
CITY OF PORT LAVACA

MEETING: November 08, 2021

DATE: 11.2.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

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.

G & W Engineering, the applicant for the proposed Port Lavaca Crossing Subdivision plat is requesting to subdivide the 9.678-acre parcel and a 1.07-acres parcel totaling 10.748-acres into three (3) lots. A remainder tract will be left unplatted being 7.558-acres to the east of the Wal-Mart subdivision.

The current legal description for tract-1 is A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 9.678. The Calhoun County CAD property identification number for this 9.678-acres is PIN# 29954. The current legal description for tract-2 is A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 1.07. The Calhoun County CAD property identification number for this 1.07-acres is PIN# 86163.

The Proposed Port Lavaca Crossing Preliminary Minor Plat is being subdivided into three (3) lots. Lot one (1) being 1.05-acres, lot two (2) being 1.07-acres. Lot three (3) also being 1.07-acres. Lot 1 has a proposed development of a Verizon store and a Quick Service Restaurant to be constructed at this location. Lot 2 has a proposed Burger King to be developed at this location. Lot 3 has the existing White Oak development on site.

The developers for the proposed Burger King on Lot 2 has attended a predevelopment meeting with the city and are preparing to submit the building plans for the Burger King.

The remainder tract of 7.558-acres that is not included in the Port Lavaca Crossing Preliminary Minor Plat is under contract for purchase. The future owners of this parcel have attended a predevelopment meeting with the city for a proposed future residential development. The new tentative owners are aware this tract of land will be required to be platted prior to any permits issued and development to occur.

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 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.

Each lot is being platted and prepared to be developed for retail development in full compliance of Sec. 42-5. – Policy.

Department Comments:

Engineering:

- The preliminary plat engineering team and the City Engineer/City Manager are currently working through locating all utility placement and easements if needed. Any revisions or additions to the utility locations and or easements will be identified and/or referenced as a recording file number on the final plat prior to being presented before the Planning Board. There is a current access and drainage easement from the Walmart site to this proposed plat under recorded File# 00087910 Vol. 379 Pg. 564 with the Calhoun County Clerk's office.

Fire:

- Ensure access is identified as "Fire Lane" access as well.

Public Works:

- Record any utility easements for the Port Lavaca Crossing plat that are offsite of this plat boundary.

Development Services:

- Ensure all platting and permitting criteria is met prior to issuance of certificate of occupancy and occupant load certificate.

Planning Board Recommendation: Approval

Planning Board approved the 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

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Attachments:

Port Lavaca Crossing Preliminary Plat

Port Lavaca Crossing Preliminary Utility Plan

CAD PIN# 86163

CAD PIN# 29954