
CITY OF PORT LAVACA

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

DATE: 10.22.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a 2-lot preliminary plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH_42SUPL_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.

CITY OF PORT LAVACA

This plat is unnamed at this time. This preliminary plat is a 1.96-acre parcel. The intent is to subdivide this parcel into two (2) lots. Lot one being 1.37 acres and is vacant. Lot two being 0.69 acres and has an existing retail food establishment on site. Each lot has full frontage. Lot one has frontage on Alcoa Drive and lot two has frontage on Austin Street. The existing restaurant on lot two has all of the proper permits in the record of file back to 2015 when the structure was built.

Staff Recommendation: Approval

Staff recommends approval of a 2-lot preliminary plat. Generally located at the northeast area of Austin Street and Alcoa Drive. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.

Attachments:

- Unnamed Preliminary Plat
- CAD for PIN 39302
- Image of lot 1
- Image of lot 2

SUBDIVISION NAME

1.96 ACRE SUBDIVISION
BEING ALL OF 1.96 ACRES IN GENERAL WARRANTY DEED RECORDED IN FILE NO. 129673 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

DRAWN BY: J.H.D.
CHECKED BY: H.A.D.
DATE: SEPT. 13, 2021
SCALE: 1" = 50'

G & W ENGINEERS, INC.

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

FILE NO.: 10127-001
JOB NO.: 10127-001
SHEET NO.: 1 OF 1

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN
I, HENRY A. DUNN, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS AMENDED BY LAW AND THAT THE REGULATION APPLICABLE TO THE PLAT IS IN ACCORDANCE WITH THE LAWS OF THE PLANNING BOARD OF PORT LAVACA AS SET FORTH IN THE CITY CHARTER.
WITNESSED BY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS 13TH DAY OF SEPTEMBER, 2021.

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

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
10-13-2021
RELEASE DATE

CALHOUN COUNTY APPRAISAL DISTRICT

I, HENRY A. DUNN, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS BEING SUBDIVIDED INTO LOTS OR TRACTS OF LAND FOR THE PURPOSE OF DEVELOPMENT AND THAT THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE LAWS OF THE PLANNING BOARD OF PORT LAVACA AS SET FORTH IN THE CITY CHARTER.
WITNESSED BY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS 13TH DAY OF SEPTEMBER, 2021.

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

I, HENRY A. DUNN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 02, 2021.

C. & W. ENGINEERS, INC.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



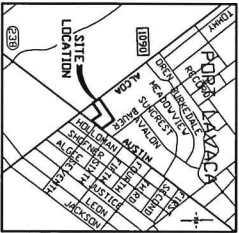
PRELIMINARY PLAT

CERTIFICATE OF OWNERSHIP

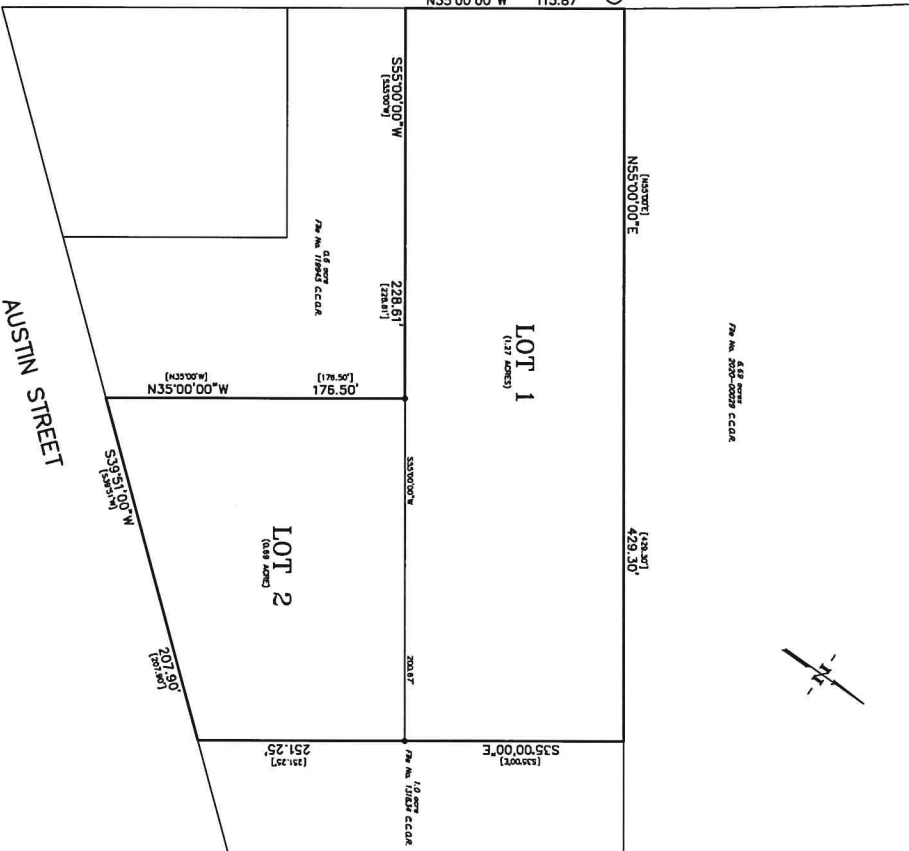
STATE OF TEXAS
COUNTY OF CALHOUN
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DEPOSITED HEREIN AS THE ALCOA-HORROCKS, KNOWN TO BE THE PERSON WHOSE NAME IS ASSIGNED TO THE FOREGOING INSTRUMENT AND ASSIGNED TO ME THAT HE ENJOINED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13TH DAY OF SEPTEMBER, 2021.
NOTARY PUBLIC, STATE OF TEXAS

FLOODPLAIN ADMINISTRATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 16, 2019, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE 1 AND ZONE 2 AND FLOODWAY ZONE 4E.
A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATIONS OFFICE, 311 SOUTH MAIN STREET, ROOM 201, PORT LAVACA, TEXAS, 77979.
LOCAL PLANNING
FLOODPLAIN ADMINISTRATION



ALCOA DRIVE (F.M. ROAD. NO. 1090)



① CURVE DATA
DELTA= 00°07'52"
RADIUS= 5774.65'
LONG CH= N35°03'56"W 13.21'



BOUNDARY SHOWN HEREON ARE BASED UPON PLAT SOUTH OF THE PLAT SHOWN HEREON AND SHOWN BY SURVEYING INSTRUMENTS ON THE GROUND.

LEGEND
0 EXISTING PLAT, NEW AND
C.C.O.R. CALHOUN COUNTY DEED RECORDS
C.C.O.R. CALHOUN COUNTY DEED RECORDS
PLAT ON DEED CALL

Property Identification #: 39302

Property Information: 2022

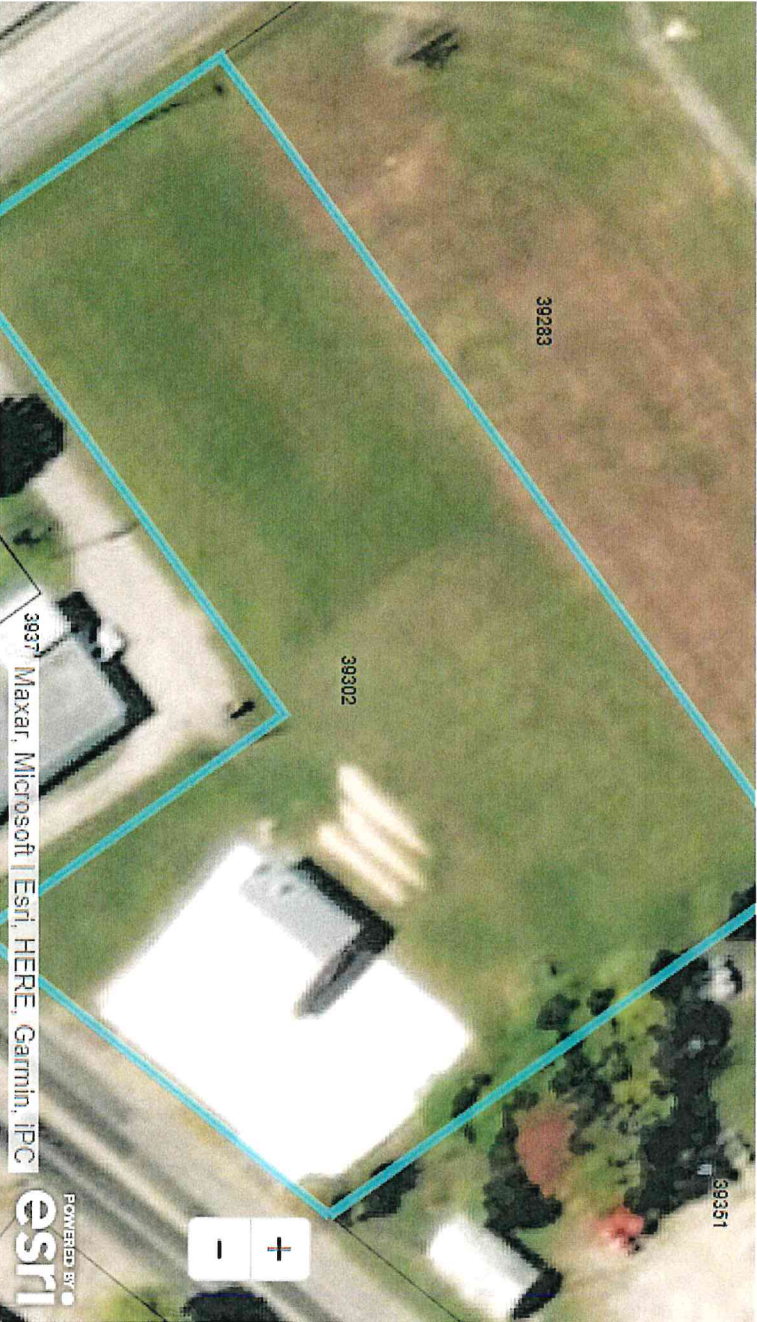
Owner Identification #: 97172

Geo ID: A0035-00000-0313-00
Situs 1901 W AUSTIN ST PORT
Address: LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal A0035 MAXIMO SANCHEZ,
Description: TRACT PT 11 PLD, ACRES
1.96
Abstract: A0035
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

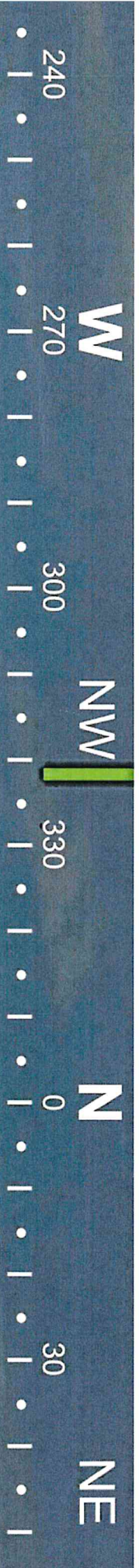
Name: OLACHIA-RODRIGUEZ
EMILIANA
Exemptions:
DBA: Null

Re-Center Map



Calhoun CAD Map Search

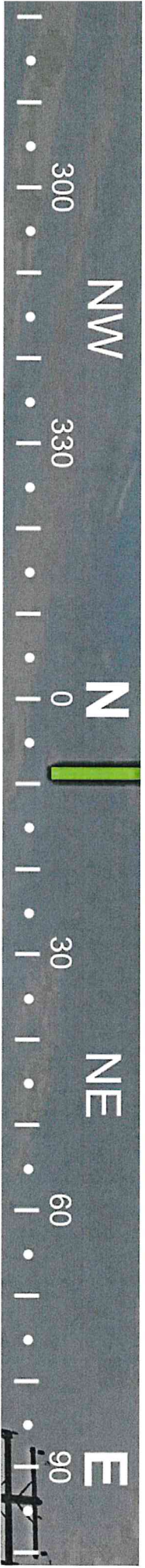
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District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



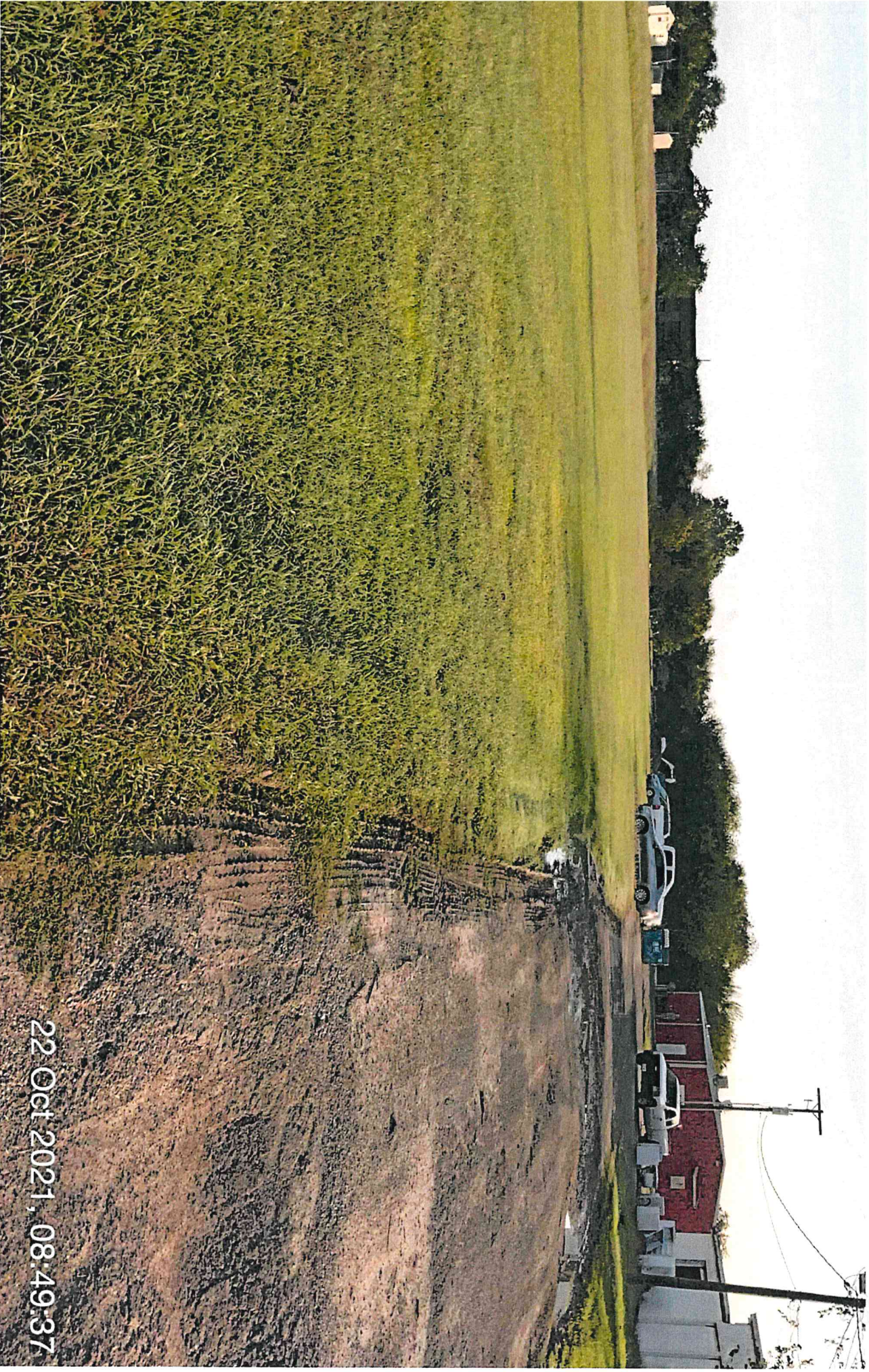
☀ 322°NW (T) ● 28°36'3"N, 96°38'11"W ±13ft ▲ 20ft



22 Oct 2021, 08:47:20



☀ 9°N (T) ☉ 28°36'3"N, 96°38'15"W ±22ft ▲ 20ft



22 Oct 2021, 08:49:37