
CITY OF PORT LAVACA

MEETING: November 28, 2023 **AGENDA ITEM** _____

DATE: 11/20/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a replat, Port Lavaca Square Subdivision. Located near Sandcrab Blvd. CAD Pin #13628 & #84732. Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 24, (PT LTS 1, 2, 3, PL SQ).

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 is requesting the replat for the purpose of selling the property for a new development.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this replat request is compliant and will meet the ordinance as presented.

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.

Applicant has adhered to the proper replat submittal and review procedural process prior to presentation before the Planning Commission.

Sec. 42-6. - Procedure.

(d) Final plat.

- (3) In cases where no change has been made from the preliminary plat and construction drawings, as determined by the city engineer, it shall not be necessary for the planning commission to pass upon such final plat before the same is presented to the city council for its approval.

Department Recommendation: Approval

Attachments:

- CAD PIN #13628 & #84732

- **Preliminary re-plat**