
CITY OF PORT LAVACA

MEETING: FEBRUARY 13, 2023

DATE: 02/07/2023

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: At the recommendation of the Planning Board, consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for the Sylvia Piña 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.

Planning Board Recommendation: Approval of the request with the following stipulations:

As there are no plans to widen the road and with the understanding that the roadside parking will not create an undo burden on the neighborhood.

The entire structure, including the steps must be within the approved setbacks and encroach no further than the 6ft.

The structure must remain open and not be enclosed.

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