
CITY OF PORT LAVACA

MEETING: August 02, 2021

DATE: 07.26.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a 3-lot preliminary minor plat, Howlett's Subdivision. Generally located at the northeast corner of Austin Street and Henry Barber Way. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 54, ACRES 3.671. The property identification for this site is 40677.

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.

The applicant for the proposed Howlett's Subdivision plat is requesting to subdivide the 3.671-acre parcel into three (3) lots. Lot one being 0.35 acres and has an old gas station on the site. Lot two being 0.53 acres and has two metal buildings. Lot three, being 0.46 acres and has a manufactured home on site.

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.

The owner is preparing to list these lots for sale upon recordation of the Howlett Subdivision plat. This

Department Comments:

Engineering:

- The preliminary plat represents a 60' access easement for lot 2 and lot 3 which are landlocked lots. The 60 ft. access easement meets access easement requirements.
- Access and Fire Lane easement is not required to be improved to city private road standards. However, if future permits are needed, the access easement/fire lane must be improved to city road standards.

Fire:

- Add "Fire Lane" to the 60ft. Access Easement on the plat.

Public Works: No comment

Development Services:

- Label abandon fuel island outline on lot 1.
- Show 5' rear setback on plat for structure on lot 1.
- Label the concrete pad outline on lot 2.
- Label 10' building separation between the metal buildings on lot 2.
- The remainder parcel will require platting prior to sale or issuance of a permit.
- Meet all department prior to submitting the final plat.

Staff Recommendation: Approval

Staff recommends approval of the preliminary minor plat, Howlett's Subdivision. Generally located at the northeast corner of Austin Street and Henry Barber Way. The current legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 54, ACRES 3.671. The property identification for this site is 40677.

Attachments:

Howlett Preliminary Plat
Howlett Preliminary plat aerial
CAD information
Google aerial