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**CITY OF PORT LAVACA**

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**MEETING:** September 09, 2024 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 09.04.2024

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBER

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** To consider a request for a Minor Re-Plat for Block 5, Lot 5-6 of the Lynnhaven Subdivision (109-111 Bonham St.). Parcel ID# 18848.

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Michael Williams, RPLS on behalf of Jacob Atchison is requesting a minor re-plat for 109-111 Bonham Street. The existing breezeway for the main structure is currently on both properties. Therefore, Mr. Williams is requesting approval to move the interior lot line in order for the breezeway to be six (6) inches from the property line. The minor re-plat request does not meet the requirements as set out in Section 12 – 24(d)(10) of the City of Port Lavaca’s Code of Ordinances. In accordance with our adopted residential code, projections are not allowed to project less than 2 feet of property lines.

**Staff Recommendation:** Denial

In order to comply with the adopted ordinances, it is the staff’s recommendation that the extension of the breezeway be removed from the house prior to approval.

**Attachments:**

- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- 2021 IRC Table R302.1(1)
- Site Plan for Proposed Interior Lot Line
- Preliminary Re-Plat
- Current Deed
- Current Pictures

**Planning Board Recommendation:** **Approval** contingent on the removal of overhead structure that is within setback requirements

## Property Details

### Account

Property ID:	18848	Geographic ID: S0200-00050-0004-00
Type:	R	Zoning:
Property Use:		Condo:

### Location

Situs Address:	111 NULL BONHAM (GARAGE APT) ST NULL, TX 77979	
Map ID:	S0200-00050-0005-00	Mapsco:
Legal Description:	LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 5,6	
Abstract/Subdivision:	S0200	
Neighborhood:	(1375) LYNNHAVEN AREA	

### Owner ?

Owner ID:	89059
Name:	ATCHISON JACOB
Agent:	
Mailing Address:	16403 HILLVIEW PASS DR SAN ANTONIO, TX 78247-4451
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



# CITY OF PORT LAVACA

**TABLE R302.1(1) EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a, b</sup>	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.  
NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

