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**CITY OF PORT LAVACA**

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**MEETING:** July 25, 2023 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 07/20/2023

**TO:** PLANNING BOARD

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

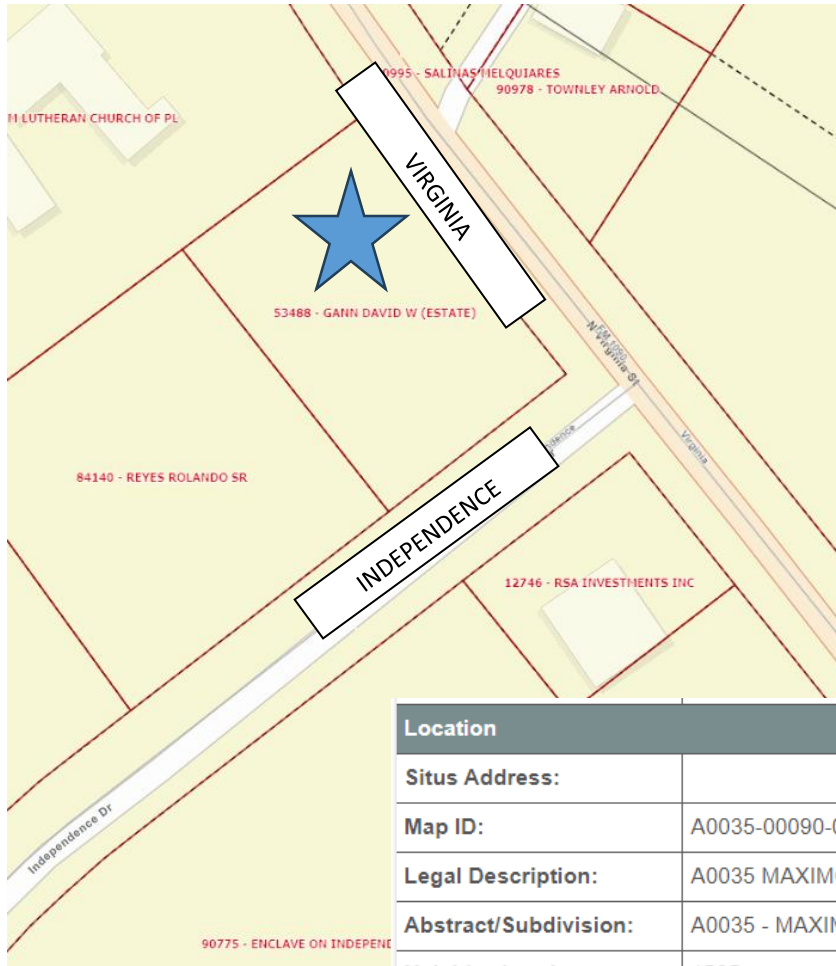
**SUBJECT:** Consider and discuss approval for a conceptual office building to be located on the corner of N. Virginia St. and Independence Dr. CAD PIN 53488.

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**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 applicants are proposing a home health office building. The proposed structure will be a metal building with office cubicles for employees. As a home health business, the employees will travel to their patients' residences. Proposed building size 3000 – 4000 sq ft.*



Location		
<b>Situs Address:</b>		
<b>Map ID:</b>	A0035-00090-0012-D0	<b>Mapsc0:</b> 1565
<b>Legal Description:</b>	A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 1.193	
<b>Abstract/Subdivision:</b>	A0035 - MAXIMO SANCHEZ	
<b>Neighborhood:</b>	1565	

### **Future land Use Map**

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use Map designates this area as Commercial.

### **Department Comments:**

Engineering: In accordance with the adopted Master Sidewalk Plan, a Shared Use Path is proposed along N. Virginia St. and Independence Drive. A sidewalk will not be required to be placed on Independence Dr. as there is a plan for infrastructure improvements on that road in the near future. The applicants will need to get with TXDOT for driveway and sidewalk construction on Virginia Street. Civil plans will need to be submitted for review.

Development Services: If approval is granted for this location to be developed as an office building, the property will need to be platted.

### **Attachments:**

- Proposed site plan