
CITY OF PORT LAVACA

PB MEETING: JUNE 7, 2021 **AGENDA ITEM** _____

DATE: 06.01.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a replat of lots 12-16 and part of lot 11 in block 6 of Mariemont Subdivision, Section 3 Volume Z, Page 373 of the C.C.D.R. Samuel Shupe Survey, Abstract No. 0000 of Calhoun County Texas. Located south of McPherson Drive and north of Larry Drive. The property identification numbers for this replat are as follows: PIN 20869, PIN 20877, PIN 20883, PIN 20895, PIN 20905, PIN 20917.

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.

The intent of this replat of lots 12-16 and part of lot 11 in block 6 of Mariemont Subdivision is to replat 6 lots into one larger lot. The property owner understands most of this property is in a flood zone. The only building site is part of lot 11 and part of lot 12 that does not require meeting Base Flood Elevation requirements for building within the FEMA AE Flood Zone. The driveway access shall be from Larry Drive to lot 11 as it is the only developed road to these lots. The proposed replat will create one large lot for the property owner to construct a residential home and enjoy open space.

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 any building plans for residential development.

Department Comments:

Engineering: Only driveway access shall be from Larry Drive to lot 11.

Fire: No comment

Public Works: Utility easement shown in the darker line color (same as building lines)

Development Services: Comply with building permit processes upon replat approval and recordation. Adhere to FEMA flood zone regulations.

Staff Recommendation: Approval

The replat request for approval of the replat of lots 12-16 and part of lot 11 in block 6 of Mariemont Subdivision, meets the City Code of Ordinance, Chapter 42 - Subdivisions and Plats. Therefore, staff recommends approval as per the ordinance citations within this report. Recommended conditions of approval are as follows:

1. Only driveway access shall be from Larry drive to lot 11.
2. Utility easement shown in the darker line color (same as building lines)
3. Comply with building permit processes upon replat approval and recordation.
4. Adhere to FEMA flood zone regulations.

Attachments:

- Johnson Replat
- PIN 20869
- PIN 20877
- PIN 20883
- PIN 20895
- PIN 20905
- PIN 20917