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## CITY OF PORT LAVACA

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**MEETING:** March 13,2023

**DATE:** 3/08/2023

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** At the recommendation of the Planning Board, consider and discuss approval of a three-lot Preliminary and Final plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.

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### **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 owners of CAD PIN 18025 and CAD PIN 18032 have sold Mr. Delarosa a portion of their lots. The portion sold was being unused due to a drainage ditch running through the property. Mr. Delarosa is wanting to use the property as a lay-down yard for his construction business. He plans to place a metal carport there to cover his tractors and materials. The area will be fenced with an access gate.*

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 Board.*

### **Sec. 42-6. - Procedure.**

(b) *Preliminary plat.*

(1) The subdivider will cause a preliminary plat to be prepared by a licensed engineer and surveyor in accordance with article II of this chapter. In the case of a minor subdivision, the planning commission may waive certain requirements as outlined in this section for the submission of preliminary and final plats and plans. If the preliminary plat of a minor subdivision also satisfies the additional requirements for a final plat listed in article IV of this chapter, then the planning commission will consider the plat as the final plat if approved, and only the preliminary plat filing fee will be charged.

**Department Comments:**

**Engineering:** Recommend approval with decreased drainage easement width of 25' to 20' and an approved junction box between the City's and the newly installed private drainage pipes.

**Fire:** No Comments

**Public Works:** Recommend approval with water/wastewater taps to be installed prior to completion of the CDBG street improvement on Center Street.

**Development Services:** No Comments

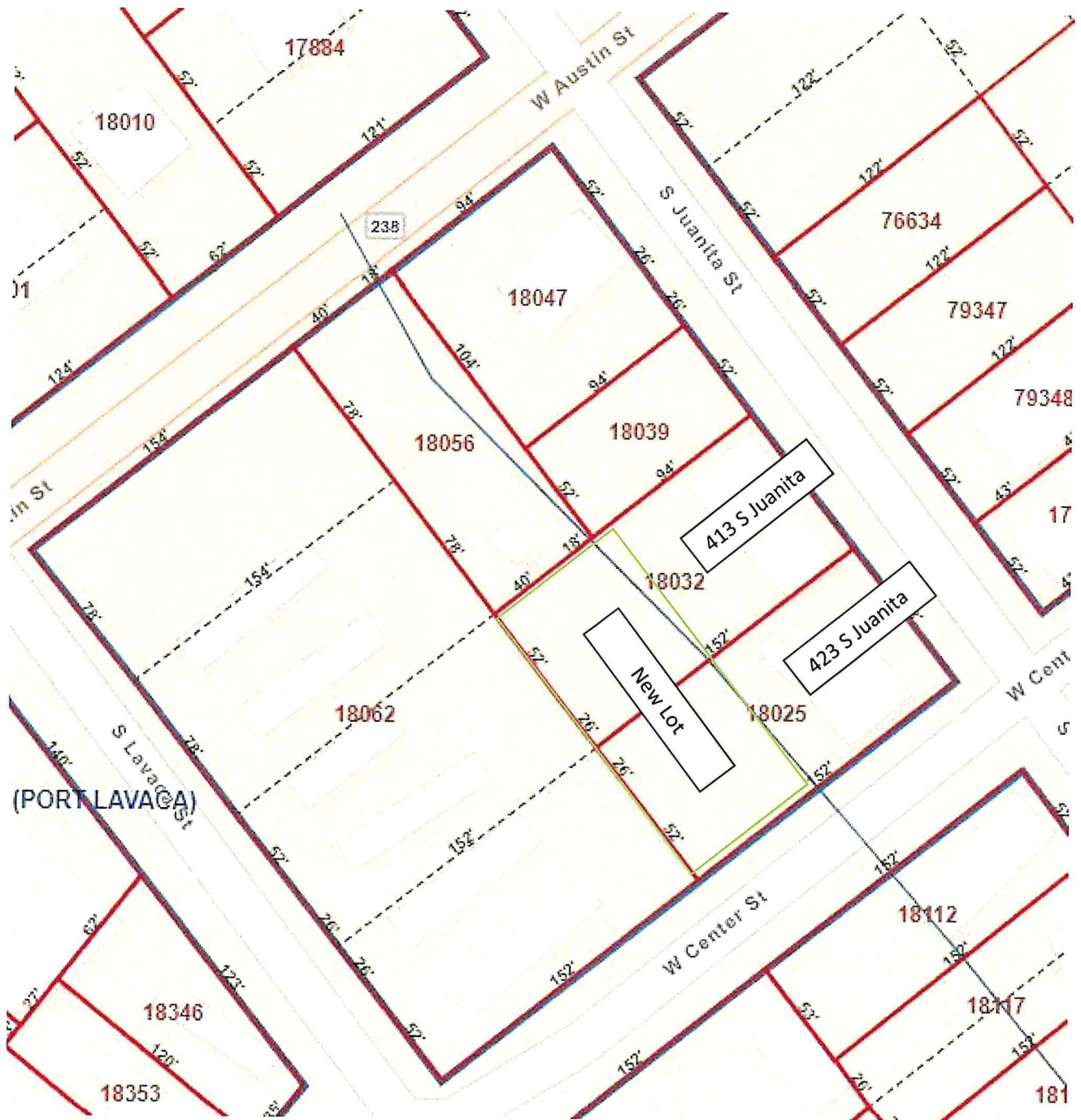
**Planning Board Recommendation:** Approval of the three-lot Preliminary and Final plat, De La Rosa Subdivision 3/06/2023

**Staff Recommendation:** Approval of the three-lot Preliminary and Final plat, De La Rosa Subdivision.

**Attachments:**

Delarosa Subdivision Preliminary and Final Plat  
CAD view

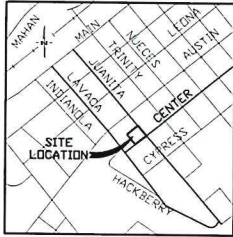
PROPOSED LAY DOWN YARD IN THE PORT  
LAVACA ORIGINAL TOWNSITE SUBDIVISION



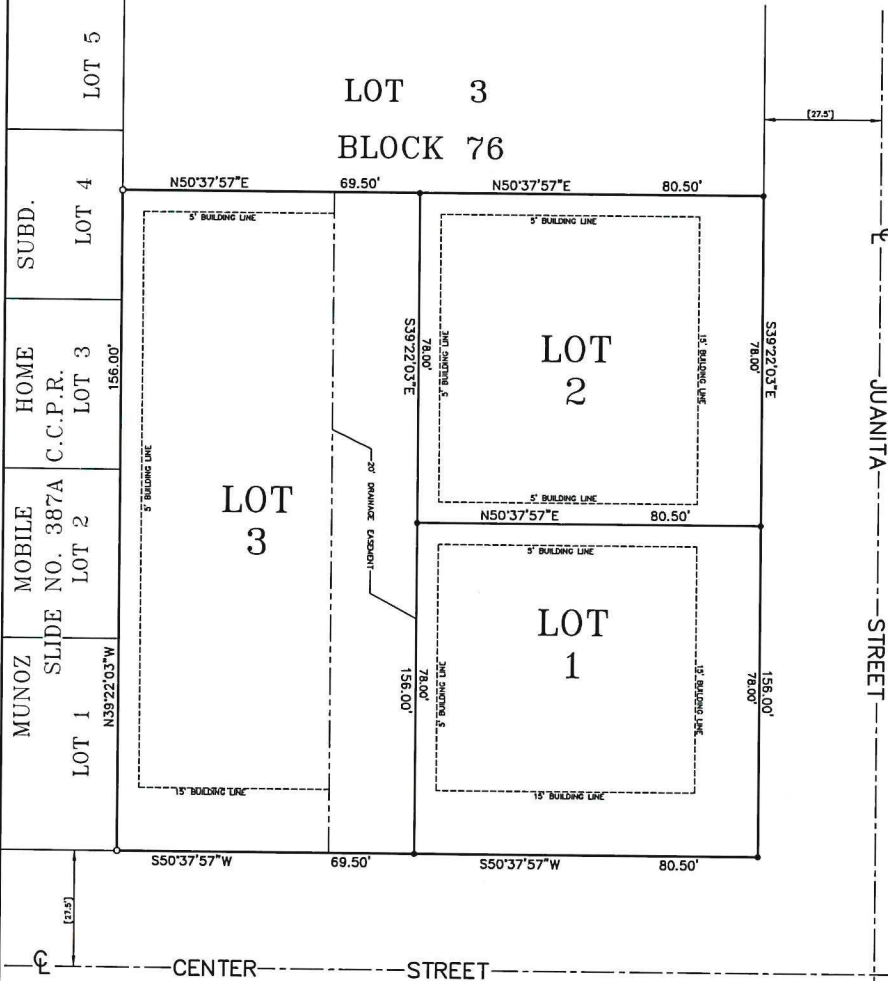
# DE LA ROSA SUBDIVISION

## 0.54 ACRE SUBDIVISION

REPLAT OF LOT 1 & LOT 2 IN BLOCK 76 OF THE ORIGINAL TOWNSITE OF PORT LAVACA  
RECORDED IN VOLUME B, PAGE 668 OF THE CALHOUN COUNTY PLAT RECORDS.  
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



VICINITY MAP  
R.T.S.



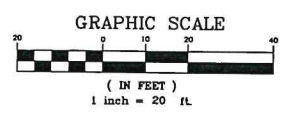
JUNITA STREET

CENTER STREET

- LEGEND**
- EXISTING 5/8" IRON ROD UNLESS NOTED
  - EXISTING 1/2" IRON ROD
  - SET 5/8" IRON ROD WITH PLASTIC CAP
- C.C.D.R. CALHOUN COUNTY DEED RECORDS  
C.C.R. CALHOUN COUNTY OFFICIAL RECORDS  
[ ] PLAT OR DEED CALL

**FLOOD DATA**  
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48027C DUE E. REVISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE X.

**NOTE:** BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219 ON THE RTN NETWORK.



### CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DE LA ROSA SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSE RAMOS (LOT 1)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSE RAMOS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS

MINOR R. WILSON (LOT 2)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MINOR R. WILSON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS

VERGIE T. REESE (LOT 3)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERGIE T. REESE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS

### CITY COUNCIL CERTIFICATE OF APPROVAL

STATE OF TEXAS  
COUNTY OF CALHOUN

I, HENRY A. DANTON, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY SECRETARY  
CITY OF PORT LAVACA, CALHOUN COUNTY  
STATE OF TEXAS

### CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR \_\_\_\_\_, AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.08 (B)).

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
JESSE W. HUBBELL  
CHIEF APPRAISER

### COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF CALHOUN

### CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF DE LA ROSA SUBDIVISION MEETS THE CURRENT E911 REQUIREMENTS.

RAQUEL MORALES  
DISTRICT COORDINATOR  
(361) 552-5455

I, HENRY A. DANTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 28, 2023.

G & W ENGINEERS, INC.  
HENRY A. DANTON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5088



DRAWN BY:  
J.H.D.  
CHECKED BY:  
H.A.D.  
DATE:  
FEB. 26 2023  
SCALE:  
1" = 20'

**G & W ENGINEERS, INC.**  
ENGINEERING • SURVEYING • PLANNING  
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
TOLL-FREE: 1-800-222-0000  
(361) 552-4509; PORT LAVACA (361) 323-7100; BAY CITY

FILE NO.:  
10713-001  
JOB NO.:  
10713-001  
SHEET NO.:  
1 OF 1

FINAL PLAT