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**CITY OF PORT LAVACA**

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**MEETING:** APRIL 14, 2025 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 04.04.2025

**TO:** HONORABLE MAYOR AND CITY COUNCIL

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

**SUBJECT:** Consider and discuss approval of a replat of Lots 1-16, 53-54, 57-58, 63-66 and 75-76 of the Claret Crossing Subdivision, Section 1.

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**Sec. 42-5(a). – Policy.**

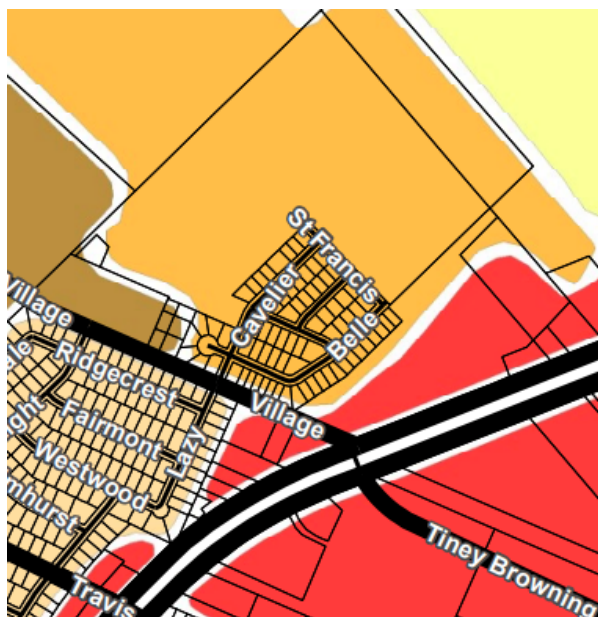
It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or re-platted with the approval of the planning commission in accordance with this chapter.

*The purpose of the request is to remove the duplex stipulation to allow for single-family homes. The property is designated as “High Density Residential” in the Future Land Use Plan.*

**Future land Use Map**

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use Map designates this area as High Density Residential.



**Future Land Use**

- |                            |                      |
|----------------------------|----------------------|
| Low Density Residential    | Commercial           |
| Medium Density Residential | Light Industrial     |
| High Density Residential   | Industrial           |
| Multi-Family               | Parks and Open Space |
| Manufactured Home Park     | Public/Semi-Public   |
| Mixed Use                  |                      |

**Staff Recommendation:** APPROVAL of the request. The request for the replat complies with the Future Land Use Plan.

**Planning Board:** The Planning Board recommends APPROVAL of the request.

**Attachments:**

- Calhoun County Appraisal District Parcel Image
- Final Plat