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## CITY OF PORT LAVACA

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**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 of a single-lot preliminary minor plat, Sylvia Piña Mendoza Life Estate Subdivision. Located at 914 Schooley Street. CAD Pin #54708.

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### **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 applicant for the proposed subdivision was deeded the land. With the probate, Sylvia Pina Mendoza was provided the land under CAD PIN 54708 with the remainder to a family member. Ms. Mendoza is now legally platting the property to obtain proper building permits for a remodel and addition to her home.*

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 Commission.*

### **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:** No Comments

**Fire:** Access easement will need to be cleared and maintained.

**Public Works:**

- The proposed easement will need to be a utility/access easement for the quadplex. The quadplex's utilities will need to be relocated into the proposed easement.

**Development Services:** No Comments

**Planning Board Recommendation:** Approval of a single-lot preliminary minor plat, Sylvia Pina Mendoza Life Estate Subdivision. Located at 914 Schooley Street. CAD Pin #54708.

Before the final plat is brought before the Board, all utilities connected to the quadplex must be rerouted.

**Staff Recommendation:** Approval of a single-lot preliminary minor plat, Sylvia Pina Mendoza Life Estate Subdivision. Located at 914 Schooley Street.

**Attachments:**

Sylvia Pina Mendoza Life Estate Subdivision Preliminary Plat  
CAD information  
Google aerial