



PLANNING BOARD MEETING MAY

Monday, May 01, 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 Commission of the City of Port Lavaca, Texas, will hold a regular meeting Monday, May 01, 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:

The meeting will also be available via the video conferencing application “ ZOOM”.

Join Zoom Meeting

<https://us02web.zoom.us/j/83148572173?pwd=WUZqZG5wQ2xKQ1RLQmFQNGFkYmo3Zz09>

Meeting ID: 831 4857 2173

Passcode: 979016

One tap mobile

+13462487799,,83148572173#,,, *979016# US (Houston)

+16694449171,,83148572173#,,, *979016# US

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of March meeting minutes.
2. Approval of April meeting minutes.

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

3. Consider and discuss approval of a conceptual retail store. To be located on 1207 W. Austin Street. The legal description for the lot is Burkeshire Subd (PL), Lot PT 6, Acres 1.327. Property identification # 10081.
4. To consider and discuss approval of a single-lot Final minor plat, Sylvia Pina Mendoza Life Estate Subdivision. Located at 914 Schooley Street. CAD Pin #54708.

COMMENTS FROM THE PUBLIC

** (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, May 01, 2023**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, April 28, 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: Consider and discuss approval of a conceptual retail store. To be located on 1207 W. Austin Street. The legal description for the lot is Burkeshire Subd (PL), Lot PT 6, Acres 1.327. Property identification # 10081.

INFORMATION:

CITY OF PORT LAVACA

MEETING: May 1, 2023 **AGENDA ITEM** _____

DATE: 4/27/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual retail store. To be located on 1207 W. Austin Street. The legal description for the lot is Burkeshire Subd (PL), Lot PT 6, Acres 1.327. Property identification # 10081.

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 applicant is proposing to construct a Dollar General on the site. The proposed structure will be 12,644 square feet with 50 parking spaces.

Future Land Use Map

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

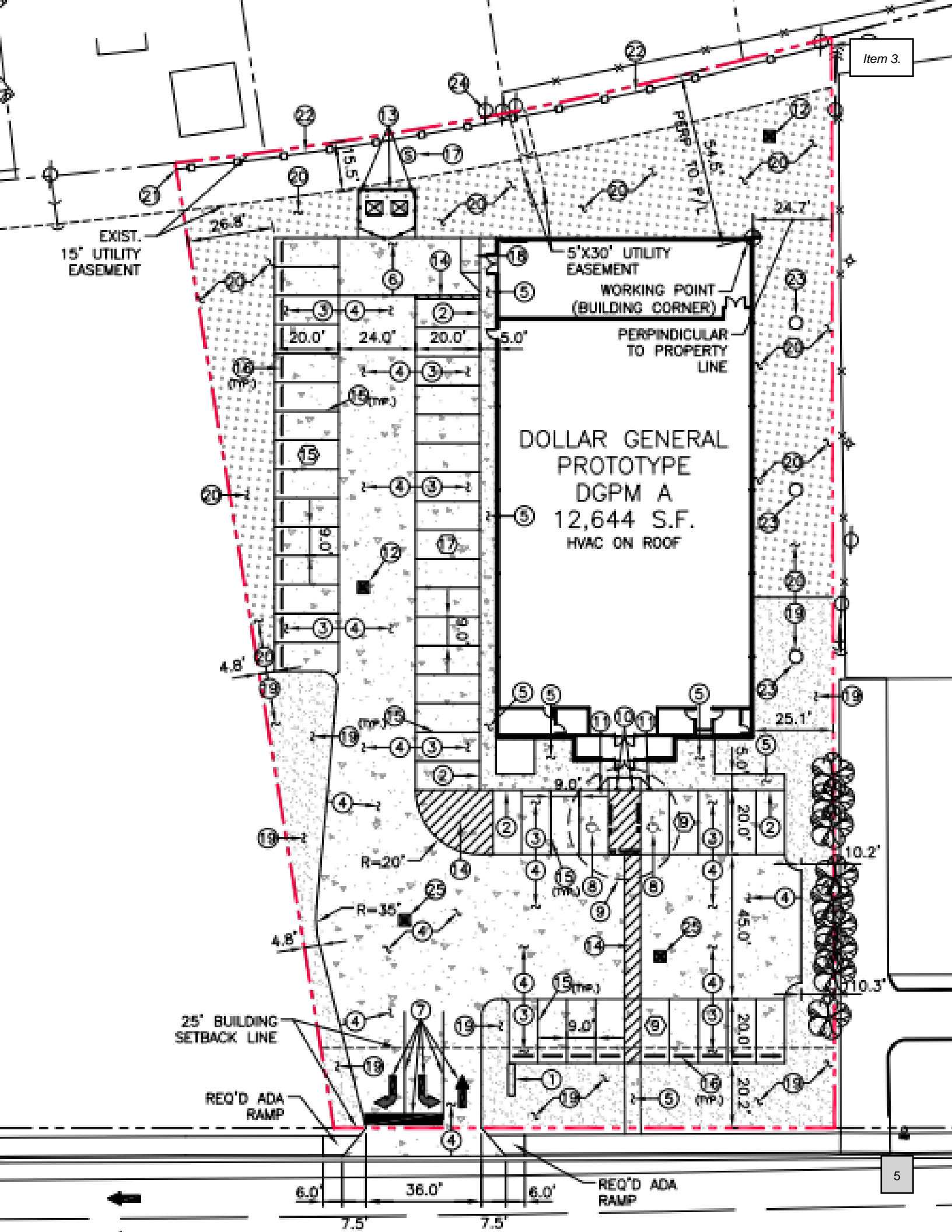
Department Comments:

The developer contacted our office to confirm that the property had been platted and water/wastewater availability for the site.

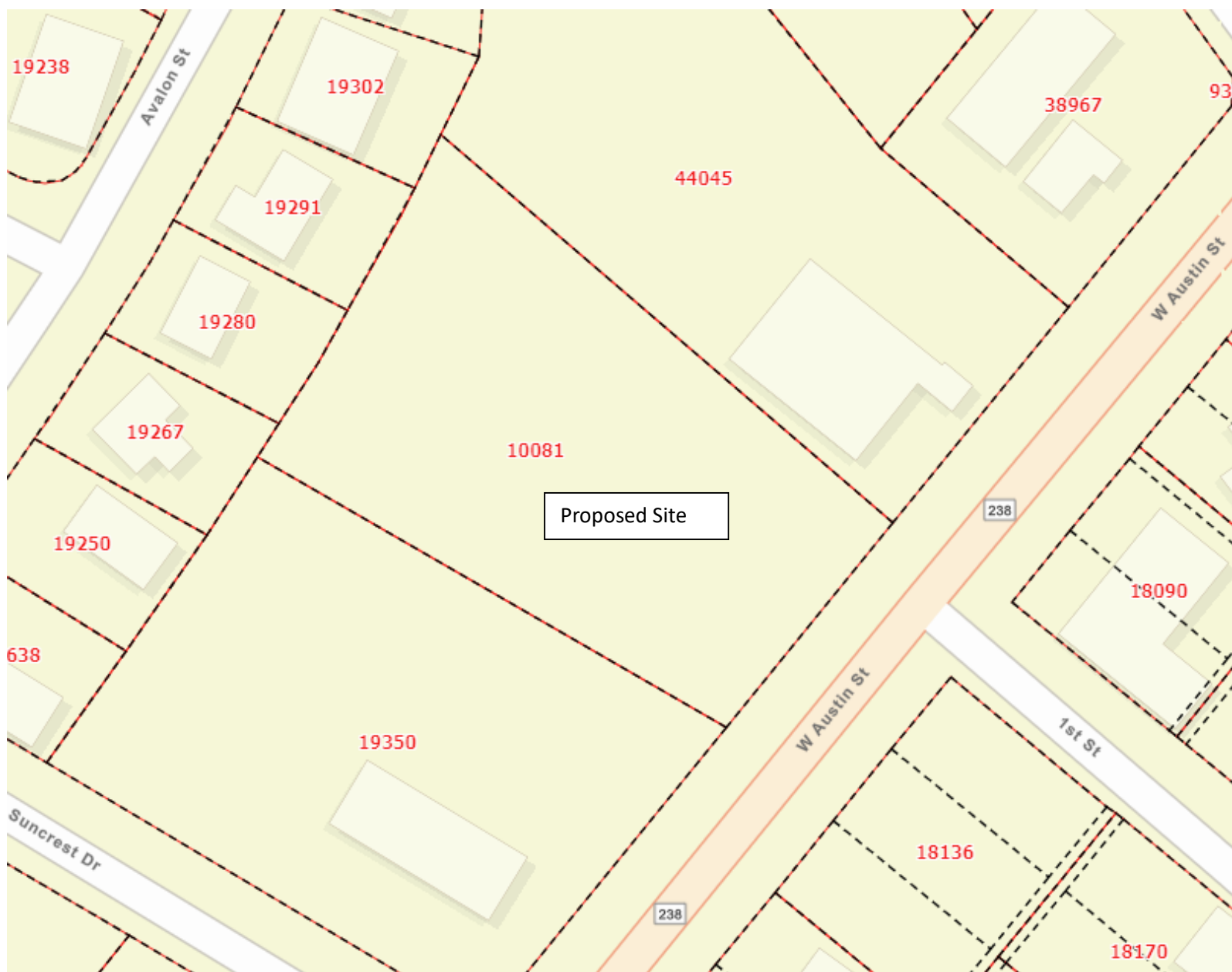
To date, a predevelopment meeting has not been held with all departments.

Attachments:

- CAD pin: 81143



Item 3.



COMMUNICATION

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

INFORMATION:

CITY OF PORT LAVACA

MEETING: May 1, 2023 **AGENDA ITEM** _____

DATE: 04/27/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

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

(d) Final plat.

(2) Upon the city engineer's approval of the improvements installed, the final plat shall be prepared and submitted to the planning commission and the city council in accordance with the provisions of article IV of this chapter.

Applicant has obtained proper permits for the re-route of utilities. An easement has been created and new meters have been set to separate the residential dwelling from the multi-family dwelling located off-premises.

Department Comments:

February 13, City Council approves the Sylvia Pina Mendoza Life Estate Subdivision preliminary plat.

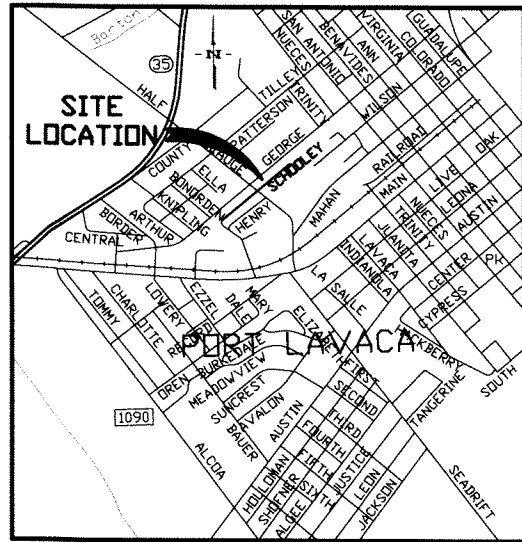
February 6, 2023- Planning Board recommends approval of the preliminary minor plat, Sylvia Mendoza Life Estate Subdivision.

Attachments:

Sylvia Pina Mendoza Life Estate Subdivision Final Plat

CAD information

Google aerial



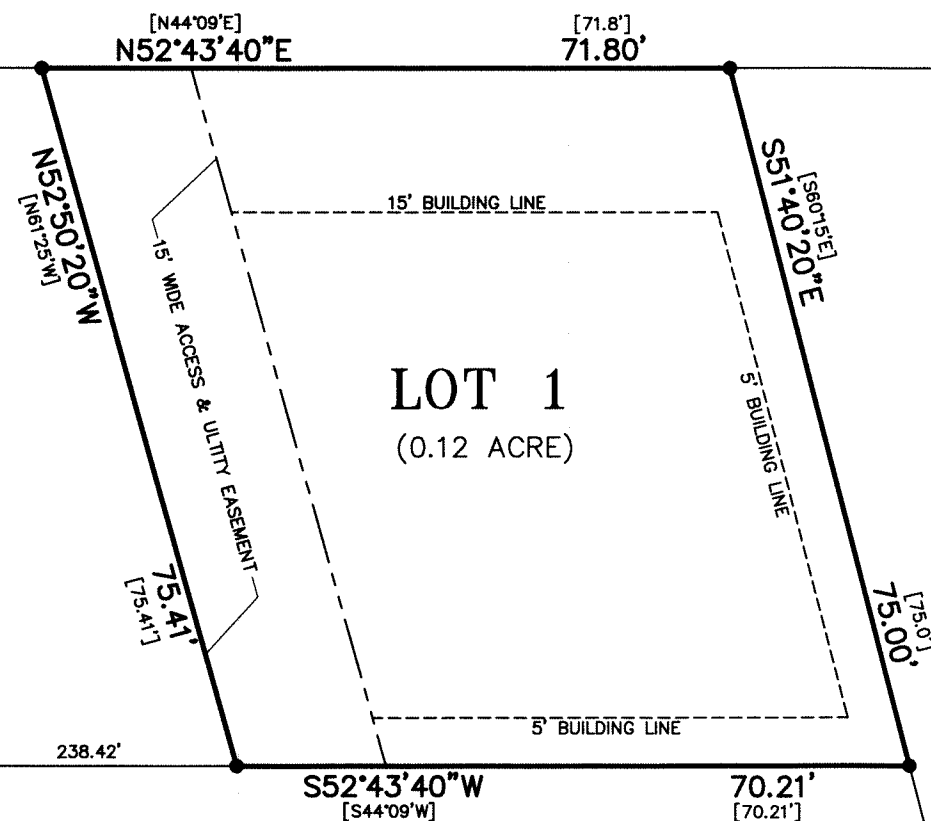
VICINITY MAP
N.T.S.

SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION

0.12 ACRE SUBDIVISION

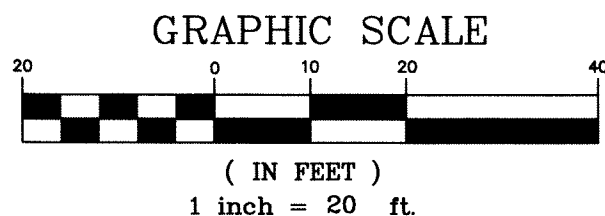
BEING ALL OF THE SAME PROPERTY DESCRIBED AS TRACT "B" (0.12 ACRE) IN SPECIAL WARRANTY DEED DATED DECEMBER 6, 2017 FROM SYLVIA MENDOZA (ADMINISTRATOR OF THE ESTATE OF MARY LOUISE BARRERA PINA) TO SYLVIA MENDOZA RECORDED IN FILE NO. 2017-02025 OF THE CALHOUN COUNTY OFFICIAL RECORDS. MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

SCHOOLEY STREET



- LEGEND**
- EXISTING 5/8" IRON ROD UNLESS NOTED
 - ⊙ EXISTING 2" IRON PIPE
 - SET 5/8" IRON ROD WITH PLASTIC CAP
 - C.C.D.R. CALHOUN COUNTY DEED RECORDS
 - C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS
 - [] PLAT OR DEED CALL

FLOOD DATA
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48057C 0185 E, REVISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE X.



NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPC-0219 ON THE RTK NETWORK.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SYLVIA ANN PINA MENDOZA

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SYLVIA ANN 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 CONSIDERATIONS THEREIN 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, MANDY 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 AD VALOREM TAXES 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 ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE [TAX CODE SECTION 31.08 (B)].

SIGNED THIS THE _____ DAY OF _____, 2023.

BY: _____
JESSE W. HUBBELL,
CHIEF APPRAISER

CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES
DISTRICT COORDINATOR
(361) 552-5455

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

I, HENRY A. DANYSH, 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 23, 2023.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



DRAWN BY

J.H.D.

CHECKED BY:

H.A.D.

DATE:

FEB. 24 2023

SCALE:

1" = 20'

G & W ENGINEERS, INC.
• ENGINEERING • SURVEYING • PLANNING

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

FILE NO.:

10710-001

JOB NO.:

10710-001

SHEET NO.:

1 OF 1

FINAL PLAT

