
CITY OF PORT LAVACA

MEETING: JUNE 12, 2023 **AGENDA ITEM** _____

DATE: 06.08.2023

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: At the recommendation of the Planning Board, consider and discuss approval of a replat and conceptual plan for a fast-food restaurant for Lot 2A, Block 1, of the Janav Subdivision (1782 State HWY 35 N).

Sec. 42-106. - Application—Required.

The subdivider or his duly authorized representative shall appear before the planning commission, at an official meeting, and submit a formal application for replat approval.

Applicant has adhered to the proper subdivision replat application submittal and review procedural process prior to presentation before the Planning Commission.

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. 42-5. - Policy.

(a) 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 replatted with the approval of the planning commission in accordance with this chapter.

The applicant is compliant with the replat process prior to submitting plans for construction.

Sec. 42-159. - Approval of planning commission required.

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The intent of this request is for the sale of a 1.058-acre tract of land for a proposed restaurant. The property will have a shared entrance drive with the adjacent hotel.

Department Comments:

Engineering: A replat must show sanitary sewer and storm water services shared by the adjoining property owner. The seller (adjacent property owner) is providing access to the existing detention pond for an enlargement in order to handle the runoff from this Lot 2A. The seller is providing access to the public sewer system via a private sewer line that drains to the public sewer on SH 238 (the same line that serves Hampton Inn.

Fire:

Public Works: The Lot has access to public water and public sewer via a private sewer line.

Development Services: Adjacent to Hwy 35 N, a minimum five-foot ADA compliant sidewalk will need to be included in the development.

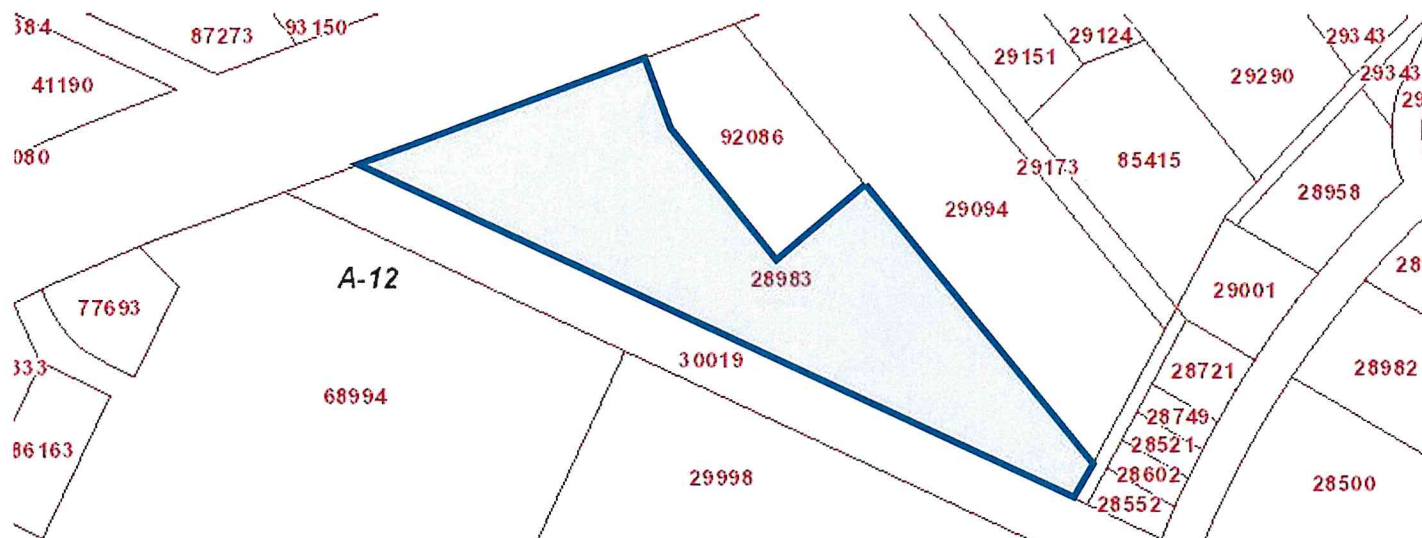
Planning Board Recommendation: Approval of a replat and conceptual plan for a fast-food restaurant for Lot 2A, Block 1, of the Janav Subdivision (1782 State HWY 35 N), .

Staff Recommendation: approval of the submitted conceptual plan and, with consideration of the commitment letter from the seller to provide access to the private sanitary sewer and storm sewer facilities, approve the Partial Replat for a fast-food restaurant for Lot 2A, Block 1, of the Janav Subdivision (1782 State HWY 35 N), with the stipulation that a revised replat is submitted and recorded showing all private easements in the Janav Subdivision prior to issuance of the Certificate of Occupancy for Lot 2A.

Attachments:

- Partial Replat No. 1
- Site Plan
- Topographic Survey
- Utility Plan

Map



Property Details

ccount

roperty ID: 28983 Geographic ID: S0177-00010-0001-00

/pe: Real Zoning:

roperty Use: Condo:

ocation

itus Address:

ap ID: S0177-00010-0001-00 Mapsco: 1550

egal Description: JANAV SUBD (PORT LAVACA), BLOCK 1, LOT 2, ACRES 8.38

bstract/Subdivision: S0177 - JANAV SUBD (PORT LAVACA)

eighborhood: 1550

wner ⓘ

wner ID: 116608

ame: JANAV INVESTMENT LLC

gent:

ailing Address: 22790 US HWY 59 N
KINGWOOD, TX 77339

Ownership: 100.0%

xemptions: For privacy reasons not all exemptions are shown online.

Property Values

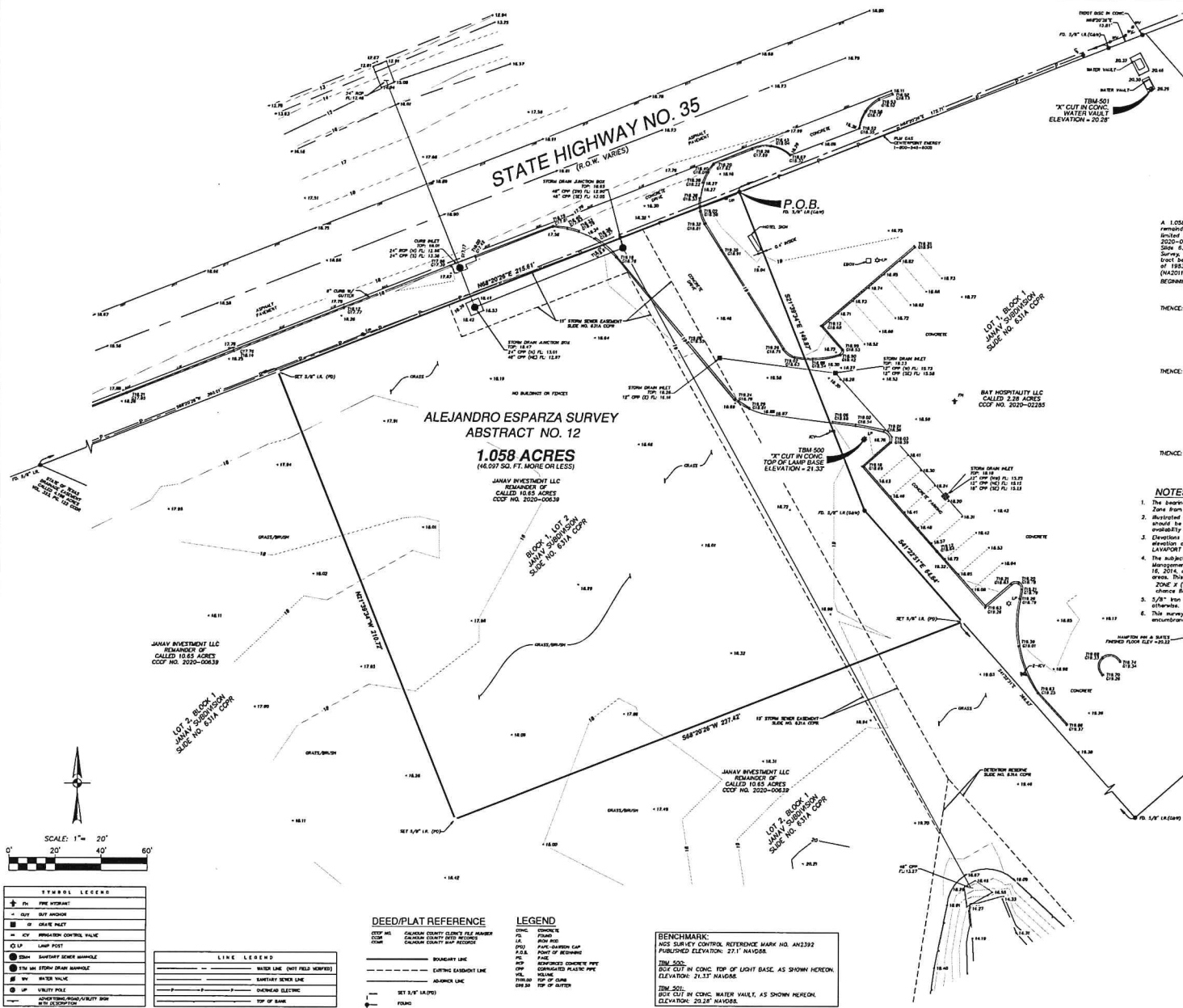
MATTHIAS FRANZ
REGISTERED PROFESSIONAL LAND SURVEYOR

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TYPE FROM REGISTRATION 6473 | TITLE FROM REGISTRATION 611312174

LEGEND

●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (%)
CCP	CALHOUN COUNTY CLERK'S OFFICE
CDR	CALHOUN COUNTY DETENTION
CCP	CALHOUN COUNTY PLANT RECORDS
FO	FOUND
IR	IRON ROD
PAPE-GANSON	PAPE-GANSON
RIGHT-OF-WAY	RIGHT-OF-WAY
S ²	SQUARE FEET

[illegible]



METES AND BOUNDS DESCRIPTION

A 1.058 acre, or 46,807 square feet more or less, tract of land, being a portion of the remainder of a ceded 10.85 acre tract of land conveyed to JANAY INVESTMENT LLC, a Texas limited liability company, and described in a deed recorded in Calhoun County Clerk's File No. 2020-00639, and being partially out of Lot 1, Block 1 of the Janay Subdivision, as recorded in Slide 631A of the Plat Records of Calhoun County, Texas, situated in the Janay Square Survey, Abstract Number 12, in the City of Port Lavaca, Calhoun County, Texas. Said 1.058 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983 established for the South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00:

BEING: all of a 5/8 inch iron rod with red cap marked 'S&M ENG.' found on the south right-of-way line of State Highway 35 (with corner), the north line of said 10.85 acre tract, and the north line of said Janay Subdivision, at the northeast corner of Lot 1, Block 1 of said Janay Subdivision, for the northeast corner of this tract.

THENCE: bearing the south right-of-way line of said State Highway 35, the north line of said 10.85 acre tract, and the north line of said Janay Subdivision, along with the east line of said Lot 1, Block 1 the following courses and distances:

5 21°59'24\"

NOTES:

- The bearings for this survey are based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00.
- Historical utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the probability of parties to, or the status of the validity of this title.
- Elevation shown herein are based on H2S Survey Control Reference Mark No. AN2331, published LAVAPORT 1987, located at the Port Lavaca-Calhoun County Airport.
- The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number(s) 48052C0005C, dated October 16, 2014, and 48052C0005C, dated October 16, 2014 for Calhoun County, Texas and incorporated herein. This data is available on the website www.fema.gov.
- Zone 2 (shaded), defined as: "Other Areas determined to be outside 0.2% annual chance floodplain."
- 5/8\"

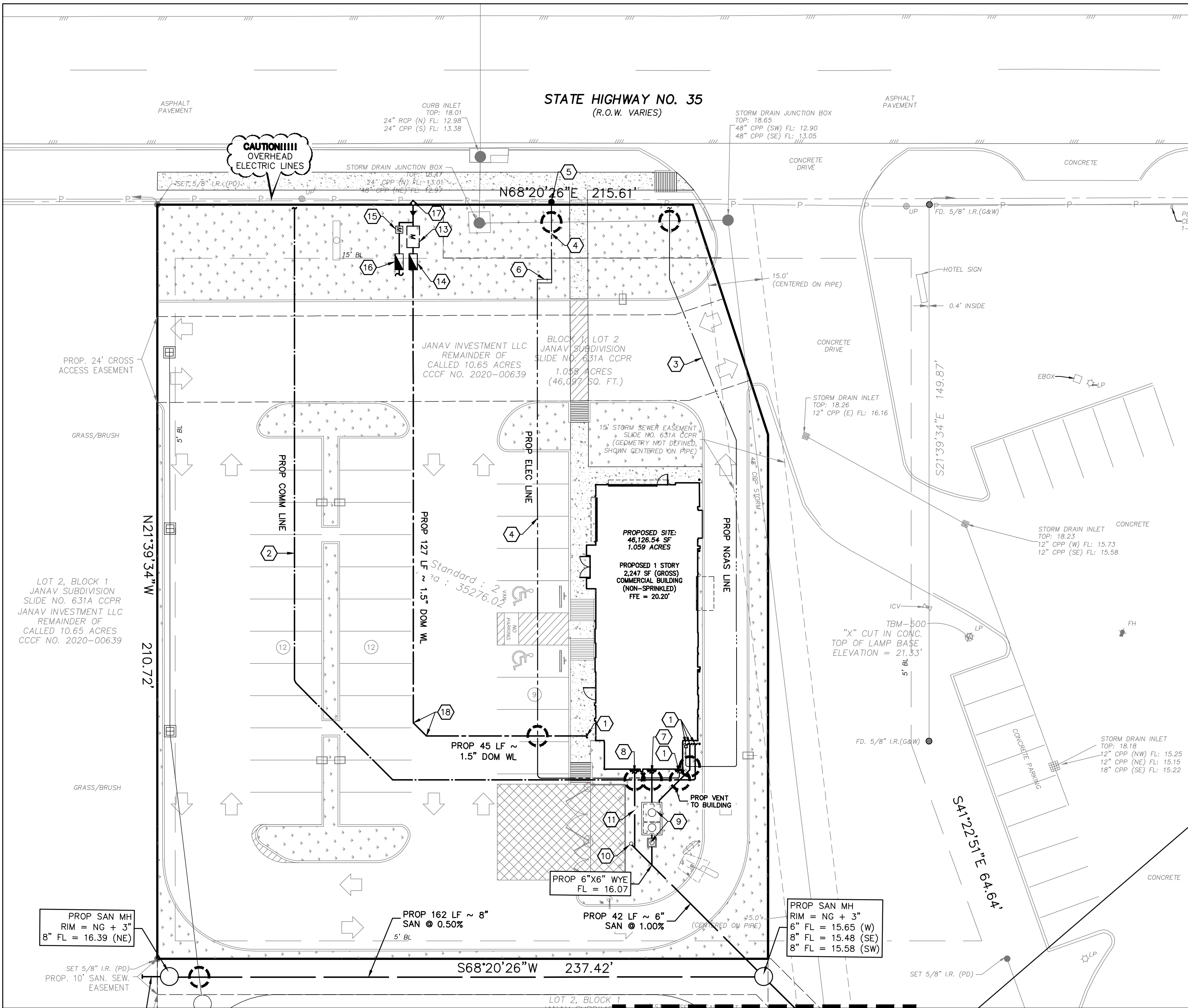
I, Jonathan Smith, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this survey was performed in accordance with the laws and regulations of the State of Texas, and that the survey was performed in accordance with the standards and specifications for a Category III, Condition 3 Survey. The final work was completed on March 1, 2023.

Jonathan Smith
Registered Professional Land Surveyor
Registration No. 8705
The 7th day of March 2023 A.D.



STANDARD LAND AND TOPOGRAPHIC SURVEY	
OF A 1.058 ACRE TRACT OF LAND LOCATED IN THE ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12, BEING A PORTION OF LOT 1, BLOCK 1, OF THE JANAY SQUARE SURVEY, ABSTRACT NO. 12, RECORDED IN SLIDE NO. 631A OF THE PLAT RECORDS OF CALHOUN COUNTY, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS.	
JOB NO.	49307-23
DATE	MARCH 2023
CHECKED BY	DR. J. PAPP
CIVIL	400 NO.
REFERENCE	
SHEET	1 OF 1





COORDINATE WITH OWNER
ON IF STUB IS TO BE
PROVIDED. OFFSITE FORCE
MAIN WILL BE REQUIRED
IN ORDER TO TIE-IN TO MH

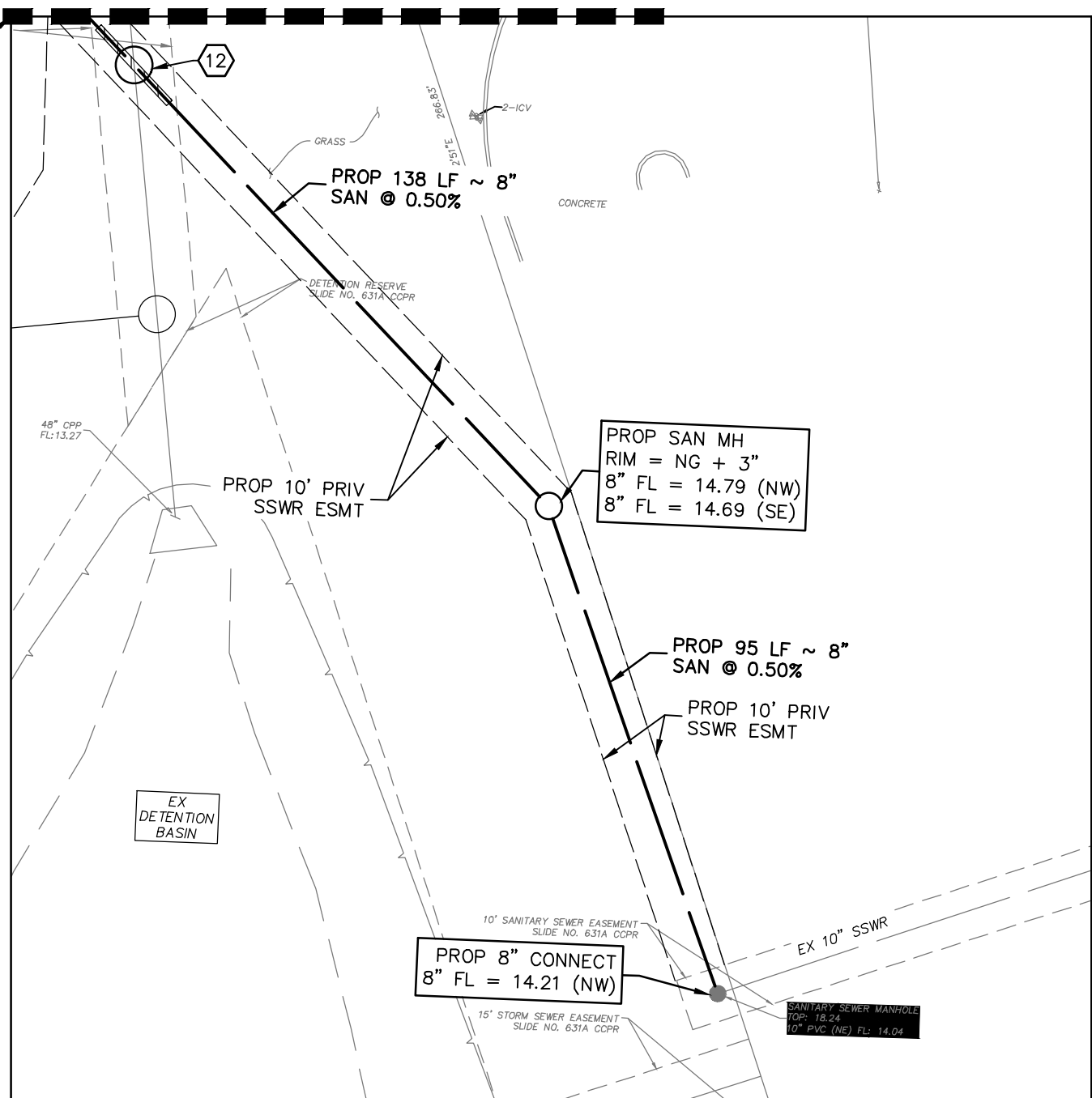
CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL

Texas One Call System
1-800-245-4545

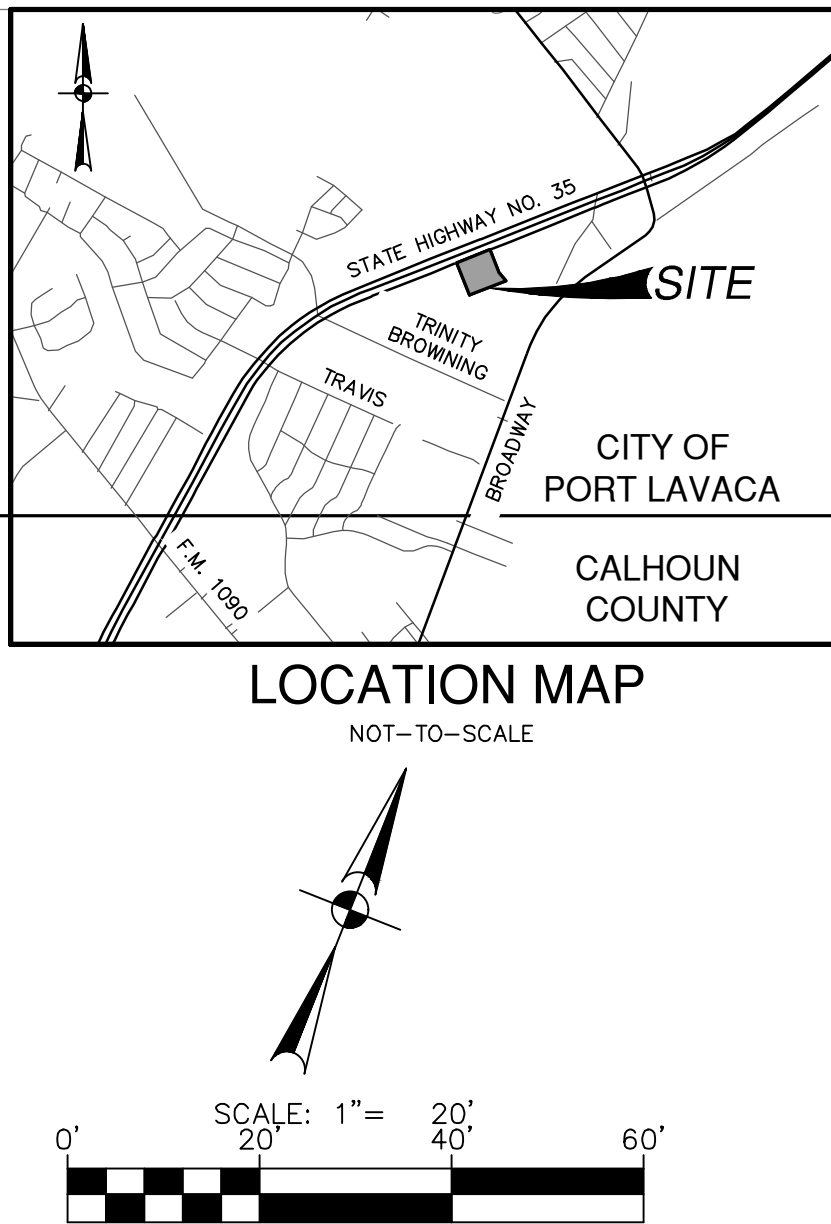
KEY NOTES

- GENERAL:**
- CONTRACTOR TO REFERENCE MEP DRAWINGS FOR CONTINUATION OF UTILITIES INTO BUILDING.
 - PROPOSED COMMUNICATIONS LINE. CONTRACTOR TO COORDINATE INSTALLATION WITH TELECOMMUNICATIONS COMPANY.
 - CONTRACTOR TO COORDINATE EXACT GAS LINE ROUTING AND CONNECTION POINT TO MAIN WITH SERVICE PROVIDER (AMERICAN ELECTRIC POWER).
 - PROPOSED UNDERGROUND POWER. COORDINATE WITH SERVICE PROVIDER FOR EXACT LOCATION. LINE SHOWN FOR SCHEMATIC PURPOSES ONLY.
 - PROPOSED POWER POLE BY SERVICE PROVIDER
 - PROPOSED METER RACK WITH DISCONNECT. COORDINATE WITH SERVICE PROVIDER (AEP).
- SANITARY SEWER:**
- SANITARY SEWER AT BUILDING. PROPOSED 6" INV = 16.45. REFERENCE MEP PLANS FOR TWO-WAY CLEANOUT AT SITE / BUILDING INTERFACE.
 - SANITARY SEWER AT BUILDING PROPOSED 6"x4" REDUCER PLACED DOWNSTREAM OF TWO-WAY CLEANOUT. 6" INV = 16.35. REFERENCE MEP PLANS FOR TWO-WAY CLEANOUT AT SITE / BUILDING INTERFACE.
 - GREASE INTERCEPTOR AND SAMPLE WELL (SEE MEP PLANS FOR SIZE)
INV IN= 16.37
INV OUT= 16.12
 - SANITARY CLEANOUT INV = 16.14
 - PROP 21 LF ~ 6" SAN @ 1.00%
 - PROP CONFLICT MANHOLE
RIM = NG + 3"
PROP SAN TO PASS THROUGH MH. CENTER ONE FULL PIPE JOINT OF SANITARY WITHIN MANHOLE. USE 12" MIN SPLIT SLEEVE SCH 40. STEEL CASING W/ PROTECTIVE RUST-PROOF COATING (MIN. 40 MILS THICK). WRAP BOTH JOINTS OF SANITARY ON EITHER SIDE OF MANHOLE WITH 16 MILS POLYETHYLENE DOUBLE WRAP

- WATER:**
- 1 ~ 1 1/2" DOMESTIC WATER METER
 - 1 ~ 1 1/2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER. COORDINATE PROTECTION AND INSULATION WITH OWNER.
 - 1 ~ 1" IRRIGATION METER
 - 1 ~ 1" IRRIGATION WATER REDUCED PRESSURE BACKFLOW PREVENTER. COORDINATE PROTECTION AND INSULATION WITH OWNER. REFERENCE LANDSCAPE PLANS FOR CONTINUATION OF IRRIGATION LINE.
 - PROP 8"x1.5" SADDLE TAP W/ CORPORATION STOP.
FIELD VERIFY LOCATION OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. LOCATE WATER METER WITHIN R.O.W., IF POSSIBLE. WATER METER EASEMENT WILL BE REQUIRED IF METER METER CANNOT BE LOCATED WITHIN R.O.W.
 - 1~45' BENDS



SCALE: 1" = 30'



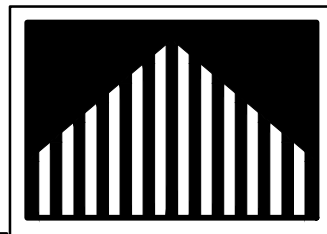
LEGEND

- | | |
|--|---|
| | PROPERTY LINE |
| | EXISTING BUILDING LINE SETBACK |
| | EXISTING EASEMENT |
| | CAUTION!!! UTILITY CROSSING!!! |
| | EXISTING FIRE HYDRANT AND GATE VALVE |
| | EXISTING GAS MAIN/LINE TO REMAIN |
| | EXISTING WATER METER |
| | EXISTING SANITARY SEWER CLEANOUT |
| | EXISTING LIGHT POLE |
| | EXISTING SANITARY SEWER MANHOLE |
| | PROPOSED GREASE INTERCEPTOR AND SAMPLE WELL |
| | PROPOSED STORM SEWER CATCH BASIN |
| | PROPOSED 6" SANITARY SEWER CLEANOUT |
| | EXISTING FIRE HYDRANT AND GATE VALVE |
| | PROPOSED WATER METER AND BACKFLOW PREVENTER |
| | PROPOSED WATER LINE |
| | PROPOSED STORM SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED UNDERGROUND ELECTRIC LINE |
| | PROPOSED COMMUNICATIONS CONDUIT |
| | PROPOSED NATURAL GAS LINE |
| | EXISTING SANITARY SEWER LINE |

CAUTION!!
EXACT LOCATIONS OF EXISTING UTILITIES HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS.

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL

Texas One Call System
1-800-245-4545



Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

THIS DOCUMENT IS RELEASED
FOR INTERIM REVIEW UNDER
THE AUTHORIZATION OF
NATHAN C. BILLIOT, P.E.
(#96488) AND IS NOT TO BE
USED FOR CONSTRUCTION.

**PAPE-DAWSON
ENGINEERS**

10380 RICHMOND AVE. SUITE 200
HOUSTON, TEXAS 77042
PHONE: 713.428.2400
FAX: 713.428.2420
TBP, FIRM REGISTRATION # 470
TBP, FIRM REGISTRATION # 10193974

DATE	REMARKS

CONTRACT DATE: 02/17/2023
BUILDING TYPE: END. MED 40
WM UPLOAD DATE: 04/07/2023
BRAND DESIGNER: FRANK WANCHOC
SITE NUMBER:
STORE NUMBER: 41331
PA/PM:
DRAWN BY: RR
JOB NO.: 202212-1318

ENDEAVOR 2.0

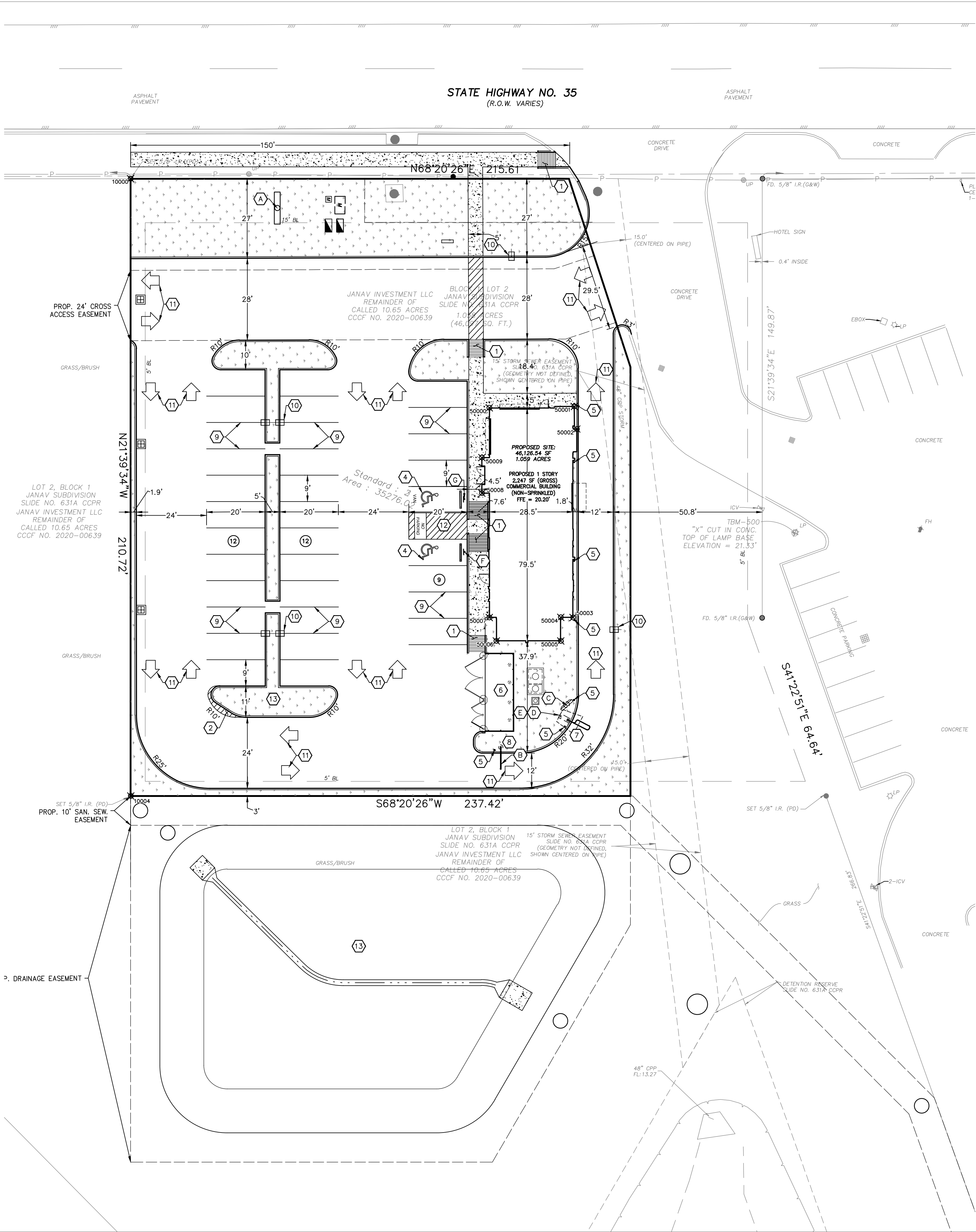
1782 STATE HIGHWAY 35 N
PORT LAVACA, TEXAS 77979



ENDEAVOR 2.0

UTILITY PLAN

C5.00



KEY NOTES

1. ADA COMPLIANT CURB RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET C7.10)
2. PROPOSED 4" YELLOW PAINT STRIPES 24"O.C. (TYP)
3. NOT USED
4. PROPOSED HANDICAP SYMBOL STRIPING (SEE DETAIL SHEET C1.30)
5. PROPOSED BOLLARD (SEE DETAIL SHEET C1.30)
6. PROPOSED TRASH ENCLOSURE (SEE DETAIL SHEET C1.30)
7. MAGNETIC LOOP DETECTOR (SEE DETAIL SHEET C1.30)
8. CONTRACTOR TO REFER TO DETAIL SHEET C1.30 FOR LAYOUT OF DRIVE THRU EQUIPMENT
9. PROPOSED 4" WIDE SOLID YELLOW STRIPING (TYP.)
10. PROPOSED LIGHT POLE
11. PROPOSED DIRECTIONAL ARROWS
12. PROPOSED ADA STRIPING (SEE DETAIL SHEET C1.30)
13. PROPOSED DETENTION BASIN (SEE SHEET 3.10 FOR DETAILS)

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
4. ALL DIMENSIONAL CONTROL POINTS AND DIMENSIONS ARE TO THE FACE OF CURB. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
5. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION. ONLY MINIMUM BUILDING AND PROPERTY CONTROL POINTS ARE PROVIDED ABOVE.
6. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL CURBS WITHIN PRIVATE PROPERTY ARE 6" HIGH AND ALL CURBS WITHIN PUBLIC RIGHT-OF-WAY ARE 6" HIGH EXCEPT AT CURB RAMPS OR SPECIFICALLY NOTED OTHERWISE.

STRIPING/SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
2. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.

PROPERTY LINE CONTROL POINTS

PTS	NORTHING	EASTING
10000	13422341.08	2730019.55
10001	13422420.66	2730219.93
10002	13422281.37	2730275.25
10003	13422332.87	2730317.98
10004	13422145.24	2730097.32

BUILDING CONTROL POINTS

PTS	NORTHING	EASTING
50000	13422313.06	2730160.77
50001	13422324.21	2730187.59
50002	13422317.35	2730191.20
50003	13422257.08	2730213.79
50004	13422255.59	2730209.88
50005	13422248.08	2730212.87
50006	13422239.95	2730192.41
50007	13422246.51	2730187.22
50008	13422285.08	2730169.21
50009	13422296.36	2730164.72

BACK OF CURB CONTROL POINTS

PTS	NORTHING	EASTING
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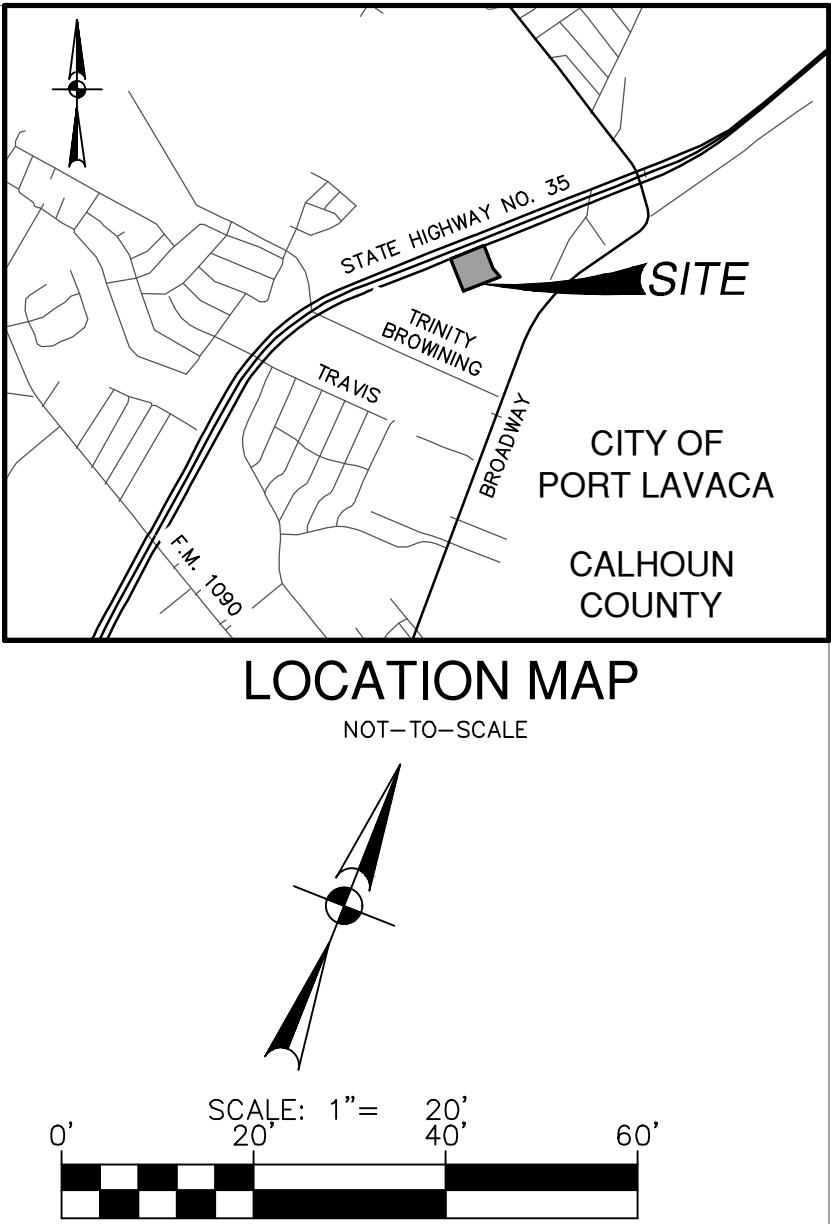
AVAILABLE UPON REQUEST

SIGN SCHEDULE		
SYM.	QTY.	DESCRIPTION
(A)	1	POLE MOUNTED MONUMENT SIGN
(B)	1	DRIVE-THRU PORTAL
(C)	1	MENU BOARD
(D)	1	DRIVE THRU CANOPY
(E)	1	ORDER BOARD
(F)	1	ACCESSIBLE PARKING SIGN
(G)	1	ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE APPENDAGE BELOW

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CALHOUN COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48057C00656 REVISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CAUTION!!
PRESENCE OF EXISTING SITE UTILITIES HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS.

BENCHMARK:
NGS SURVEY CONTROL REFERENCE MARK NO. AN2392
PUBLISHED ELEVATION: 27.1' NAVD88.
TBM 500:
BOX CUT IN CONC. TOP OF LIGHT BASE, AS SHOWN HEREON.
ELEVATION: 21.33' NAVD88.
TBM 501:
BOX CUT IN CONC. WATER VAULT, AS SHOWN HEREON.
ELEVATION: 20.28' NAVD88.



LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPE AREA
- ROW LIMITS
- PROPOSED YELLOW STRIPING
- OVERHEAD ELECTRIC
- EXISTING EDGE OF PAVEMENT TO REMAIN
- UTILITY EASEMENT
- PROPOSED PARKING SPACES
- PROPOSED SIGN. SEE KEYNOTES AND SIGN SCHEDULE FOR INFORMATION
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WHEEL STOP (SEE DETAIL SHEET C1.30)
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE

PARKING SUMMARY TABLE	
MINIMUM SPACES REQUIRED	12
PROPOSED PARKING SPACES	33
MINIMUM ADA SPACES REQUIRED	2
MINIMUM VAN ACCESSIBLE SPACES REQUIRED	1
PROPOSED ACCESSIBLE SPACES	2 (1 VAN)

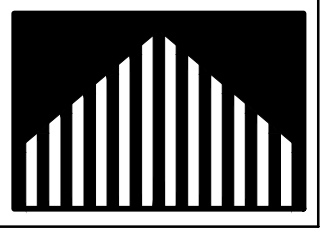
*PER CITY OF PORT LAVACA CODE OF ORDINANCES, SEC. 48-107, RESTAURANTS:
0.33 PARKING SPACE PER SEAT.
35 SEATS * 0.33 = 11.55 = 12 PARKING SPACES

SURVEY NOTE:

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PLAN SET WAS PERFORMED BY PAPE-DAWSON ENGINEERS, DATED 03/1/23. CONTRACTOR TO REFERENCE THIS SURVEY FOR BENCHMARK INFORMATION.

LEGAL DESCRIPTION:

A 1.058 ACRE, OR 46,907 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF THE REMAINDER OF A CALLED 10.65 ACRE TRACT OF LAND CONVEYED TO JANAV INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, AND DESCRIBED IN A DEED RECORDED IN CALHOUN COUNTY CLERK'S FILE NO. 2020-00639, AND BEING PARTIALLY OUT OF LOT 1, BLOCK 1 OF THE JANAV SUBDIVISION, AS RECORDED IN SLIDE 631A OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS, SITUATED IN THE ALEJANDRO ESPARZA SURVEY, ABSTRACT NUMBER 12 IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS.



Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

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HOUSTON, TEXAS 77042
PHONE: 713.428.2400
FAX: 713.428.2420
TBPB, FIRM REGISTRATION # 470
TBPB, FIRM REGISTRATION # 10193974

DATE	REMARKS

CONTRACT DATE: 02/17/2023

BUILDING TYPE: END. MED 40

WM UPLOAD DATE: 04/07/2023

BRAND DESIGNER:FRANK WANCHCO

SITE NUMBER:

STORE NUMBER: 41331

PA/PM:

DRAWN BY: RR

JOB NO.: 202212-1318

ENDEAVOR 2.0

1782 STATE HIGHWAY 35 N
PORT LAVACA, TEXAS 77979



ENDEAVOR 2.0

DIMENSION CONTROL & OVERALL SITE PLAN