
CITY OF PORT LAVACA

MEETING: May 1, 2023 **AGENDA ITEM** _____

DATE: 04/27/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a single-lot Final minor plat, Sylvia Pina Mendoza Life Estate Subdivision. Located at 914 Schooley Street. CAD Pin #54708.

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 Final 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.

(d) Final plat.

(2) Upon the city engineer's approval of the improvements installed, the final plat shall be prepared and submitted to the planning commission and the city council in accordance with the provisions of article IV of this chapter.

Applicant has obtained proper permits for the re-route of utilities. An easement has been created and new meters have been set to separate the residential dwelling from the multi-family dwelling located off-premises.

Department Comments:

February 13, City Council approves the Sylvia Pina Mendoza Life Estate Subdivision preliminary plat.

February 6, 2023- Planning Board recommends approval of the preliminary minor plat, Sylvia Mendoza Life Estate Subdivision.

Attachments:

Sylvia Pina Mendoza Life Estate Subdivision Final Plat

CAD information

Google aerial