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CITY OF PORT LAVACA

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**MEETING:** APRIL 8,2022 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 4.5.22

**TO:** PLANNING BOARD

**FROM:** JODY WEAVER, CITY MANAGER

**SUBJECT:** Consider and discuss the approval of a Preliminary Plat for the Calhoun County Independent School District (CCISD) FEMA DOME development, being a 11.572 acre tract of land situated in the Maximo Sanchez League No. 35 Calhoun County, Texas. Being a portion of a 45.13 acre tract of land. PIN # 37865.

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**Chapter 42 - SUBDIVISIONS AND PLATS**

[https://library.municode.com/tx/port\\_lavaca/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH\\_42SUPL\\_ARTIINGE\\_S42-5PO](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.

**Background**

CCISD has a FEMA grant to construct a FEMA Dome for the emergency evacuation measures for CCISD. The FEMA Dome is a new addition to the emergency management component for the school district. CCISD has coordinated with the city and the county for details of this construction.

An easement was recorded to provide access from Sandcrab Boulevard to the FEMA Dome property that crosses the Calhoun County drainage tract. The easement recording number is 202201082. This establishes legal access to the FEMA Dome property.

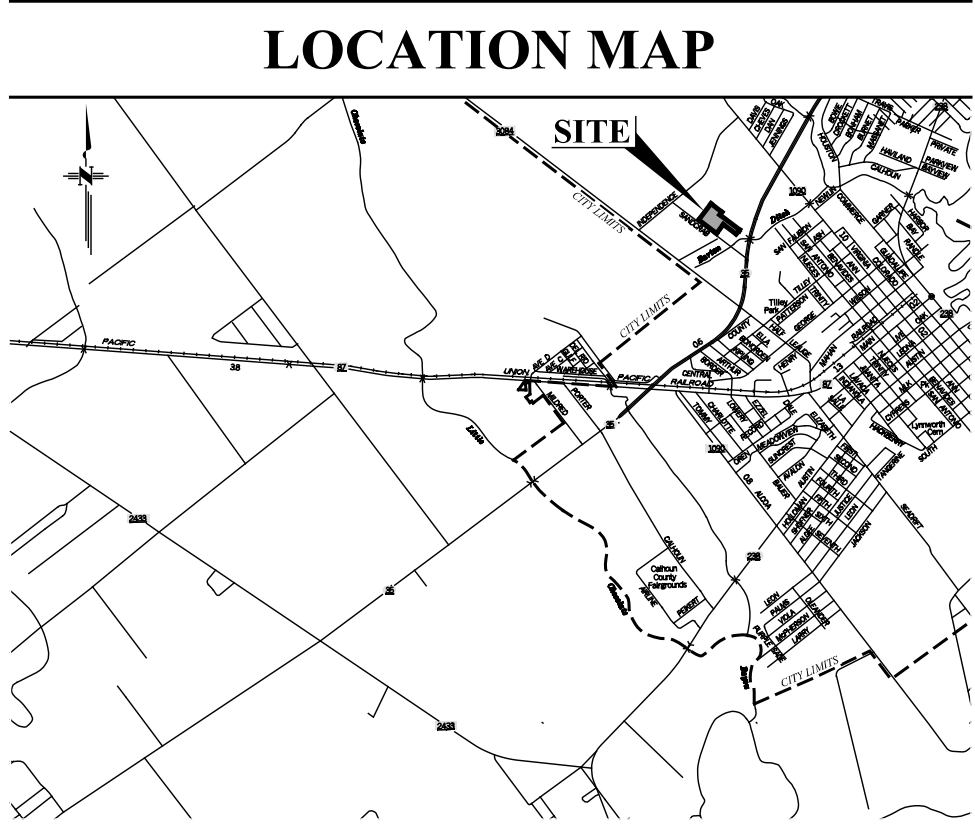
CCISD has attended a pre-development with the the city of Port Lavaca pre-development team. The FEMA Dome project is in compliance with building regulations. The preliminary plat has met all compliance requirements of the platting process.

**Staff Recommendation:** Approval

Staff recommends approval of a Preliminary Plat for the Calhoun County Independent School District FEMA DOME development. Being a 11.572 acre tract of land situated in the Maximo Sanchez League No. 35, Calhoun County, Texas. Being a portion of a 45.13 acre tract of land.

**Attachments:**

- Preliminary Plat
- CAD for PIN 37865



- GENERAL NOTES
- OWNERS:  
CALHOUN COUNTY INDEPENDANT SCHOOL DISTRICT  
LARRY W. NICHOLS, SUPERINTENDANT  
525 N. COMMERCE ST.  
PORT LAVACA, TEXAS 77979
  - LAND USE : NONRESIDENTIAL - COMMERCIAL
  - STREET CLASSIFICATION : PUBLIC / LOCAL
  - STREET NAME - SANDCRAB BLVD.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057 C0185E, MAP REVISED OCT. 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.  
  
FSR - FOUND 5/8" DIAMETER STEEL ROD  
SSR - SET 5/8" DIAMETER STEEL ROD
  - ABBREVIATIONS:  
AC - ACRES  
BL - BUILDING LINE  
ROW - PUBLIC RIGHT - OF - WAY

PRELIMINARY PLAT

# CCISD FEMA DOME

## LOT 1, BLOCK 1

BEING A 11.572 ACRE TRACT OF LAND SITUATED IN THE MAXIMO SANCHEZ LEAGUE, ABSTRACT NO. 35, CALHOUN COUNTY, TEXAS AND BEING A PORTION OF A CALLED 45.13 ACRE TRACT OF LAND AS DESCRIBED BY GENERAL WARRANTY DEED DATED APRIL 15, 2014, CONVEYED FROM WISE EAGLES, LLC TO CALHOUN COUNTY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT NO. 138735 OF THE OFFICIAL PUBLIC RECORDS, CALHOUN COUNTY, TEXAS

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE COUNTY OF CALHOUN, TEXAS.

## REVIEW COPY

TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.  
FIRM NO. 10021100  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

## ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, RAY M. BRIDGES, HEREBY CERTIFY:

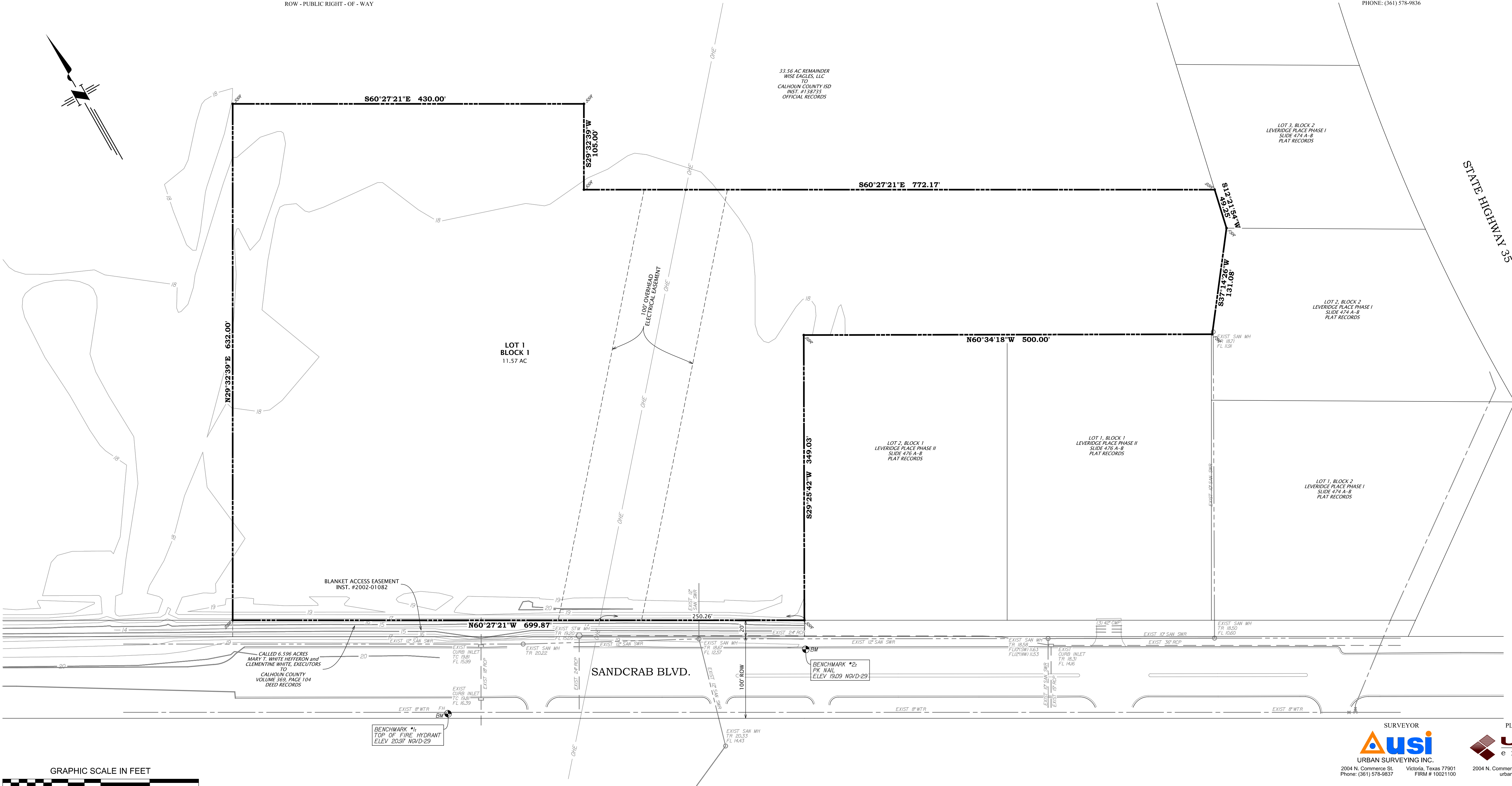
1. THAT, TO THE BEST OF MY ABILITY, I DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE GENERAL PLANS OF THE COUNTY OF CALHOUN, WITH WHICH I AM COMPLETELY FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

2. THAT ALL LOTS MEET THE APPROPRIATE LOT SIZE REQUIREMENTS AS ESTABLISHED BY THE SUBDIVISION AND DEVELOPMENT ORDINANCE FOR CALHOUN COUNTY

## REVIEW COPY

RAY M. BRIDGES, P.E., R.P.L.S.  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING  
TREF NO. F-160  
2004 N. COMMERCE ST.  
VICTORIA, TEXAS 77901  
PHONE: (361) 578-9836



SURVEYOR  
**usi**  
URBAN SURVEYING INC.  
2004 N. Commerce St.  
Phone: (361) 578-9837

Victoria, Texas 77901  
FIRM # 10021100

PLAT PREPARED BY  
**URBAN**  
engineering  
2004 N. Commerce, Victoria, Texas 77901 • 361.578.9836  
urbanvictoria.com • TREF# F-160

JOB NUMBER: E23934.00 DATE: 03/25/22 PG 1 OF 1



Property Identification #: 37865	Property Information: 2022	Owner Identification #: 18244
Geo ID: A0035-00000-0091-A0 Situs Address: Null Property Type: Real State Code: E4	Legal: A0035 MAXIMO SANCHEZ, TRACT PT 25, ACRES Description: 31.4909 Abstract: A0035 Neighborhood: PORT LAVACA EAST Appraised: N/A Value: Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD	Name: CALHOUN COUNTY ISD Exemptions: EX-XV DBA: Null



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.