
CITY OF PORT LAVACA

MEETING: March 13,2023 **AGENDA ITEM** _____
DATE: 03/07/2023
TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: At the recommendation of the Planning Board, consider a FINAL plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

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. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

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. 42-5. - 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 replated with the approval of the planning commission in accordance with this chapter.

The applicant has prepared plans to construct a new motel at this location. This area is well suited to support a new motel and the plat serves as the legal location for the proposed motel upon approval of the platting process.

Department Comments:

Engineering:

- Sidewalk to be added for the length of the property.

ARTICLE VI. - DESIGN STANDARDS

Sec. 42-132. - Streets and alleys.

(4) Sidewalks shall be installed on both sides of all streets, a distance of one foot from the property line, and in all designated pedestrian easements. Sidewalks shall be a minimum of five feet wide. Where sidewalks intersect with new or existing street curbs, a ramp shall be built into the curb so that the sidewalk and street blend into a common level. Such ramp shall conform to the requirements of ANSI A117.1.

Public Works:

- No comment

Fire:

- Denote location of the fire hydrant

ARTICLE III. - CONSTRUCTION PLAN REQUIREMENTS

Sec. 42-54 Urban subdivisions.

(b) Water system. A plan of the proposed water system which shows the estimated peak demand flows, and the sizes and types of all lines, fittings, and valve boxes. The proposed water system plan shall also show the location of all fire hydrants with an indicated elevation of the top of the proposed curb at its location.

Development Services:

- No comment

Planning Board Recommendation: APPROVAL of the final plat, PVS PL Hanuman LLC Subdivision. 3/06/2023

Staff Recommendation: APPROVAL of the final plat, PVS PL Hanuman LLC Subdivision.

February 13, 2023 City Council recommended approval of the preliminary plat

February 6, 2023 Planning Board recommendation approval of the preliminary plat

Attachments:

- PVS PL Hanuman LLC Subdivision

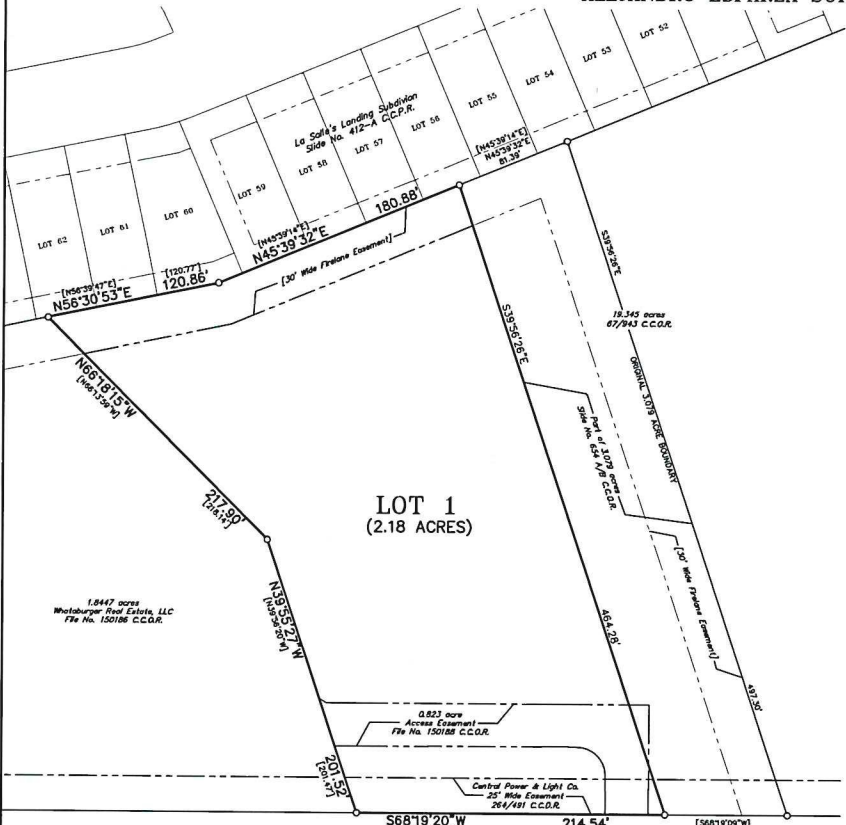
PVS PL HANUMAN LLC SUBDIVISION

2.18 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 2.18 ACRES IN SPECIAL WARRANTY DEED DATED FEBRUARY 2, 2023 RECORDED IN FILE NO. 2023-00295 OF THE CALHOUN COUNTY PLAT RECORDS ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12 OF CALHOUN COUNTY, TEXAS



DRAWN BY:
J.H.D.
CHECKED BY:
H.A.D.
DATE:
JAN 30 2023
SCALE:
1" = 60'



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PVS PL HANUMAN LLC 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.

REPRESENTATIVE
PVS PL HANUMAN, LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, HENRY GRANT, 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/AS 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: _____
JESSIE W. HUBBELL
CHIEF APPRAISER

CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF PVS PL HANUMAN LLC SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

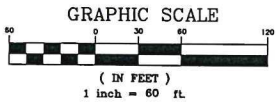
RAQUEL MORALES
DISTRICT COORDINATOR
(361) 552-5455

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

STATE HIGHWAY NO. 35

FLOOD DATA
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48057C 0045 C, REISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE X.



- LEGEND**
- EXISTING 5/8" IRON ROD UNLESS NOTED
 - EXISTING 2" IRON PIPE
 - SET 3/8" IRON ROD WITH PLASTIC CAP
 - C.C.D.R. CALHOUN COUNTY DEED RECORDS
 - C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS
 - [] PLAT OR DEED CALL

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD83 GRID BASED ON STATION NADPC-0219 ON THE RTK NETWORK.

I, HENRY A. DANTYSH, 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 JANUARY 26, 2023.

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



G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPPLS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:
10567-001
JOB NO.:
10567-001
SHEET NO.:
1 OF 1

FINAL PLAT