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**CITY OF PORT LAVACA**

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**MEETING:** August 02, 2021

**DATE:** 07.24.2021

**TO:** PLANNING COMMISSION

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

**SUBJECT:** Consider and discuss approval of a conceptual plan for a proposed medium-density residential four-plex development. Legal description is RAFEI SUBD (PORT LAVACA), LOT 1 AND LOT 2. Property identification number 86471 and 86472.

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**Sec. 42-159. - Approval of planning commission required.**

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

*The applicant is proposing for a medium-density residential four-plex development. The proposed development is 0 .62 acres and will have 12 units. This is contingent on final design layout of the development, but that is the target number of units. The property will require a replat prior to construction.*

**Sec. 12-24. - Building setbacks**

*Minimum setback requirements.*

(1) *Front setback lines.* Minimum front setback lines shall be 15 feet. Corner lots shall have a minimum ten-foot setback on the side street.

(2) *Rear setback lines.* Minimum rear setback lines shall be five feet from the edge of a utility easement or no less than five feet in case where no utility easement exists.

(3) *Side setback line.* Minimum side setback line shall be five feet from the edge of a utility easement or no less than five feet in cases where no utility easement exists, except on corner lots which require a ten-foot setback on the side street.

*The proposed medium-density four-plex residential townhome development preliminary site plan does display setbacks and the structures do appear to meet minimum setback requirements at this time in the preliminary process.*

*The development team has participated in a predevelopment meeting with city staff and the terms of development were discussed for adherence.*

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### **Department Comments:**

**Fire:** Consideration of requirements upon formal project submittal will be anything more than a duplex has to be sprinkled in accordance with the International Fire Code Sec 903 – Automatic Sprinkler Systems. Review of fire protection sprinkler system and hydrant requirements will be reviewed at the time of replat and plan submittal.

**Engineering:** Sidewalks are required the length of the frontage of the property. Review of access and drainage will be reviewed at the time of replat and plan submittal.

**Public Works:** Review of municipal utilities will be reviewed at the time of replat and plan submittal.

**Development Services:** Adherence to all replat and design requirements.

### **Attachments:**

- Proposed multi-family building site plan
- Rafei Subdivision
- PIN 86471 CAD
- PIN 86472 CAD