
CITY OF PORT LAVACA

MEETING: February 27, 2024 **AGENDA ITEM** _____

DATE: 02/20/23

TO: PLANNING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 90097 located in the Redfish Retreat Subdivision.

The applicant is requesting a variance to the platted 50 FT front setback. See applicant's request for variance application.

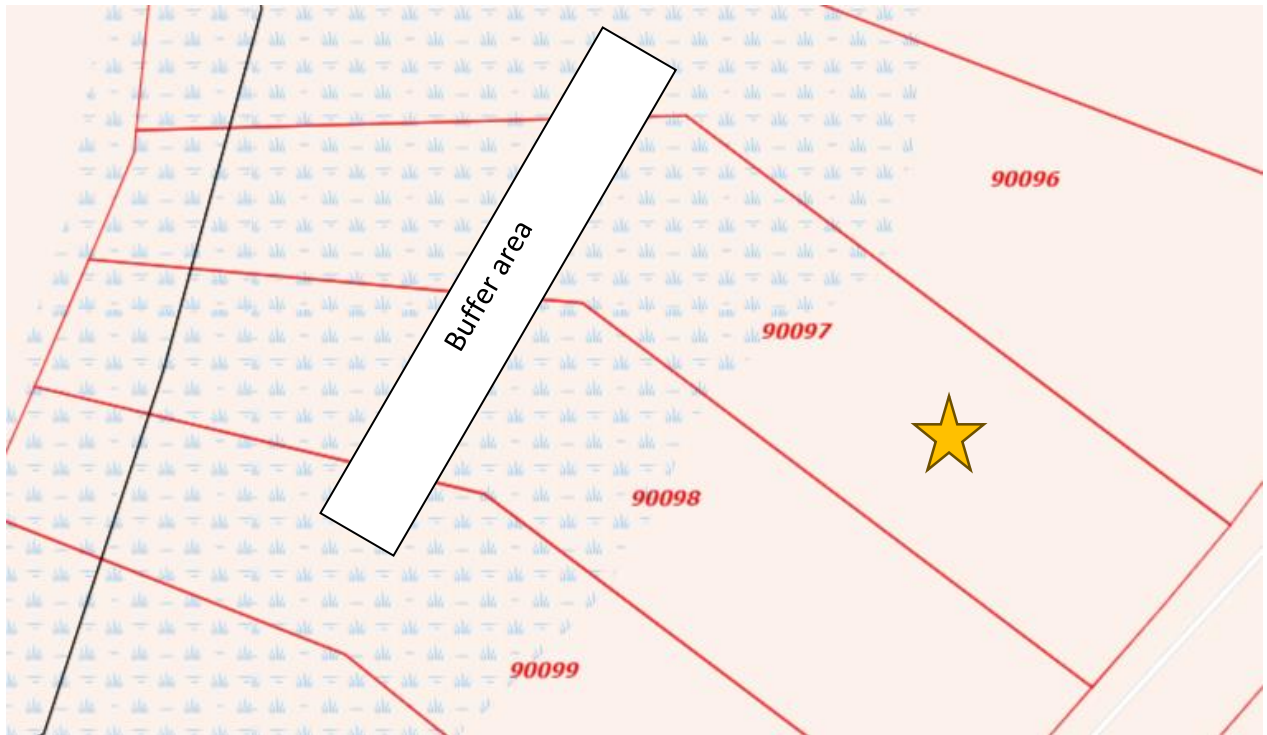
The applicant was advised to seek approval from the architectural committee and/or HOA of the Redfish Retreat Subdivision for this variance prior to building if approved.

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.

<https://lf.calhouncotx.org:83/WebLink/DocView.aspx?id=44378&dbid=0&repo=lfwcalhounc>

- 4.) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE:
- 50' BUILDING LINE SET BACK ALONG THE FRONT LOT LINE
 - 25' BUILDING LINE SET BACK ALONG THE REAR ADJACENT TO LAKES
 - 20' BUILDING LINE SET BACK ALONG ALCOA DRIVE
 - 10' DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES
 - 10' DRAINAGE EASEMENT ALONG REAR LOT LINES EXCEPT FOR BAY LOTS
 - 20' DRAINAGE EASEMENT/UTILITY EASEMENT ALL ROADWAYS FOR DRAINAGE, WATER & SEWER
 - 10' UTILITY EASEMENT BEHIND/ADJACENT TO THE ABOVE 20' DRAINAGE EASEMENT/UTILITY EASEMENT FOR ELECTRICAL



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Staff Recommendation:

Attachments:

- Request for Variance
- Applicant letter