
CITY OF PORT LAVACA

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

DATE: 3/01/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a three-lot preliminary 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.

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

Staff Recommendation: Approval of the three-lot preliminary plat, De La Rosa Subdivision.

Attachments:

Delarosa Subdivision Preliminary Plat
CAD view