



PLANNING BOARD MEETING

Tuesday, February 25, 2025 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.

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Tuesday, February 25, 2025 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:

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Feb 25, 2025 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82054708558?pwd=JxbmHTLcCOsm7Ar0feyfORVUd0ZCqD.1>

Meeting ID: 820 5470 8558

Passcode: 057911

One tap mobile

+13462487799,,82054708558#,,,,*057911# US (Houston)

+16694449171,,82054708558#,,,,*057911# US

Dial by your location

• +1 346 248 7799 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. Consider and discuss approval of a conceptual plan to subdivide the property described as A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 6.00. Parcel ID# 38063.

2. Consider and discuss approval of a conceptual plan for a Recreational Vehicle Park located on the 1100 Block of South Virginia St. The legal description is A0035 MAXIMO SANCHEZ, TRACT PT 63, ACRES 4.22. Parcel ID# 39082.

3. Consider and discuss approval of a replat of Lots 1-16, 53-54 and 63-66 of Claret Crossing Subdivision, Section 1.

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 **TUESDAY, FEBRUARY 25, 2025**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, FEBRUARY 21, 2025**.

/s/ Derrick Smith

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 plan to subdivide the property described as A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 6.00. Parcel ID# 38063.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 25, 2025 AGENDA ITEM _____
DATE: 02.20.2025
TO: PLANNING BOARD
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual plan to subdivide the property described as A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 6.00. Parcel ID# 38063.

Sec. 42-5(a). – Policy.

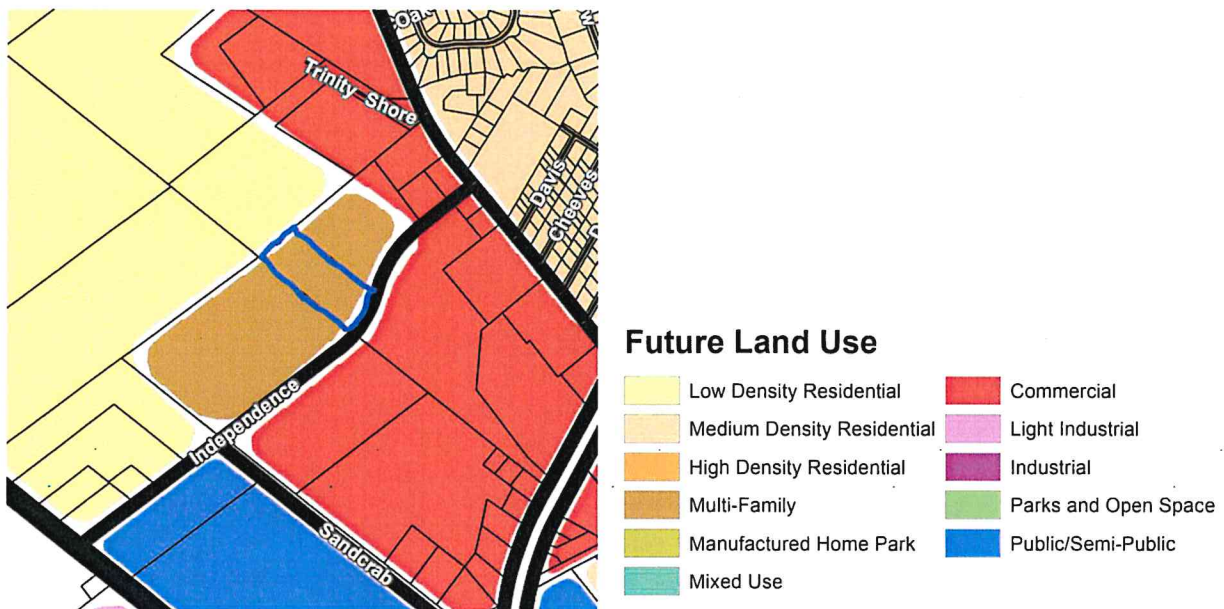
It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer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

The purpose of the subdivision request is for future residential development. The property is designated as "Multi-Family" in the Future Land Use Plan.

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 Multi-Family.



Staff Recommendation: APPROVAL. The request would meet the intent of future development within that area.

Attachments:

- Calhoun County Appraisal District Parcel Summary
- Conceptual site plan

INSTRUCTIONS FOR PAYING OR PARTIALLY PAYING PRIOR YEARS TAXES

To pay prior years taxes you will need to expand the property by clicking anywhere on the property to the right of the "\$Pay Taxes" box. A list of the prior year taxes will be listed towards the bottom of the page. Select the "\$Pay" box next to the year you would like to pay. Selecting pay will add the selected year to the payment cart. You may add multiple years to the payment cart. Once the taxes have been moved to the payment cart click the "In Cart" box located at the top of the page. You may partially pay any year in the cart by changing the "Subtotal" amount next to the year you are partially paying. Once all payment amounts have been entered, please click the "Checkout" box at the bottom of the page. If you have any questions about this process, please call our office at (361) 552-4560.

Property Details

Account

Property ID:	38063	Geographic ID:	A0035-00000-0101-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	INDEPENDENCE RD PORT LAVACA, TX 77979		
Map ID:	A0035-00090-0012-00	Mapsco:	
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 6.00		
Abstract/Subdivision:	A0035		
Neighborhood:	(1565) PORT LAVACA EAST		

Owner 

Owner ID:	107257
Name:	GONZALES HECTOR A
Agent:	
Mailing Address:	1204 BURKEDALE DR PORT LAVACA, TX 77979
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

COMMUNICATION

SUBJECT: Consider and discuss approval of a conceptual plan for a Recreational Vehicle Park located on the 1100 Block of South Virginia St. The legal description is A0035 MAXIMO SANCHEZ, TRACT PT 63, ACRES 4.22. Parcel ID# 39082.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 25, 2025 AGENDA ITEM _____

DATE: 02.20.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual plan for a Recreational Vehicle Park located on the 1100 Block of South Virginia St. The legal description is A0035 MAXIMO SANCHEZ, TRACT PT 63, ACRES 4.22. Parcel ID# 39082.

Sec. 26-6(5)a. – Manufactured housing parks.

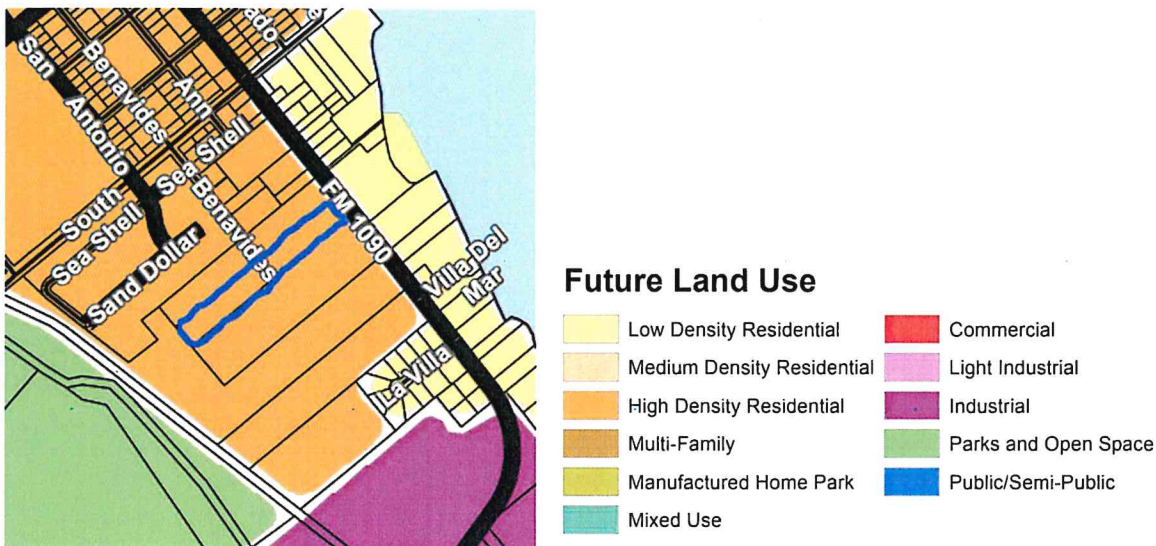
Manufactured housing parks shall be constructed in areas recommended by the planning commission and approved by city council, in accordance with the currently adopted City of Port Lavaca Future Land Use Plan.

The applicants are proposing a new RV Park with plans of adding tiny homes for rent in the future. The applicants are planning to have the development done in phases. A rough drawing of the layout of Phase I and Phase II are attached. Phase III will be the addition of tiny homes for rent. As shown below, the property is designated as “High Density Residential” in the Future Land Use Plan. According to the Calhoun CAD, the property is currently owned by Joseph Garcia.

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 High Density Residential.



Staff Recommendation: DENIAL*. The request does not comply with the Future Land Use Plan.

*Consideration of approval may need the revision of the City's plan for future development in that area.

Attachments:

- Application
- Proposed Scope of Work
- Conceptual Plan for Ph I & II
- Calhoun County Appraisal District Parcel Summary

City of Port Lavaca Request for Variance

Date: 02-18-2025

Name: Rolando Rodriguez / Zawaad Ismail

Address: Virginia St, Port Lavaca, TX 77979 - Property ID 39082

Variance being requested: RV Campground on Maximo Sanchez Survey, Abstract 35, Calhoun County (4.22 acres)

Reason for request: Plans to establish an RV campground in addition to individual temporary housing is being requested as a variance. Upon city of Port Lavaca approval of variance.

Signature

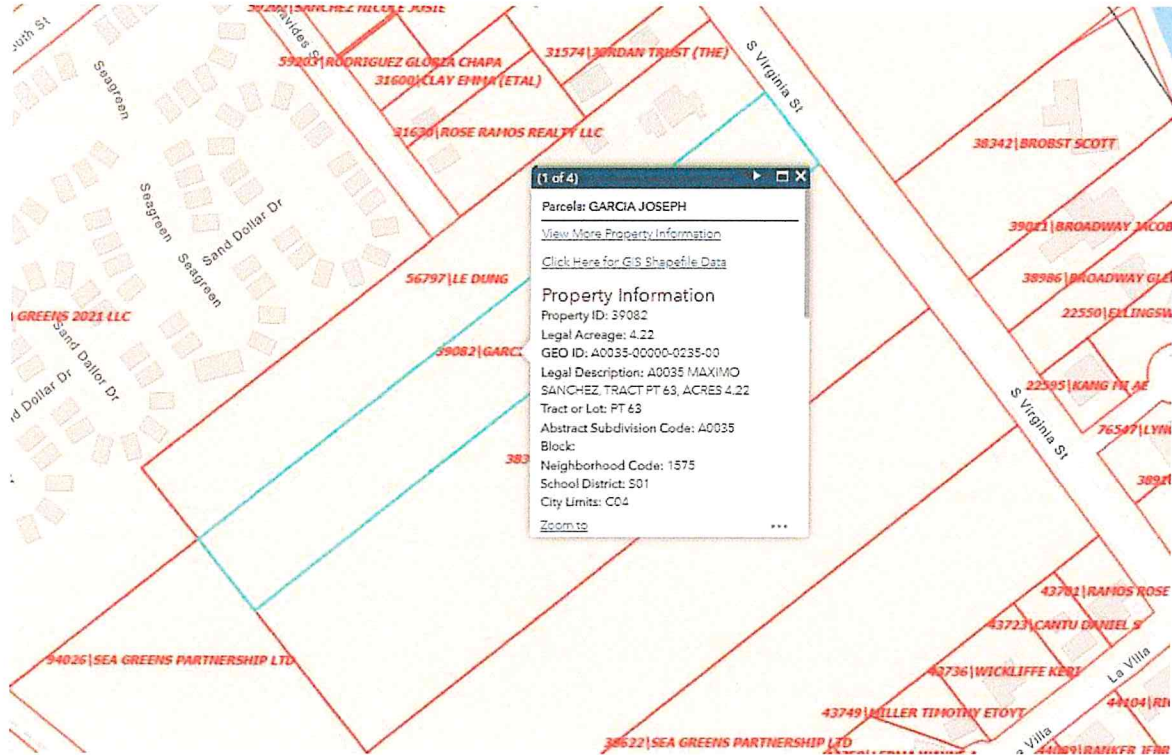
9793886599/3613963934
Phone number

Date of Planning Board: _____

Received by: _____

Virginia St, Port Lavaca, TX 77979 – Property ID 39082

Property Proposal Summary: (See Scope of Work for Details). Maximo Sanchez Survey, Abstract 35, Calhoun County (4.22 acres). New road frontage will be provided for entry exit to S Virginia St. Public utilities which consist of water, sewer, and electrical located on S Virginia St.



Scope Of Work:

- Submit plans & application to Calhoun County for Preliminary Approvals.
- Perform due diligence verification of deed restrictions, FEMA Mapping, ect.
- Perform Surveying, Topography, and additional requirements per Calhoun County requirements.
- Finalize Planning and Designing RV Park Infrastructure.
- Submit finalized plans to Calhoun County for Final Approvals.
- Install access road per engineering requirements (Hold Points will be provided for 3rd Party Verification of Compliance).
- Install base pads per individual housing.
- Ensure that each site is equipped with proper water, electricity, and sewer utilities. Electricity should be accessible at each site, with required amperage depending on the size and typical usage of the site.
- Validate all construction, infrastructure has been completed and approved by Calhoun County

150 FT ← → Each square 5FT

30 FT Road

Item 2.

120 FT by 30 FT Empty area

20X60ft

30X120 FT Road

30X120 FT Road

30X120 FT Road

30X120 FT Road

30X120 FT Road

2nd Phase

2nd Phase

2nd Phase

Each square 30 FT
1200 FT

INSTRUCTIONS FOR PAYING OR PARTIALLY PAYING PRIOR YEARS TAXES

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Property Details

Account		
Property ID:	39082	Geographic ID: A0035-00000-0235-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	A0035-00150-0055-00	Mapsco:
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 63, ACRES 4.22	
Abstract/Subdivision:	A0035	
Neighborhood:	(1575) PORT LAVACA SOUTH	
Owner ⓘ		
Owner ID:	60214	
Name:	GARCIA JOSEPH	
Agent:		
Mailing Address:	GARCIA SANDRA PO BOX 642 PALACIOS, TX 77465	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

COMMUNICATION

SUBJECT: Consider and discuss approval of a replat of Lots 1-16, 53-54 and 63-66 of Claret Crossing Subdivision, Section 1.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 25, 2025 AGENDA ITEM _____

DATE: 02.20.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a replat of Lots 1-16, 53-54 and 63-66 of Claret Crossing Subdivision, Section 1.

Sec. 42-5(a). – Policy.

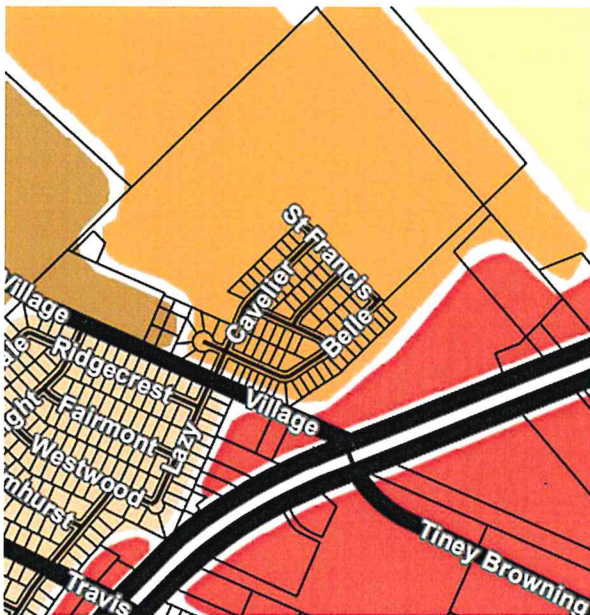
It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer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

The purpose of the request is to remove the duplex stipulation to allow for single-family homes. The property is designated as “High Density Residential” in the Future Land Use Plan.

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 High Density Residential.



Future Land Use

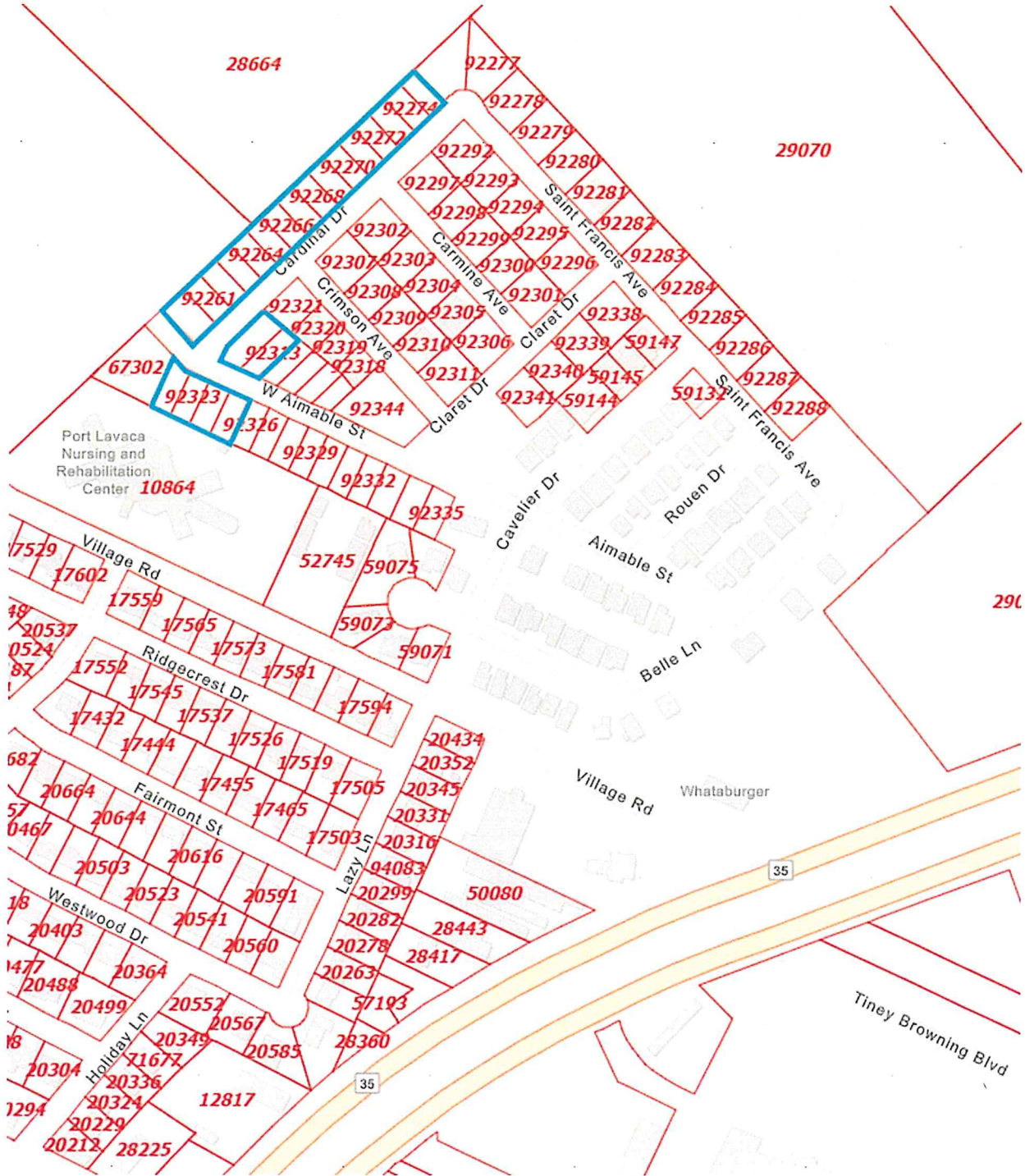
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multi-Family
- Manufactured Home Park
- Mixed Use
- Commercial
- Light Industrial
- Industrial
- Parks and Open Space
- Public/Semi-Public

Staff Recommendation: APPROVAL of the request. The request for the replat complies with the Future Land Use Plan.

Attachments:

- Calhoun County Appraisal District Parcel Image
- Preliminary Plat

Request for Replat of Highlighted Lots

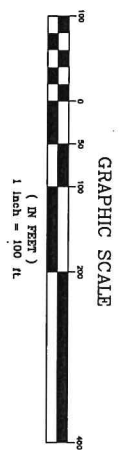


REPLAT OF LOTS 1-16, 53-54 & 63-66 OF CLARET CROSSING, SECTION 1

2.96 ACRE SUBDIVISION
BEING A PART OF CLARET CROSSING, SECTION 1 (00/00 C.C.P.R.)



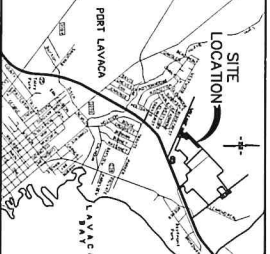
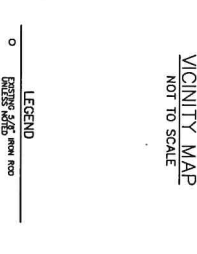
0.0000 ACRES
SECTION 1-16, 53-54 & 63-66
LOT 1-16, 53-54 & 63-66
00/00 C.C.P.R.



02-21-2025
RELEASE DATE

- NOTES**
1. ROAD RIGHT-OF-WAYS ARE 55.00' WIDE.
 2. LOTS 1-16, 53-54, & 63-66 ARE DESIGNATED FOR RESIDENTIAL SINGLE FAMILY HOMES.
 3. UNUSUAL PROPERTY BOUNDARY DIMENSIONS ARE 4.500 FEET.
 4. UNUSUAL SIZE STRUCTURE IS 1.500 FEET.
 5. DIMENSIONS FOR COMMON USES SHALL BE 24.00 FEET.

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.



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			
DRAWN BY:	J.H.D.	FILE NO.:	11357-001
CHECKED BY:	H.A.D.	JOB NO.:	11357-001
DATE:	FEB. 21, 2025	SHEET NO.:	2 OF 2
SCALE:	1" = 100'		

PRELIMINARY PLAT