



## PLANNING BOARD MEETING- DECEMBER

Monday, December 05, 2022 at 5:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### PUBLIC NOTICE OF MEETING

#### AGENDA

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*Planning Board will consider/discuss the following items and take any action deemed necessary.*

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a meeting MONDAY, DECEMBER 5, 2022 beginning at 5:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

Join Zoom Meeting:

<https://us02web.zoom.us/j/89195689975?pwd=M3VScFN0U2UrNGh5N2FZZEFJQ2JJUT09>

Meeting ID: 891 9568 9975

Passcode: 384824

One tap mobile

+13462487799,,89195689975#,,,384824# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

**ROLL CALL**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. Approval of meeting minutes

**ACTION ITEMS** - *Council will consider/discuss the following items and take any action deemed necessary*

2. Consider and discuss approval for a Variance request to the rear lot setback for a home addition to be built with a rear lot setback of 18-foot 6-inches. The site address for this variance request is 1317 Burkedale Dr.

**COMMENTS FROM THE PUBLIC** - Comments will be limited to three (3) Minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting on Zoom by logging on with your computer and/or smart phone as described in the zoom

invitation or on Facebook Live through the comment section, which will be monitored and answered as appropriate.

**ADJOURN****CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Monday, December 5, 2022**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, December 02, 2022**.

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**Sara Sanchez**, *Development Services Coordinator*

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**ADA NOTICE**

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The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

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## COMMUNICATION

**SUBJECT:** Consider and discuss approval for a Variance request to the rear lot setback for a home addition to be built with a rear lot setback of 18-foot 6-inches. The site address for this variance request is 1317 Burkedale Dr.

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## INFORMATION:

## CITY OF PORT LAVACA

**MEETING:** December 5, 2022 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 11.29.2022

**TO:** PLANNING BOARD

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

**SUBJECT:** Consider and discuss approval for a Variance request to the rear lot setback for a home addition to be built with a rear lot setback of 18-foot 6-inches. The site address for this variance request is 1317 Burkedale Dr.

*This Variance request is for a home addition to be built with a rear lot setback of 18- foot 6-inches. This dwelling is located in the Burkshire subdivision which has a rear lot setback of 25 feet. This request is 6-feet 4-inches less than the minimum code requirement therefore, the following code requirements are not feasible to be met, and the home expansion project requires a variance approval to such code.*

### 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.

(d) Minimum setback requirements.

(10) Subdivision building lines.

Subdivision	Front Building Setback Line	Front Maximum Setback Line (behind building line)	Interior Lot Boundary Line	Rear Lot Boundary Line	Corner Lot Line	Accessory Building (behind front setback line)
Burkeshire	25 feet min. 40 feet max.	-	6 feet	25 feet	7½ feet	3 feet from interior lot line

*The applicant has not submitted building plans and is waiting approval of this variance to proceed..*

#### Attachments:

- Home Expansion site plan
- Plat
- Calhoun County Appraisal District Summary

Property Identification #: 19354	Property Information: 2023	Owner Identification #: 53299
Geo ID: S0095-00020-0009-00 Situs Address: 1317 BURKEDALE DR PORT LAVACA, TX 77979 Property Type: Real State Code: A1	Legal Description: BURKESHIRE (PORT LAVACA), BLOCK 2, LOT 9 Abstract: S0095 Neighborhood: BURKESHIRE Appraised Value: N/A Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD	Name: PEREZ MARTIN G Exemptions: HS DBA: Null



Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.

## City of Port Lavaca Request for Variance

Date: November 2, 2022

Name: Martin Perez

Address: 1317 Burkedale Dr. Port Lavaca

Variance being requested: Setbacks in  
Burkeshire subdivision

Reason for  
request: Change style of roof.  
Enlarge the master bedroom and enlarge the consuite.

Martin G Perez  
Signature

361 746-4414  
Phone number

Date of Planning Board: 12-5-22

Received by: SS 11/2/22

105

Item 2.

30'-2"

32'-0"

17'-0"

70'-1"

8'-2"

101.71

9.09

12'-6"

7