
CITY OF PORT LAVACA

MEETING: March 6, 2023 **AGENDA ITEM** _____

DATE: 03/01/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To 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

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