



PLANNING BOARD MEETING- FEBRUARY

Monday, February 06, 2023 at 5:30 PM

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

PUBLIC NOTICE OF MEETING

AGENDA

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, February 06, 2023 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/89410832630?pwd=WGYwbVBRVmp4M2pXR3NsWDMYl2VIZz09>

Meeting ID: 894 1083 2630

Passcode: 696124

One tap mobile

+13462487799,,89410832630#,,, *696124# US (Houston)

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

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

1. To consider and discuss approval of a single-lot preliminary minor plat, Sylvia Pina Mendoza Life Estate Subdivision. Located at 914 Schooley Street. CAD Pin #54708.
2. Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for the Sylvia Pina Mendoza Life Estate Subdivision minor plat.
3. To consider and discuss approval of a 8-lot preliminary plat, Mimi's Subdivision located on Independence Dr. being parcel number 37736

4. To consider and discuss approval of a 8-lot FINAL plat, Mimi's Subdivision located on Independence Dr. being parcel number 37736.
5. Consider and discuss approval for a Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107. To be located at 312 West Live Oak Street.
6. To consider a preliminary plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

PUBLIC COMMENTS - Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda.

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, February 06, 2023**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, February 03, 2023**.

Derrick Smith, *Director of Development Services*

ADA NOTICE

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.

COMMUNICATION

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

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 6, 2023 **AGENDA ITEM** _____

DATE: 2/1/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a single-lot preliminary 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 Preliminary 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.

(b) *Preliminary plat.*

(1) The subdivider will cause a preliminary plat to be prepared by a licensed engineer and surveyor in accordance with article II of this chapter. In the case of a minor subdivision, the planning commission may waive certain requirements as outlined in this section for the submission of preliminary and final plats and plans. If the preliminary plat of a minor subdivision also satisfies the additional requirements for a final plat listed in article IV of this chapter, then the planning commission will consider the plat as the final plat if approved, and only the preliminary plat filing fee will be charged.

Department Comments:

Engineering: No Comments

Fire: Access easement will need to be cleared and maintained.

Public Works:

- The proposed easement will need to be a utility/access easement for the quadplex. The quadplex's utilities will need to be relocated into the proposed easement.

Development Services: No Comments

Staff Recommendation: Approval

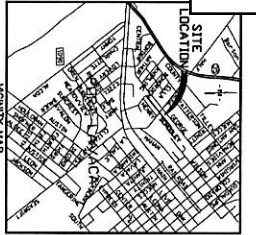
Attachments:

Sylvia Pina Mendoza Life Estate Subdivision Preliminary Plat
CAD information
Google aerial

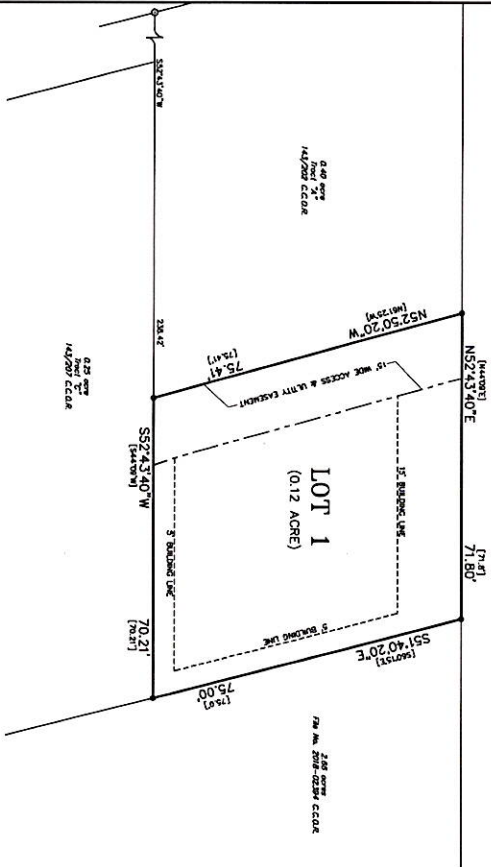
SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION

0.12 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS TRACT "B" (0.12 ACRE) IN SPECIAL WARRANTY DEED DATED DECEMBER 6, 2017 FROM SYLVIA MENDOZA (ADMINISTRATOR OF THE ESTATE OF MARY LOUISE BARRERA PINA) TO SYLVIA MENDOZA MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



SCHOOLEY STREET



- LEGEND**
- LOT 1 (0.12 ACRE)
 - EXISTING 2\"/>



NOTE: BOUNDARY SHOWN HEREON ARE THAT STATE SURVEY ZONE COORDINATE ZONE 14N03 AND BASED ON STATEWIDE DATUM 83

CERTIFICATE OF COMPLETION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREON AS SYLVIA PINA MENDOZA, LET ESTATE SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DECLARE TO THE USE OF PUBLIC RECORDS ALL STREET, ALLEY, PARKWAY, WATERCOURSE, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONVEYANCE HEREON EXPRESSED.

SYLVIA PINA MENDOZA

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SYLVIA PINA MENDOZA, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONVEYANCE HEREON EXPRESSED.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MAYOR GARY D. SEXTON, OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS IN FULL COMPLIANCE WITH THE CITY CHARTER AND THE CITY CODE, AND THAT THE SUBDIVISION HEREON IS IN FULL COMPLIANCE WITH THE PLANNING BOARD OF PORT LAVACA AS SET FORTH IN CITY CODE.

WITNESSES MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____ DAY OF _____ 2023.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

CALHOUN COUNTY APPRAISAL DISTRICT

I, HENRY GENTRY, THAT THE AS VALUED TAKES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL EXEMPTION TAKES HAVE BEEN OBTAINED FROM THE PROVISIONS OF THE SPECIAL APPRAISAL (CAPITALLY IMPROVED RATE 2.00%) OR PROPERTY EXEMPTED FROM THE APPRAISAL, AS DISCLOSED UNDER THE CODE SECTION 23.11 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.08 (B)).

SIGNED THIS THE _____ DAY OF _____ 2023.

BY: _____
JESSIE R. HANDEL
COUNTY APPRAISER

CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I, HENRY GENTRY, THAT THE FOREGOING SUBDIVISION PLAT OF SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION MEETS THE CURRENT E911 REQUIREMENTS.

MAILED 10/10/23
DISTRICT COORDINATOR
(409) 555-5455

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

02-02-2023
RELEASE DATE

I, GARY A. DUNCAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 02, 2023.

G. A. DUNCAN, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5008



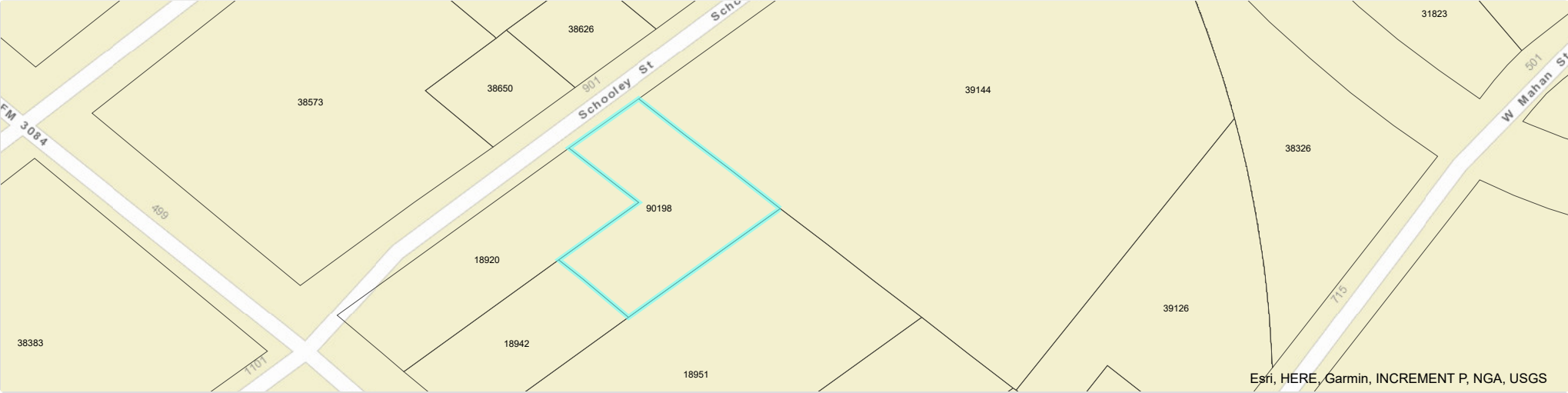
PRELIMINARY PLAT

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBP/LS FIRM NO.: 10022100
(361) 552-4509; (979) 323-7100; BAY CITY

DRAWN BY: J.H.D.
CHECKED BY: H.A.D.
DATE: JAN. 31 2023
SCALE: 1" = 20'

FILE NO.: 10710-001
JOB NO.: 10710-001
SHEET NO.: 1 OF 1

Property Identification #: 90198	Property Information: 2023	Owner Identification #: 111732
Geo ID: S0090-00000-0001-A0 Situs Address: 914 SCHOOLEY PORT LAVACA, TX 77979 Property Type: Real State Code: B4	Legal Description: BROOKS (PORT LAVACA), LOT PT 1,2 & 3 Abstract: S0090 Neighborhood: BONORDEN AREA Appraised Value: N/A Jurisdictions: C04, CAD, FML, G05, GWD, NV6, S01	Name: MENDOZA SYLVIA ANN PINA Exemptions: DBA: Null





COMMUNICATION

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for the Syliva Pina Mendoza Life Estate Subdivision minor plat.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 6, 2023 **AGENDA ITEM** _____

DATE: 02/02/23

TO: PLANNING COMMISSION

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for the Syliva Pina Mendoza Life Estate Subdivision minor plat.

This Variance request is to build a front covered deck within the 15ft setback. The dimensions of the finished deck would leave a 6ft front property setback. Please see applicant Request for Variance for more details.

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.
- (1) Front setback lines. Minimum front setback lines shall be 15 feet. Corner lots shall have a minimum ten-foot setback on the side street.

Staff Recommendation: Approval of the request with the stipulation that the deck not be enclosed and the steps not to encroach within the 6 foot setback.

Attachments:

- Request for Variance
- Applicant letter
- Proposed site plan

City of Port Lavaca Request for Variance

Date: January 9, 2023

Name: Sylvia Mendoza

Address: 904 Schooley St., Port Lavaca, TX 77979

Variance being requested: Building a front covered deck to home within the required 15' front property line setback. The request is for variance allowance of the required setback to be 6' ft in the front property line.

Reason for

request: The reason for this request is because at the end of Schooley St. our front yard floods a lot whenever it rains and we have to walk through water and mud to get to our front door. The end of the street has flooded like that for many many years and the problem has never been corrected by the City. The water stands only at the end of the street affecting only the last 3 houses on it. The 2 houses on the left side of the street do not get water in their yard only in the street. The 1 house on the right side (mine) is the only one that gets water in the yard also. The water stands for days when it rains. There needs to be a way for the water to drain towards the front of the street into the drain at the corner of Schooley & Half League Rd. Allowing us to have this deck structure would help with the problem of the standing water in our yard as we trek to our house and would suffice until the City can fix the drainage problem. We are wanting a deck that runs across the front of the house that fits appropriately within the front setback area. Photos are attached that show how much water stands even more than a week after the rain.


Signature

(512)660-1100
Phone number

Date of Planning Board: 2/6/23

Received by: _____

January 9, 2023

Item 2.

City of Port Lavaca
Permit Department/Planning Board
202 N. Virginia
Port Lavaca, Texas 77979-0105

RE: Letter of Intent/Project Scope
Building Permit Request w/Variance
904 Schooley Street
Port Lavaca, Texas 77979

To Whom It May Concern:

I, Sylvia Mendoza, owner of the above-named property, am planning a remodel project to said property.

I began this journey in September 2021 with a contractor who absconded with 50% of my money and only 10% of the job done. Unfortunately, it was later discovered that even though we had a contract, this individual did not secure the proper permits to begin this job; even though he indicated he had. I have been awarded a judgement in a district court law suit and the case is near its end with a successful result. As a lay person, not knowing much of the process, I have learned much from this experience and will never repeat the same mistakes.

I currently have another contractor in place and he is awaiting the completion of this process so that he may secure the proper building permits for this project.

I have the following process documents ready:

1. A set of engineering drawings already submitted to you for approval by Victor Fredrickson of VEF Engineering.
2. A Preliminary Plat Application Submission Requirements Checklist with all the required documents completed and notarized.
3. A new survey of my property prepared by G&W Engineer, Inc. with all the requirements as outlined in the Preliminary Plat Application Submission Requirements.
4. A copy of this survey is filed in the Calhoun County Clerk Plat records as well.
5. A Request for Variance.

My intent for this property:

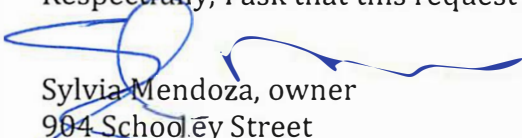
On it lies an existing 646 sq. ft. structure. Next to it was a 429 sq. ft. structure which was going to be remodeled. However, I chose to demolish the smaller structure and add on to the existing one. The new addition will add 840 sq. ft. making it a total of 1,486 sq. ft.

The plan was to include a front deck type structure in front with the dimensions of 14'x40'. This dimension extends into the allowable 15' front property setback line and the 5' side setback area. Therefore, the engineer did not draw it in the plans for this reason. I have made a request for variance to allow for a 6' front property line setback area instead. If approved, a deck will be designed and sized to fit appropriately into the allowable space.

I have made a Request for Variance asking to be allowed to build this front covered deck to the home within the 15' front property line setback for the reason(s) described below:

- At the end of Schooley Street, our front yard floods a lot whenever it rains and we have to walk through water and mud to get to our front door.
- The end of the street has flooded like that for many, many years and the problem has never been corrected by the City.
 - The water stands only at the end of the street affecting only the last 3 houses on it. The 2 houses on the left side of the street do not get water into their yard only in the street.
 - The 1 house on the right side (mine) is the only one that gets water in the street as well as in the yard.
 - The water stands for days to a week or more at a time when it rains.
 - This is an unnecessary hardship for the 3 residents living at the end of the street; 1 being mine.
 - This hardship is caused by the water not draining at all for long periods of time; thus creating a more serious mosquito problem.
- There needs to be a way for the water to drain towards the front of the street into the drain at the corner of Schooley Street & Half League Road.
- Allowing us to have this deck structure would help with the problem of standing water in our yard as we trek to our house and constantly bring that mud and dirt into the home which creates an unnecessary hardship.
- We have no front yard when this happens. It does not allow company to come when it is in this state – depriving us of a front yard.
- The garbage company Republic can attest to this standing water issue.
- The City's water meter readers can also attest to this standing water as our meters are underwater during these rainy times when they have to be read.
- The mosquito sprayers of the county in Precinct 1 can attest to the street condition when they spray.
- This is a dead end street.
- This structure would not be restricting as there are only 3 houses at the end of the street; 2 on the left and 1 on the right (mine).
- The only traffic at the end of the street is to the 2 houses on the left and the 1 on the right (mine).
- The neighbors are all aware of the drainage issue and the additional mosquito problem.
- I have spoken to our neighbors for their input on the proposed request for a variance and they all were without issue.
- Approving this request would suffice until such time the City is able to fix the drainage problem. This is a bare minimum need to correct the problem.
- Photos are included herein that show how much water stands in the street and at my property even more than a week after the rains.

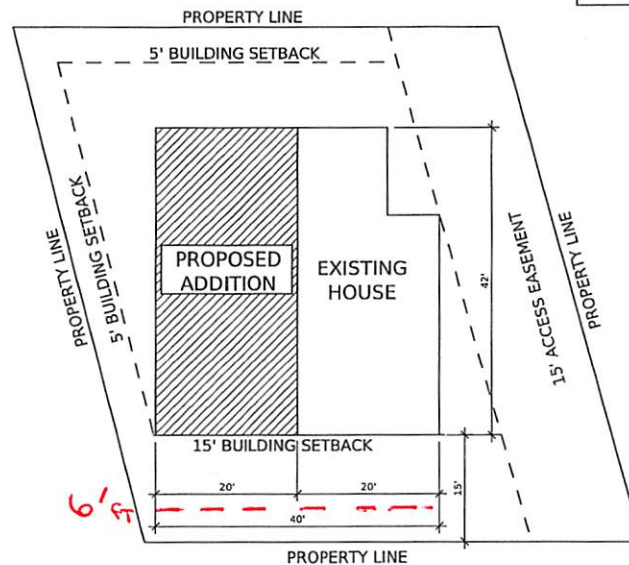
Respectfully, I ask that this request be approved.


 Sylvia Mendoza, owner
 904 Schooley Street
 Port Lavaca, Texas 77979

Mendoza Addition 904 Schooley Street Port Lavaca

DESIGN DATA:
2018 IRC
WIND VELOCITY: 145 mph
IMPORTANCE CAT.: II
EXPOSURE CAT.: C

904 Schooley
Brooks S/D
Lot PT 2, PT 3

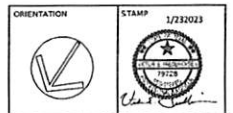


Proposed
6' FT Front
Setback

SITE PLAN
SCALE: 1/16" = 1'

GENERAL NOTES

No.	REVISION/ISSUE	DATE



ALL DIMENSIONS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

VEF ENGINEERING
527 Elmhurst Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Firm No. 17596

PROJECT NAME:
Mendoza Addition
904 Schooley St.
Port Lavaca, TX

CLIENT:
Sylvia Mendoza

DRAWING: **COVER**
SCALE: DATE: DEC. 2022

DRAWN BY: vef
CHECKED BY: vef
APPROVED BY: vef
SHEET: **1**

COMMUNICATION

SUBJECT: To consider and discuss approval of a 8-lot preliminary plat, Mimi's Subdivision located on Independence Dr. being parcel number 37736

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 6, 2022 **AGENDA ITEM** _____

DATE: 01/31/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of an 8-lot preliminary plat, Mimi's Subdivision located on Independence Dr. being parcel number 37736.

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 Mimi's Subdivision plat is requesting to subdivide the 10.62-acre parcel into eight (8) lots. Currently, lot 2 is a proposed daycare.

Department Comments:**Engineering:**

- Approved revised drainage and utility easements reflected on plat dated January 17, 2023.

Fire:

- Add fire hydrant near proposed structure.

Public Works:

- Noted grinder pump system requirements for proposed structure's wastewater.

Development Services: No Comment

Staff Recommendation: Approval of the preliminary plat, Mimi's Subdivision. Generally located on Independence Drive. The current legal description for this parcel is 37736.

Attachments:

Mimi's Subdivision Preliminary Plat
Mimi's Subdivision Topographic Map
CAD information

10.62 ACRE SUBDIVISION



1 OF 1	FILE NO.:	G & W ENGINEERS, INC.		
	JOB NO.:	● ENGINEERING ● SURVEYING ● PLANNING ●		
	10568-003	205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979 TBPLS FIRM NO.: 10022100 (361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY		
	SHEET NO.:	10568-003		

FILE NO.:
10368-003
JOB NO.:
10368-003
SHEET NO.:
1 OF 1

② CURVE DATA
DELTA = 122°5'48"
RADIUS = 443.00'
LONG CH. = N46°34'02"E
99.56'

JESSE W. HUBBELL

PRELIMINARY PLAT

COMMUNICATION

SUBJECT: To consider and discuss approval of a 8-lot FINAL plat, Mimi's Subdivision located on Independence Dr. being parcel number 37736.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 6, 2022 **AGENDA ITEM** _____

DATE: 01/31/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of an 8-lot Final plat, Mimi's Subdivision located on Independence Dr. being parcel number 37736.

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 Mimi's Subdivision plat is requesting to subdivide the 10.62-acre parcel into eight (8) lots. Currently, lot 2 is a proposed daycare.

Department Comments:**Engineering:**

- Approved revised drainage and utility easements reflected on plat dated January 17, 2023.

Fire:

- Add fire hydrant near proposed structure.

Public Works:

- Noted grinder pump system requirements for proposed structure's wastewater.

Development Services: No Comment

Staff Recommendation: Approval of the Final plat, Mimi's Subdivision. Generally located on Independence Drive. The current legal description for this parcel is 37736.

Attachments:

Mimi's Subdivision Final Plat
Mimi's Subdivision Topographic Map
CAD information

COMMUNICATION

SUBJECT: Consider and discuss approval for a Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107. To be located at 312 West Live Oak Street.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 6, 2023 **AGENDA ITEM** _____

DATE: 01/31/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107. To be located at 312 West Live Oak Street.

G&W Engineers, Inc is requesting this variance for the upcoming new combined dispatch building project. The requested variance is due to site constraints. The requested parking is a similar parking style of the buildings on the same block.

Subdivision II. - Off-Street Parking

Sec. 48-106. - Facility requirements.

- (a) Location. The off-street parking facilities required by this division shall be located on the same lot or parcel of land as the building, use or structure to which they are an accessory. Street rights-of-way between the curb and property line shall not be used except for entrance or exit to driveways. In the event of particular difficulties in establishing the off-street parking facilities on the same parcel of land, the director of public works or the planning commission may permit such parking facilities on another lot or parcel of land, providing the straight-line distance between the two parcels shall not exceed 300 feet, and providing further, other safeguards to ensure permanent provisions of such facilities to the building, use or structure requiring same.

The applicant is requesting to use a portion of the right-of-way on Live Oak Street to accommodate the required parking spaces for the proposed structure.

Subdivision II. - Off-Street Parking

Sec. 48-107. - Minimum standards.

Minimum Standards for Off-Street Parking	
Type of Structure or Use	Number of Spaces
<i>Business, professional and governmental offices, etc.</i>	1per 300 square feet of gross floor area

The building square footage is proposed to be 5,694 which requires 19 spaces. The request is for 13 spaces which will include the required ADA parking. Please note the attached memo from the applicant states 15 parking spaces but after reviewing ADA requirements for parking, site will fit 13 spaces.

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H48TRVE_ARTIIPASTST_DIV3OREPALO_SDIIOREPA

Department Comments:

Engineering: No Comments

Fire: The “No Parking” access aisle moved to front of doorway for emergency access and egress.

Public Works: No Comment

Development Services: No Comment

Staff Recommendation: APPROVAL of the Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107.

Attachments:

- G&W Variance request memo
- CAD PIN 17318

G&W ENGINEERS, INC.

205 W. Live Oak • Port Lavaca, TX 77979 • p: (361)552-4509 • f: (361)552-4987
Texas Firm Registration No. F04188

January 19, 2023

City of Port Lavaca
202 North Virginia
Port Lavaca, Texas 77979

RE: Variance Request: Calhoun County New Combined Dispatch Building Project

City of Port Lavaca,

G&W Engineers, Inc. has been contracted by the Calhoun County to provide professional services on the proposed Combined Dispatch Building Project. The address of the new building is 312 West Live Oak Street. Now that preliminary civil engineering and architectural design is complete, it has been determined that two (2) variances are needed to be requested to allow the project to move forward. Both variances are concerning parking standards.

Due to the site constraints (existing features such as existing parking lots, buildings, loading areas and proximity to street, etc.) the maximum number of parking spaces possible is 15. There is also no benefit (financially or from a safety perspective) to having the parking spaces to be located solely on the County property. Parking is proposed to be off-street parking (angled) as can be found around the existing court house and jail area. Due to the fact that Live Oak is classified as a "local" street (Sec. 42-132) with low speeds and with relatively low traffic counts, G&W does not see the need for concerns with the proposed variance request. This will also match current aesthetics and local traffic is accustomed to this type and location of off-street parking spots. With this being said, more officially, G&W is requesting the following variances:

Variance Request to City of Port Lavaca Code of Ordinances – Chapter 48, Division 3 – Off-Street Parking and Loading, Sec.48-106, (a): Location. The off-street parking facilities required by this division shall be located on the same lot or parcel of land as the building, use or structure to which they are an accessory. Street rights-of-way between the curb and property line shall not be used except for entrance or exit to driveways. In the event of particular difficulties in establishing the off-street parking facilities on the same parcel of land, the director of public works or the planning commission may permit such parking facilities on another lot or parcel of land, providing the straight line distance between the two parcels shall not exceed 300 feet, and providing further, other safeguards to ensure permanent provisions of such facilities to the building, use or structure requiring same.

Variance Request to City of Port Lavaca Code of Ordinances – Chapter 48, Division 3 – Off-Street Parking and Loading, Sec. 48-107, (a): The following minimum off-street parking space shall be provided and permanently maintained: Business, Professional and Governmental Offices, etc. – 1 per 300 square feet of gross floor area.

Attached you will find a proposed preliminary site plan for the proposed building indicating/showing a request for **15 parking spaces** in lieu of the 19 required for a 5,694 square foot building. Even with minor fluctuations with the final building square footage, we believe 15 spaces to be sufficient. You can also find attached an aerial view of the Court House and Jail Facility showing similar off-street parking requested in this variance. This will also allow you to view the additional parking spots normally available as additional parking for this proposed facility as overflow if needed for a special meeting. 15 parking spaces as requested in this variance shall be more than required for the number of employees regularly using the building and the number of visitors (by vehicular way) shall be significantly limited on a regular basis. It should be noted that the City of Port Lavaca's minimum parking space rule for governmental buildings are more stringent than neighboring City of Victoria Rules and Ordinances which require 1 per 350 square feet.

On behalf of Calhoun County, G&W Engineers, Inc. is requesting for the referenced two (2) variances. G&W believe from our professional judgement that these requests are in line with surrounding Cities current rules and will not endanger the public or traffic.

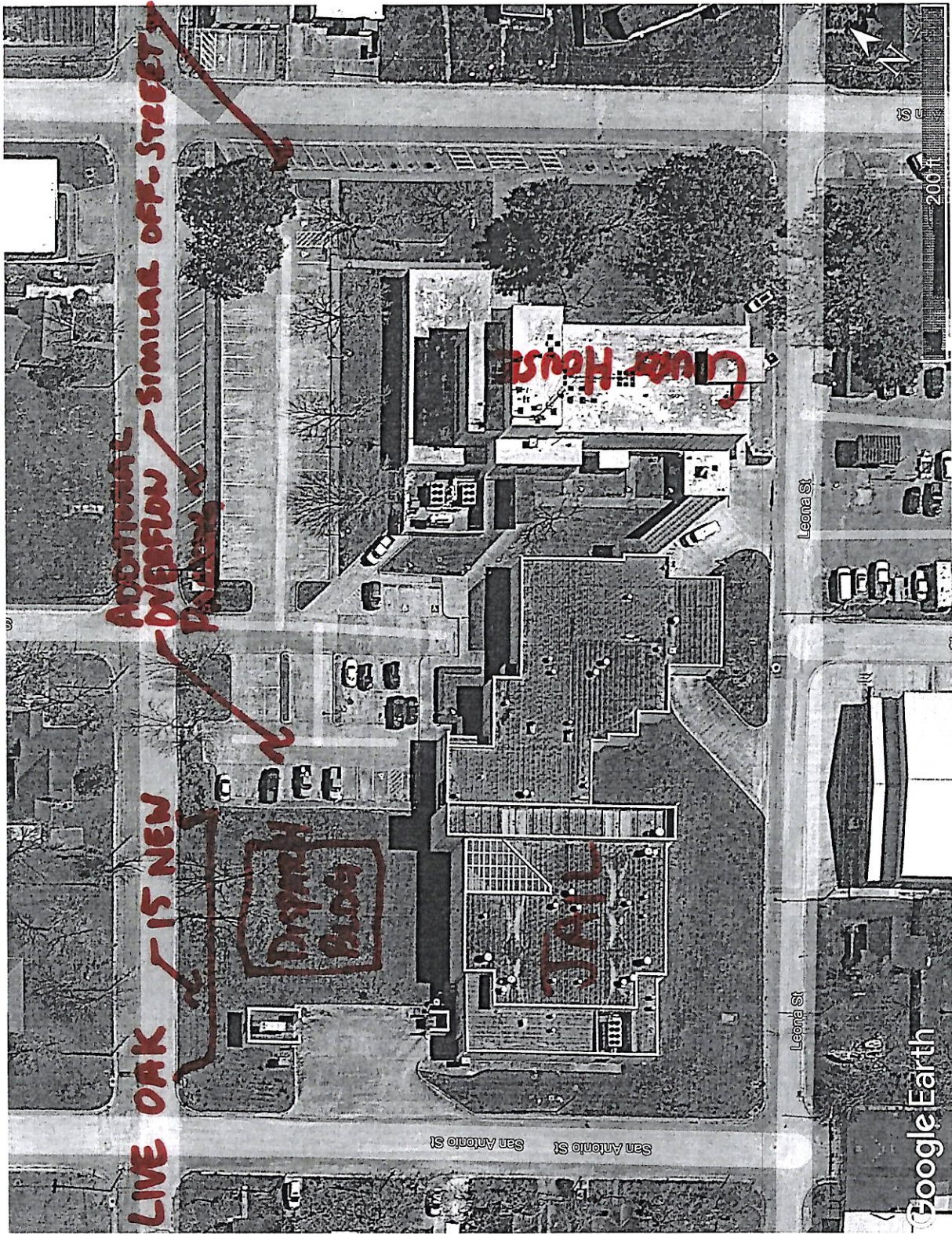
Should you have any questions, please do not hesitate to contact me at 361-552-4509 or via email at smason@gwengineers.com.

Respectfully Requested,



Scott P. Mason, P.E.
Lead Project Engineer
G&W Engineers, Inc.
TREF No. 04188

[illegible]



COMMUNICATION

SUBJECT: To consider a preliminary plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 6, 2023 **AGENDA ITEM** _____
DATE: 02/02/2023
TO: PLANNING BOARD
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a preliminary plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

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. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

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 Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replated with the approval of the planning commission in accordance with this chapter.

The applicant has prepared plans to construct a new motel at this location. This area is well suited to support a new motel and the plat serves as the legal location for the proposed motel upon approval of the platting process.

Department Comments:

Staff comments and recommendations will be presented at the scheduled meeting.

Attachments:

- PVS PL Hanuman LLC Subdivision Subdivision
- PVS PL Hanuman LLC Subdivision Site Plan
- PVS PL Hanuman LLC Subdivision Proposed Water, Sanitary, Drainage, Detention, Paving & Grading Construction Plans
- CAD PIN

Property Identification #: 93150
Geo ID: A0012-00000-0128-80
Status Address: Null
Property Type: Real
State Code: C1

Property Information: 2023
Legal: A0012 ALEJANDRO ESPARZA, TRACT PT 8 TH& 9 (BUCKFORD S/D), ACRES 3.079,
Description: (EXPRESS INN PORT LAVACA S/D)
Abstract: A0012
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Owner Identification #: 12770
Name: PORT LAVACA INVESTORS LTD
Exemptions:
DBA: Null



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.

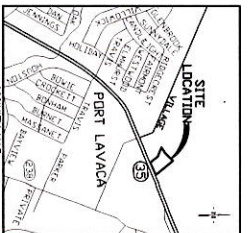
Calhoun CAD Map Search



PVS PL HANUMAN LLC SUBDIVISION

2.18 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 2.18 ACRES IN SPECIAL WARRANTY DEED DATED FEBRUARY 2, 2023 RECORDED IN FILE NO. 2023-00295 OF THE CALHOUN COUNTY PLAT RECORDS
ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12 OF CALHOUN COUNTY, TEXAS



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGATED HEREIN AS PVS PL HANUMAN LLC SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARE TO THE USE OF PUBLIC RECORDS ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINAGE EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

PREPARED BY
PORT LAVACA INVESTORS, LPA

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MAYOR GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____ DAY OF _____ 2023.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE ABOVE VALUATION LISTS ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS RECEIVED SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL INCLUDES TAKES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPARABLE RULE 3.340) OR PROPERTY OBTAINED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 31.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.04 (b)).

SIGNED THIS THE _____ DAY OF _____ 2023.

BY: _____
CHIEF APPRAISER

CALHOUN CO. 911 EMERGENCY COMMUNICATIONS DISTRICT

I, HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF PVS PL HANUMAN LLC SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RADIAL UNITS
DISTRICT COORDINATOR
(361) 552-5455

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT

01-31-2023
RELEASE DATE

G & W ENGINEERS, INC.
PORT LAVACA, TEXAS
LAND SURVEYOR NO. 2008



PRELIMINARY PLAT

G & W ENGINEERS, INC.

ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509; (979) 323-7100; BAY CITY

FILE NO.: 10567-001

JOB NO.: 10567-001

SHEET NO.: 1 OF 1

Property Identification #: 93150	Property Information: 2023	Owner Identification #: 12770
Geo ID: A0012-00000-0128-B0 Situs Address: Null Property Type: Real State Code: C1	Legal A0012 ALEJANDRO ESPARZA, TRACT PT 8 TH& 9 (BICKFORD S/D), ACRES 3.079, Description: (EXPRESS INN PORT LAVACA S/D) Abstract: A0012 Neighborhood: PORT LAVACA EAST Appraised Value: N/A Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD	Name: PORT LAVACA INVESTORS LTD Exemptions: DBA: Null



Calhoun CAD Map Search

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