
CITY OF PORT LAVACA

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

DATE: 02/02/23

TO: PLANNING COMMISSION

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for the Syliva Pina Mendoza Life Estate Subdivision minor plat.

This Variance request is to build a front covered deck within the 15ft setback. The dimensions of the finished deck would leave a 6ft front property setback. Please see applicant Request for Variance for more details.

Sec. 12-24. - Building setbacks

- (a) *Definitions.* For the purpose of this article, the term "building setback lines" means to the distance that buildings or structures must be from the property line.
- (d) Minimum setback requirements.
- (1) Front setback lines. Minimum front setback lines shall be 15 feet. Corner lots shall have a minimum ten-foot setback on the side street.

Staff Recommendation: Approval of the request with the stipulation that the deck not be enclosed and the steps not to encroach within the 6 foot setback.

Attachments:

- Request for Variance
- Applicant letter
- Proposed site plan