

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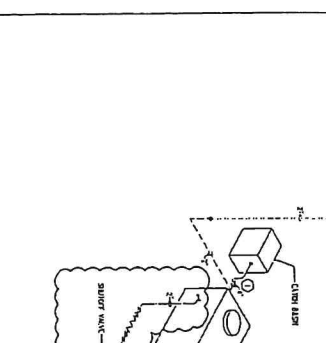
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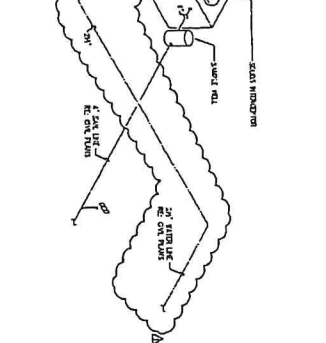
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4) DETAIL: SOLID INTERFERENCE

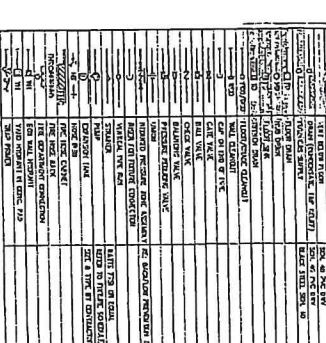
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5) DETAIL: SOLID INTERFERENCE

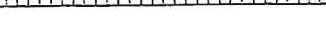
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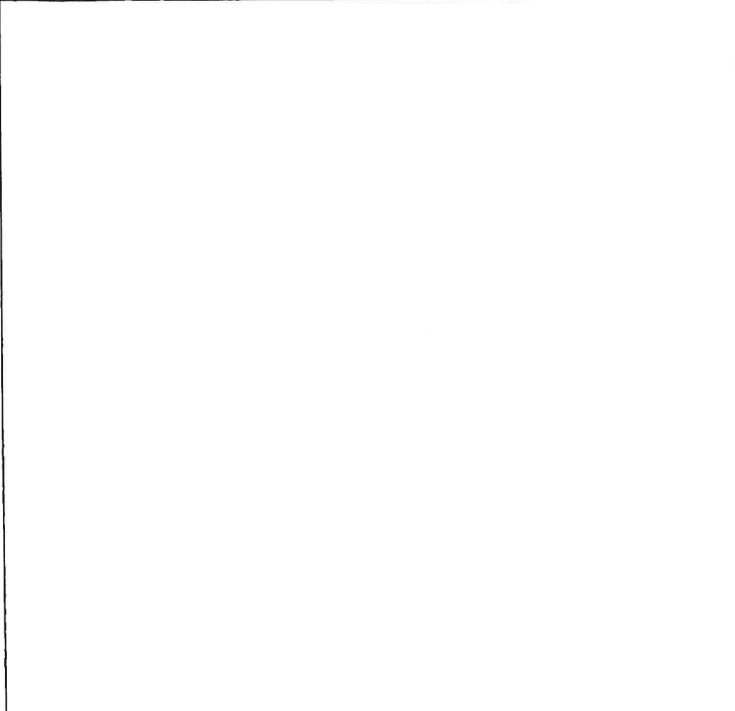
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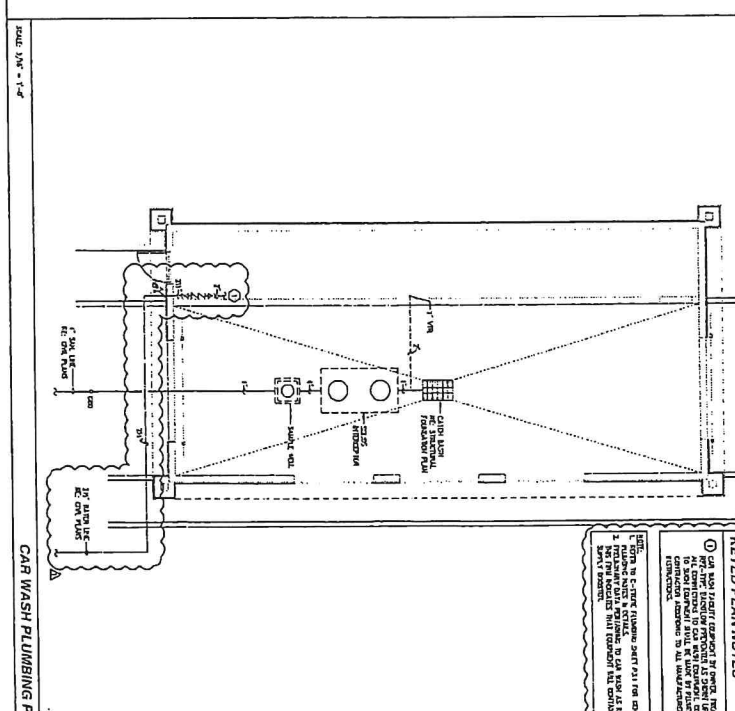
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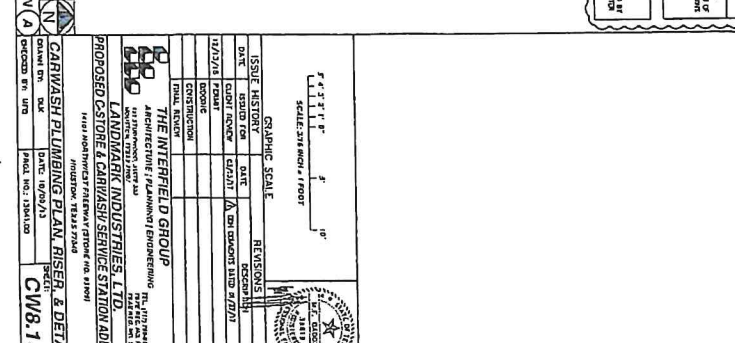
6) DETAIL: SOLID INTERFERENCE



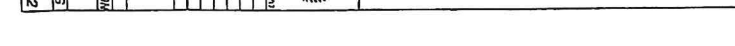
7) DETAIL: SOLID INTERFERENCE



8) DETAIL: SOLID INTERFERENCE



9) DETAIL: SOLID INTERFERENCE



10) DETAIL: SOLID INTERFERENCE

