



CITY OF PORT LAVACA

202 N. VIRGINIA STREET PORT LAVACA, TX 77979

PUBLIC NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE CITY OF PORT LAVACA, TEXAS WILL HOLD A REGULAR MEETING MONDAY, NOVEMBER 5, 2018, BEGINNING AT 5:15 P.M., AT THE REGULAR MEETING PLACE IN CITY HALL, 202 NORTH VIRGINIA STREET PORT LAVACA, TEXAS, TO DISCUSS THE FOLLOWING ITEMS

CERTIFICATION BY THE PLANNING BOARD THAT DUE NOTICE WAS GIVEN IN ACCORDANCE WITH THE TEXAS OPEN MEETING LAW

APPROVAL OF FOLLOWING MINUTES:

- REGULAR MEETING HELD ON OCTOBER 15, 2018

AGENDA:

1. CONSIDER AND DISCUSS A VARIANCE REQUEST FROM MR. CHARLES SAMAHA FROM 1821 ALGEE OF THE BUILDING SET BACK LINES AND TAKE ANY ACTION DEEMED NECESSARY.
2. CONSIDER AND DISCUSS PRELIMINARY CONCEPTUAL PLAN FOR A COMMERCIAL DEVELOPMENT ON CORNER OF AUSTIN & SEADRIFT STREET AND TAKE ANY ACTION DEEMED NECESSARY.
3. CONSIDER AND DISCUSS APPROVAL OF FINAL PLAT OF THE COTHRON SUBDIVISION (COASTAL TOOL & NAIL) AND TAKE ANY ACTION DEEMED NECESSARY.
4. REVIEW AND DISCUSS THE CITY'S COMPREHENSIVE ACTION PLAN AND UNIFIED DEVELOPMENT PLAN.
5. GENERAL DISCUSSION, REPORTS AND HEAR STATEMENTS FROM CITIZENS.

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 TO BE HELD MONDAY, NOVEMBER 5, 2018, BEGINNING AT 5:15 P.M., WAS POSTED AT CITY HALL, EASILY ACCESSIBLE TO THE PUBLIC AS OF 5:00 P.M., FRIDAY, NOVEMBER 2, 2018.

MARICELA GONZALES,
BUILDING/PLANNING DEPARTMENT
SECRETARY

BY: _____

STATE OF TEXAS §
COUNTY OF CALHOUN §
CITY OF PORT LAVACA §

On this the 15th day of October, 2018, the Planning Board of the City of Port Lavaca, Texas, convened in Regular Session at 5:15 p.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

Mike Elgin	Chairman
Chad Dowell	Board Member
Mark Howell	Board Member
Clay Coffey	Vice Chairman
Justin Weaver	Board Member

And with the following Board Members absent:

Pastor Joseph Jones	Board Member
Tiney Browning	Board Member

Constituting a quorum for the transaction of business, at which time the following business was transacted:

Chairman Mike Elgin called the meeting to order and presided.

PUBLIC NOTICE:

Board Member Justin Weaver made a motion

THAT the Planning Board hereby finds and determines that due notice of the meeting was given in accordance with Texas Open Meetings Law, as evidenced by a certified copy of the notice which is made a part of the Minute Records of this meeting.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

MINUTES:

Board Member Justin Weaver made a motion

THAT the Planning Board hereby approves the minutes of the Regular meeting held on September 17, 2018.

Board Member Mark Howell seconded the motion.

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**CONSIDER AND DISCUSS RE-PLAT OF LOT 1, BLOCK 2 OF THE
BROOKHOLLOW ESTATES SUBDIVISION BY PROPERTY OWNERS
EARLENE MUENSTER AND JOCELYN FALL AND TAKE ANY ACTION
DEEMED NECESSARY**

City Engineer Jody Weaver presented the Planning Board Member a Property Exchange Agreement and Party Wall Agreement drawn up by Attorney Firm Roberts, Odefey, Witte, & Wall, LLP

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve Re-Plat of Lot 1, Block 2 of the Brookhollow Estates Subdivision by property owners Earlene Muenster and Jocelyn Fall.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS THE NFPA 1194 STANDARD FOR RECREATIONAL VEHICLE PARKS AND TAKE ANY ACTION DEEMED NECESSARY

No action taken.

REVIEW AND DISCUSS THE CITY'S COMPREHENSIVE ACTION PLAN

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve proposed multi-family development on Lot 6 and part of Lot 2 of the Lavaca Bay Center Subdivision by the Lavaca Bay Retail Partnership, LTD to include corrected drainage easement.

Board Member Chad Dowell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS RE-PLAT OF LOT 1, BLOCK 2 OF THE BROOKHOLLOW ESTATES SUBDIVISION BY PROPERTY OWNERS EARLEN MUENSTER AND JOCELYN FALL AND TAKE ANY ACTION DEEMED NECESSARY

Item tabled

CONSIDER AND DISCUSS A PROPOSED 10 ACRE COMMERCIAL DEVELOPMENT CONCEPT PLAN BY MR. WILKENS ON WITHIN A 28.5 ACRES TRACT, PID 39930, ON THE SOUTHWEST SIDE OF ALCOA DRIVE NEAR MAIN STREET, AS PER SECTION 42-159 OF THE SUBDIVISION ORDINANCE AND TAKE ANY ACTION DEEMED NECESSARY

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve proposed 10 acre commercial development concept plan by Mr. Wilkenson within a 28.5 acres tract, PID 39930, on the Southwest side of Alcoa Drive near Main Street, as per Section 42-159 of Subdivision ordinance.

Board Member Chad Dowell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS A PROPOSED CONCEPT PLAN BY MR. MICHAEL IVY FOR DEVELOPMENT OF A 7 ACRE TRACT, PID 50839 SITUATED BETWEEN CORPORATION DITCH AND THE RAILROAD, AS PER SECTION 42-159 OF THE SUBDIVISION ORDINANCE AND TAKE ANY ACTION DEEMED NECESSARY

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to deny "man camp" type structures but would consider multi-family rental similar to Seagreens.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS CONCEPTUAL PLAN OF LOT 1, BLOCK 4 OF THE PRELIMINARY PLAT OF THE ERIC HO SUBDIVISION AND TAKE ANY ACTION DEEMED NECESSARY

Board Member Mark Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve conceptual plan of Lot 1, Block 4 of the Preliminary Plat of the Eric Ho Subdivision

Board Member Justin Weaver seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

RECEIVE AND DISCUSS A DRAFT COPY OF A PROPOSED "UNIFIED DEVELOPMENT CODE" FROM CITY MANAGER BILL DILIBERO

City Manager presented the Planning Board Members with the start of a draft Code Ordinance for Planning Board to review.

GENERAL DISCUSSION, REPORTS AND HEAR STATEMENTS FROM CITIZENS

No action.

ADJOURN

Board Member Justin Weaver made a motion to adjourn the meeting.

Board Member Chad Dowell seconded this motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Browning, Howell, Dowell & Weaver

NAYS: None

Meeting Adjourned.

CHAIRMAN

ATTEST:

Jody Weaver, City Engineer/Economic
Development

CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

AGENDA ITEM _____

DATE: 11.01.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: VARIANCE REQUESTS FOR TO PLACE PORTABLE BUILDINGS ON CONCRETE SLABS
2 FT FROM PROPERTY LINE

Background: Mr. Charles Samaha has made two requests for variance.

1. A variance request to Section 12-24 – Building setbacks to construct a new 10'x16' portable metal building on a concrete slab and locate it 2 ft from the property line along 7th street and 2 ft from the utility easement in the rear. (*Ordinance requires 5 ft in both instances*)
2. A variance request to Section 12-24 – Building setbacks to construct a new 12' x 20' concrete slab positioned 2 ft from the rear utility easement and 2 ft from the northeast property line and move an existing portable building in his yard to this new slab. (*Ordinance requires 5 ft in both instances*)

City Code references:

Sec. 12-24 – Building setbacks:

(2) *Rear setback lines.* Minimum rear setback lines shall be **five feet from the edge of a utility easement** or no less than five feet in case where no utility easement exists.

(3) *Side setback line.* Minimum side setback line shall be five feet from the edge of a utility easement or **no less than five feet in cases where no utility easement exists**, except on corner lots which require a ten-foot setback on the side street.

Existing conditions

- There is a 6 ft wide utility easement along his rear property line;
- There is an existing 8" sewer line in the utility easement, located approximately 3 ft from the fence, and the gas line is another 2 feet +/- from the sewer line (away from fence)
- The existing power lines run right along the rear fence line (note location of power poles)

Things to consider for approval

- The City has allowed a building to be placed closer than 5 feet from an easement, only IF the slab was already existing and it was determined that utility maintenance would not be hindered.
- The building code would require that the 12'x20' building have a 1-hr fire rated wall on the side that is closer than 5 ft to a property line. The 10'x16' is under 200 sf and would not trigger this requirement.

Attachments:

- Googlemaps image
- <https://www.google.com/maps/@28.5998144,-96.6345437,111a,53.8y,23.46h,5.17t/data=!3m1!1e3>
- Variance request
- Site Plan provided by applicant



Picture of rear fenceline. Note the location of gas meter and power poles



Picture of backyard – notice existing storage building proposed to be moved.

City of Port Lavaca Request for Variance

Date: 10/30/2018

Name: Charles Samaha

Address: 1821 Algee st

Variance being requested: place 2 portable buildings on concrete
slabs 2 feet from my chainlink fence

Reason for

request: I need to replace my existing building that was damage by tree limb
and replace it away from the trees and set on slab to increase the life of building
and I have a bigger portable building i want to relocate to the other side after I
remove the old building and dispose of it
drawing are provided by Bearfoot construction



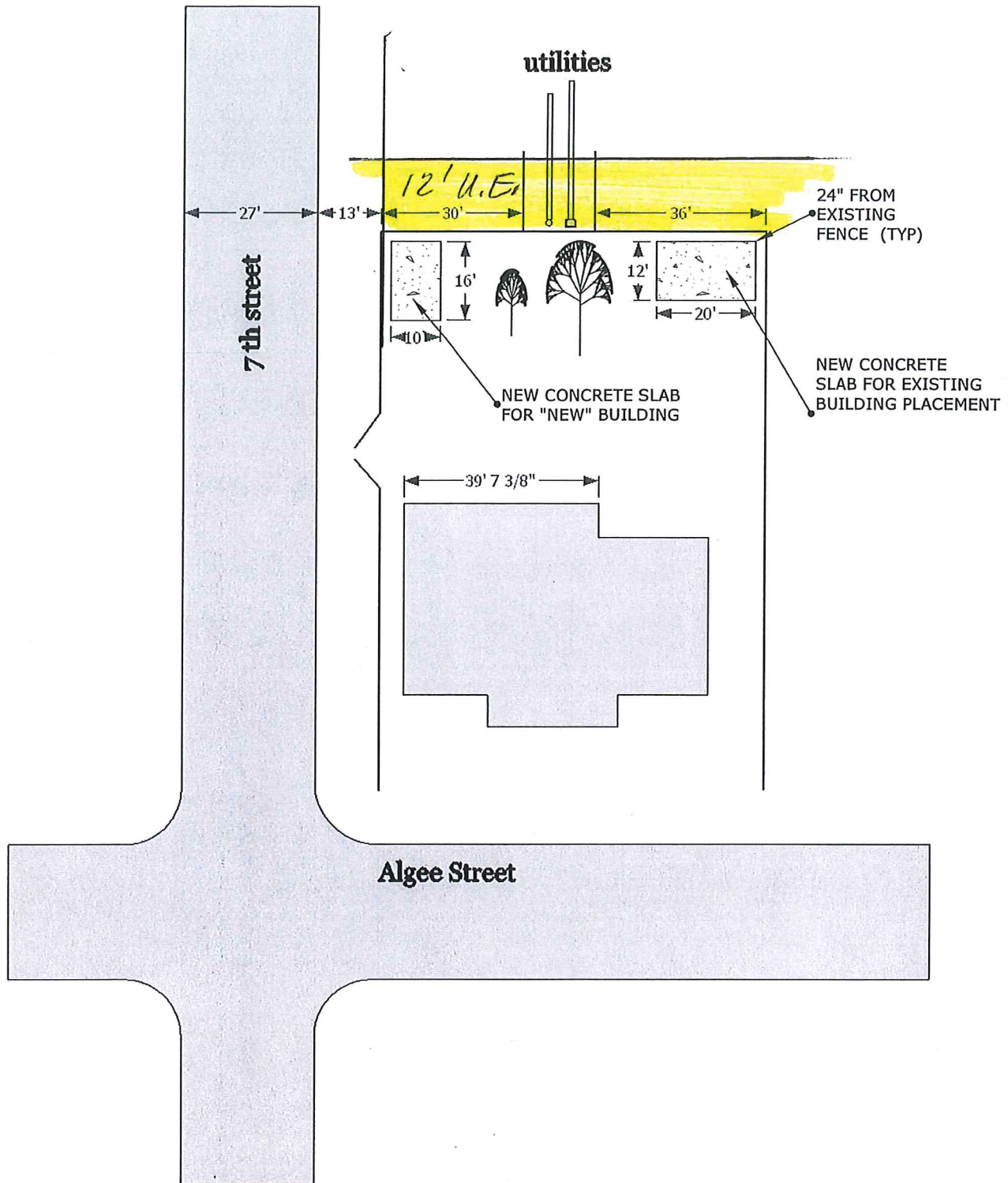
Signature

361-746-0483

Phone number

Date of Planning Board: _____

Received by: _____



BAREFOOT CONSTRUCTION
10/28/2018

CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

AGENDA ITEM _____

DATE: 11.02.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: PRELIMINARY COMMERCIAL DEVELOPMENT CONCEPT – STORAGE UNITS
AT THE CORNER OF SEADRIFT AND AUSTIN ST. – MR. RAY OVALLE

Background:

Mr. Ray Ovalle is looking at purchasing the 0.586 acre tract of land at the corner of Seadrift and Austin Streets and develop a “Rent-a-Shop” type commercial development.

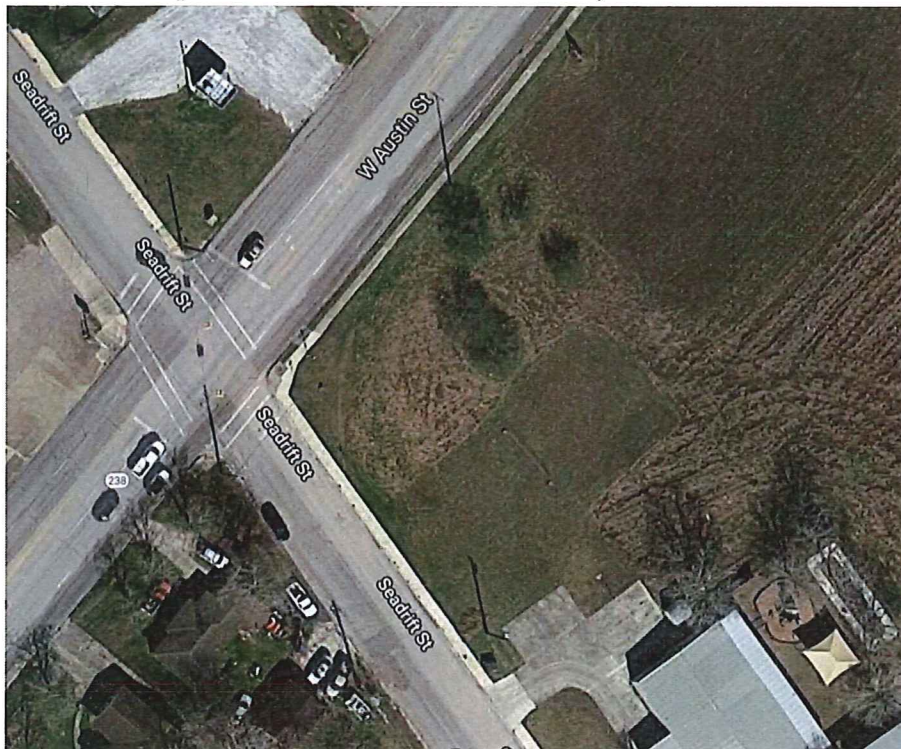
Per Sec. 42-159. - Approval of planning commission required.

- 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,

Mr. Ovalle is seeking approval of the concept before moving ahead with expenses involved in a survey and subdivision plat and purchasing the property.

Attachments:

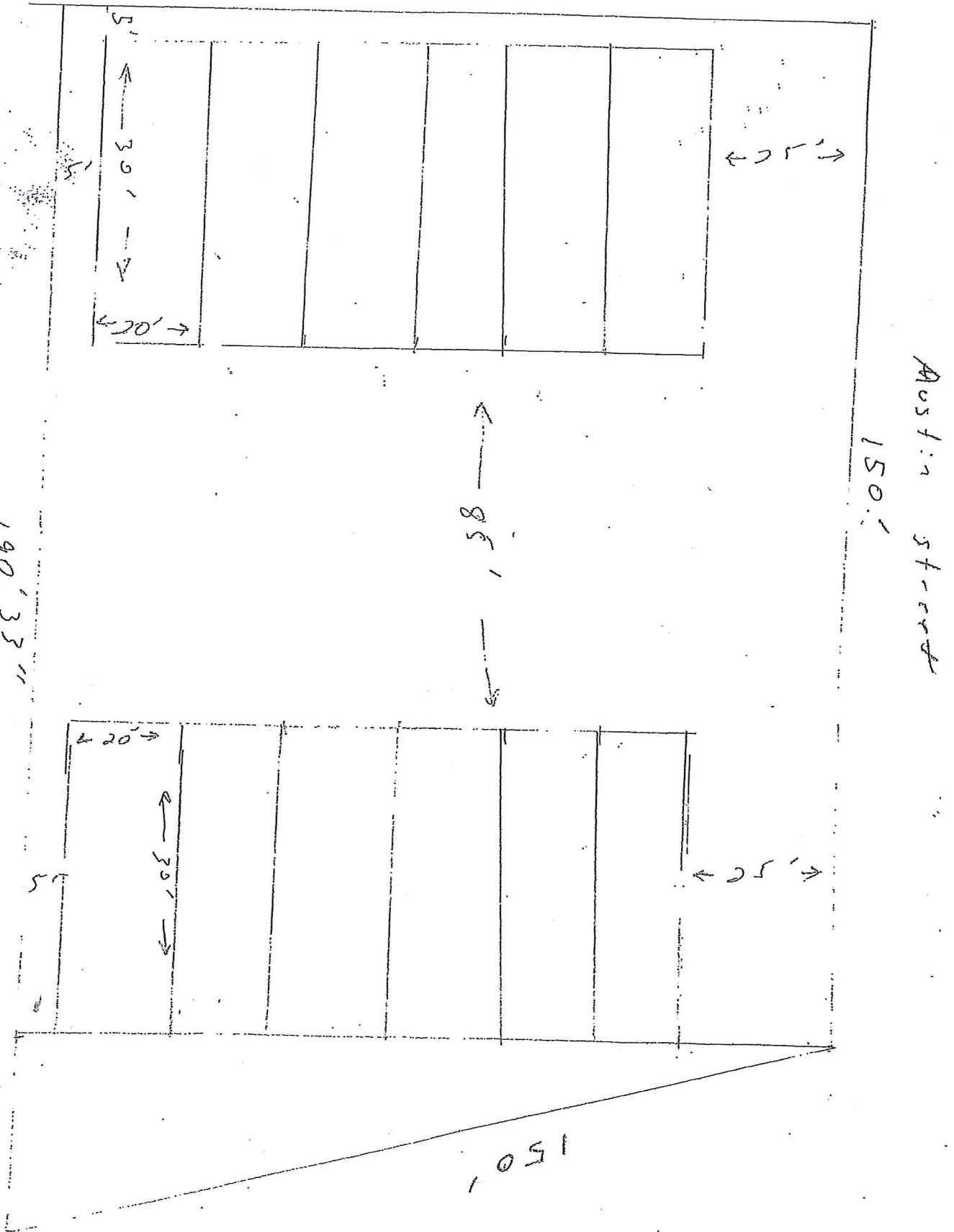
- Googlemaps image <https://www.google.com/maps/@28.6065548,-96.6310192,135m/data=!3m1!1e3>
- Concept Plan and other data submitted by Mr. Ovalle

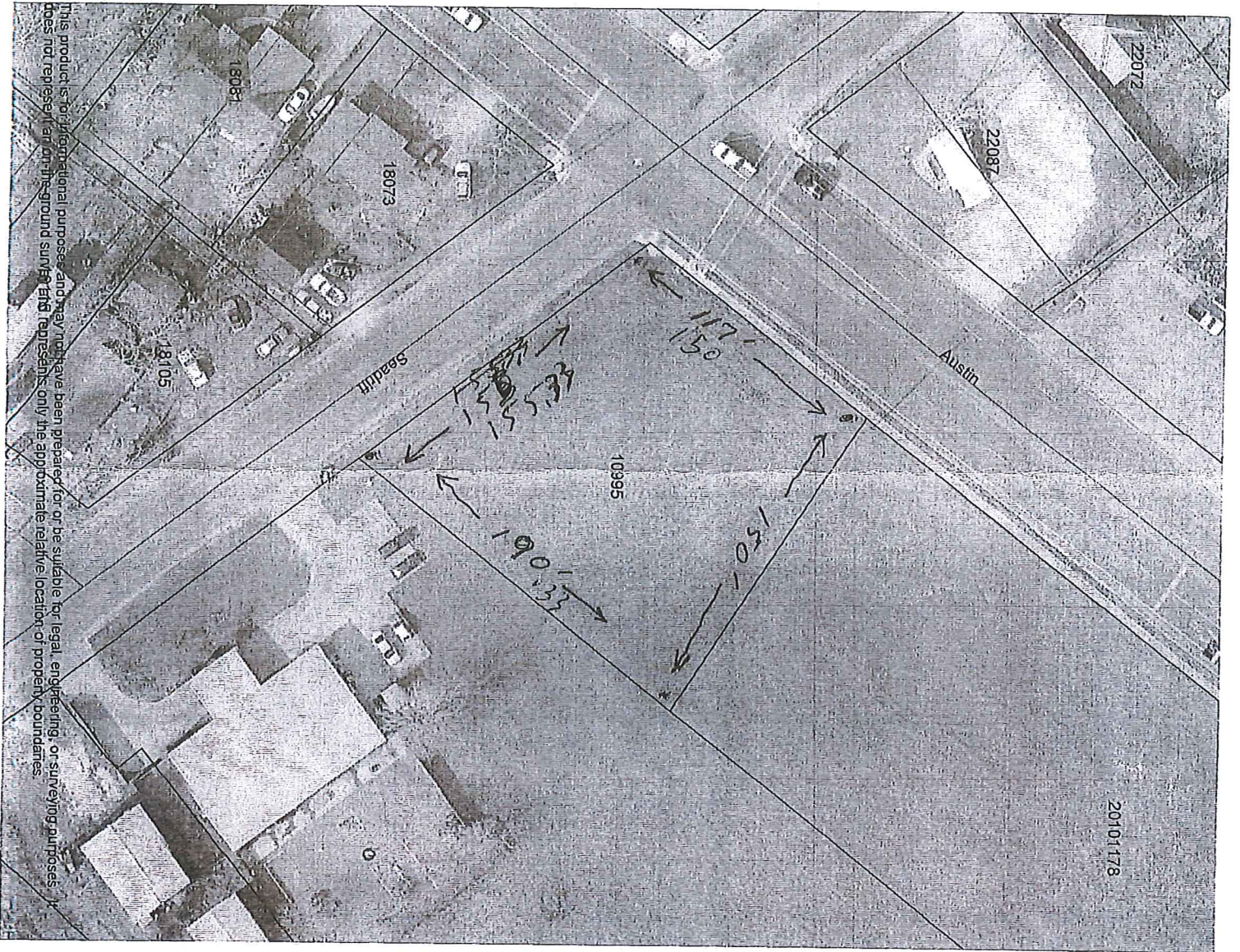


Secdr. At street

Ray Ovalle
696-1470

155'33"





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. It represents only the approximate relative location of property boundaries.

PROPERTY 10995 R
Legal Description
A0035 MAXIMO SANCHEZ, TRACT PT 48, ACRES 0.586

OWNER ID
10995
OWNERSHIP
100.00%

A0035-00000-0199-C0
Ref ID: R10995
Map ID A0035-00160-0002-A0

PROPERTY APPRAISAL INFORMATION 2019
PROPERTY SOLUTIONS
3807 DRIFTWOOD
SAN ANGELO, TX 76904

Entities	Values
C04 100%	IMPROVEMENTS 0
CAD 100%	LAND MARKET + 17,890
FML 100%	MARKET VALUE = 17,890
G05 100%	PRODUCTIVITY LOSS - 0
GWD 100%	APPRAISED VALUE = 17,890
NV6 100%	
S01 100%	

HS CAP LOSS - 0
ASSESSED VALUE = 17,890

ACRES: .5860
EFF. ACRES:

APPR VAL METHOD: Cost

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
NEXT REASON

GENERAL
LAST APPR. PATTI
LAST APPR. YR 2013
LAST INSP. DATE 03/20/2018
NEXT INSP. DATE

REMARKS VACANT CORNER AUSTIN/SEADRIFT

BUILDING PERMITS
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

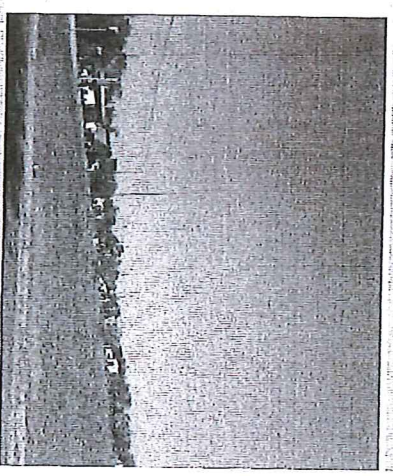
SALE DT PRICE GRANTOR DEED INFO
05/14/1991 *****
07/31/1985 *****
PROPERTY SOLUTIONS/D/65 / 168
VL / 388 / 436

SUBD: A0035
NBHD: 1600 87.00%

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES



SUBD: A0035
NBHD: 1600 100.00%

CLS TABLE
AQ SC HS
AK C1 N

METH
SQ SQ
DIMENSIONS
17,100.0000 SQ
8,426.1600 SQ
UNIT PRICE
.50
GROSS VALUE
13,680
ADJ VAL SRC
1.00 A
1.00 A

LAND INFORMATION
IRR Wells: 0 Capacity: 0
MKT VAL AGAPPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE
13,680 NO 0.00 0
4,210 NO 0.00 0
17,890

CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

AGENDA ITEM _____

DATE: 11.02.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: COTHRON SUBDIVISION – MINOR PLAT

Background:

Sherry Cothron owns the Coast Nail and Tool located at 747 W. Main Street in Port Lavaca. She has purchased the property next door (southwest) and is working on plans for an expansion to the business.

- Sec. 42-5(b) of the Subdivision Ordinance states: Neither a **street number** nor a **building permit** shall be issued for the erection of any new building on any piece of property, within the jurisdictional area of this chapter that has not been established in a **duly approved and recorded subdivision**, in accordance with this chapter, without the written approval of the planning commission.
- A **minor subdivision** is defined as: the division of land into not more than four lots, tracts, sites, parcels, or areas on an existing city, state, or federal highway or road dedicated or deeded to the public prior to the adoption of the ordinance from which this chapter is derived; provided that the proposed subdivision of land:
 - (1) Does not include any new streets, easements, rights-of-way, utility mains, etc.; and
 - (2) Conveys any right-of-way necessary for road widening and maintenance of city roads, where the granting of such right-of-way can be given without due hardship.
- Sec 42-6 (b)(1) states: 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

Ownership: The Calhoun County Appraisal District lists Sherry Cothron, 747 W. Main Street, Port Lavaca, Texas as the owner of the land included in this subdivision plat.

Things to consider for approval

- This is considered a Minor Plat because it only one lot and does not require dedication of any new streets, easements, etc.
- The information contained on and the format of the Minor Plat submittal is consistent with the requirements of the Subdivision Ordinance.

Attachments:

- Googlemaps image <https://www.google.com/maps/@28.6115226,-96.6315972,161m/data=!3m1!1e3>
- Minor Plat
- Boundary and Topographic Survey



THIS PLAT IS CONTAINED
WITHIN THE CITY OF PORT
LAVACA CORPORATE LIMITS.

DATE 10/26/18

JOB NUMBER E2274K.00

PAGE 1 OF 2

BEING A 1.42 ACRE TRACT OF LAND SITUATED IN THE MAXIMO SANCHEZ SURVEY, ABSTRACT 35, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, AND BEING
CONVEYED OF THE LARIMAN 555 ACRE TRACT OF LAND AS CONVEYED FROM LARIMAN, W. ALAN AND ROY C. ALAN TO SHERIN M. COCHRAN ACCORDING TO
INSTRUMENT NO. 10992 OF THE OFFICIAL PUBLIC RECORDS OF CALHOUN COUNTY, TEXAS, AND THAT CERTAIN 0.66 ACRE TRACT OF
LAND AS CONVEYED FROM SUSAN MISCHKELE HERMES, ET AL TO SHERIN M. COCHRAN ACCORDING TO INSTRUMENT NO. 201442038
OF THE OFFICIAL PUBLIC RECORDS OF CALHOUN COUNTY, TEXAS.

Cothron Subdivision

LOT 1, BLOCK 1

FINAL PLAT

2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

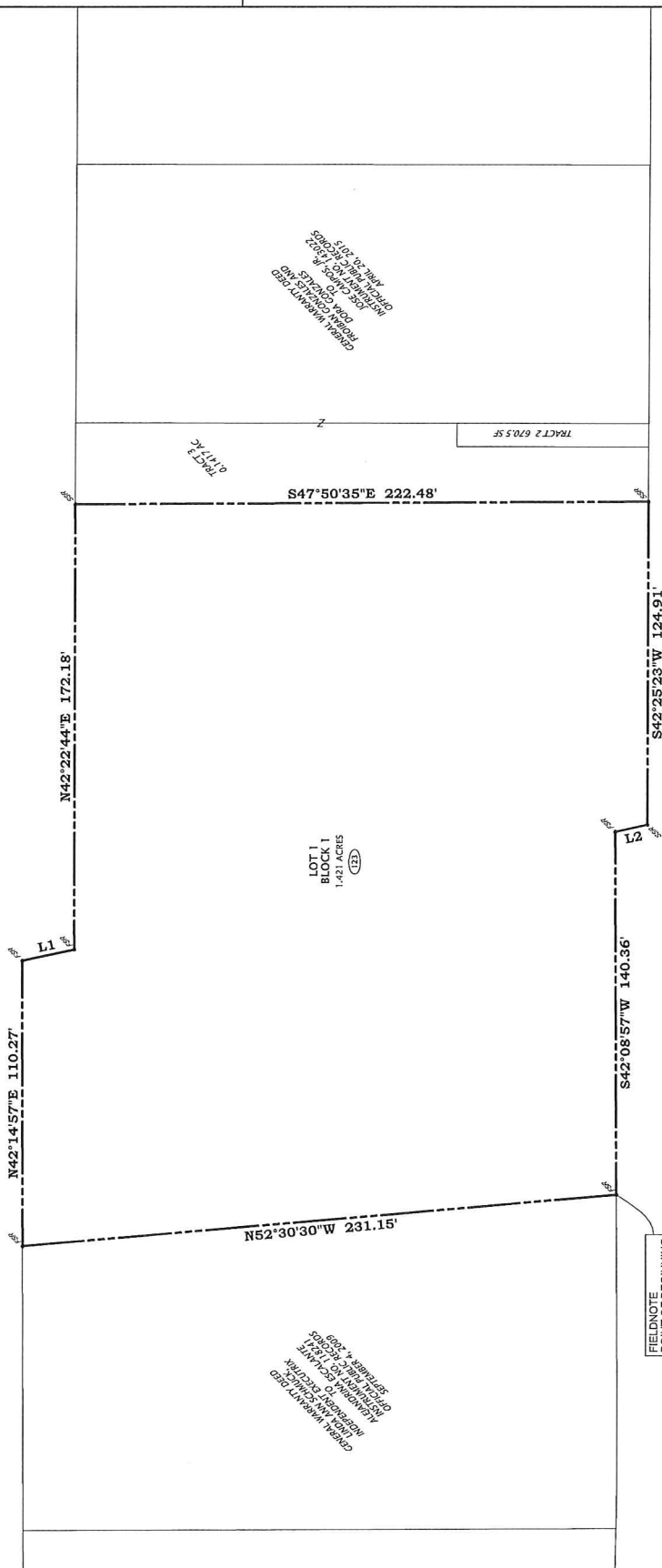
Tel (361) 578-9836
Fax (361) 576-9836
www.urbanvictoria.com

URBAN
engineering



LINE DATA			
LINE	BEARING	DISTANCE	
L1	S 89°50'07"E	28.51'	
L2	N 55°50'03"W	12.75'	

SOUTHERN PACIFIC RAILROAD



W. MAIN STREET
(RIGHT-OF-WAY VARIES 60' MINIMUM)



CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

AGENDA ITEM _____

DATE: 11.02.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: COTHRON SUBDIVISION – MINOR PLAT

Background:

Sherry Cothron owns the Coast Nail and Tool located at 747 W. Main Street in Port Lavaca. She has purchased the property next door (southwest) and is working on plans for an expansion to the business.

- Sec. 42-5(b) of the Subdivision Ordinance states: Neither a **street number** nor a **building permit** shall be issued for the erection of any new building on any piece of property, within the jurisdictional area of this chapter that has not been established in a **duly approved and recorded subdivision**, in accordance with this chapter, without the written approval of the planning commission.
- A **minor subdivision** is defined as: the division of land into not more than four lots, tracts, sites, parcels, or areas on an existing city, state, or federal highway or road dedicated or deeded to the public prior to the adoption of the ordinance from which this chapter is derived; provided that the proposed subdivision of land:
 - (1) Does not include any new streets, easements, rights-of-way, utility mains, etc.; and
 - (2) Conveys any right-of-way necessary for road widening and maintenance of city roads, where the granting of such right-of-way can be given without due hardship.
- Sec 42-6 (b)(1) states: 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

Ownership: The Calhoun County Appraisal District lists Sherry Cothron, 747 W. Main Street, Port Lavaca, Texas as the owner of the land included in this subdivision plat.

Things to consider for approval

- This is considered a Minor Plat because it only one lot and does not require dedication of any new streets, easements, etc.
- The information contained on and the format of the Minor Plat submittal is consistent with the requirements of the Subdivision Ordinance.

Attachments:

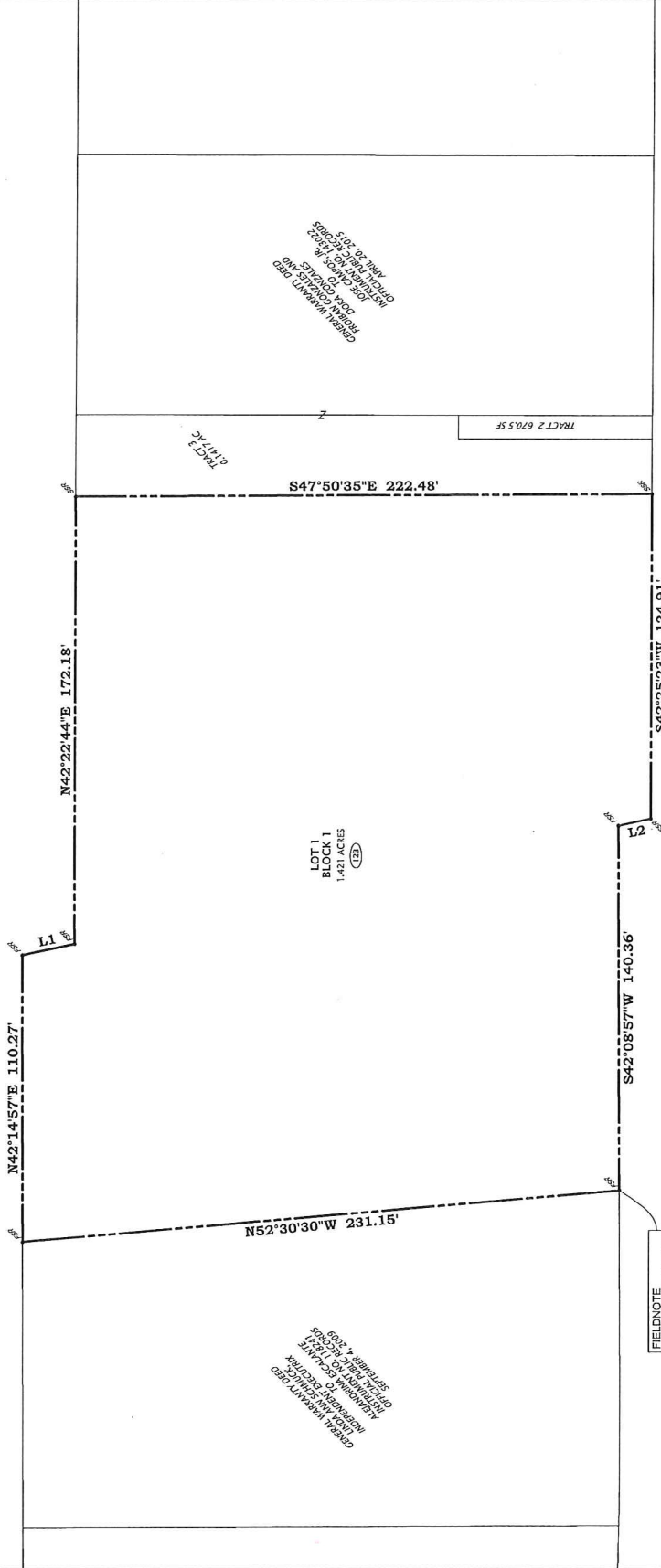
- Googlemaps image <https://www.google.com/maps/@28.6115226,-96.6315972,161m/data=!3m1!1e3>
- Minor Plat
- Boundary and Topographic Survey



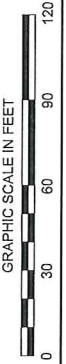
LINE DATA

LINE	BEARING	DISTANCE
L1	S 59°50'03"E	20.51'
L2	N 59°50'03"W	12.72'

SOUTHERN PACIFIC RAILROAD



W. MAIN STREET
(RIGHT-OF-WAY VARIES 60' MINIMUM)



URBAN engineering
2004 N. Commerce
Victoria, Texas 77901
TREF# F-160
Tel (361) 578-9836
Fax (361) 578-9836
www.urbanvictoria.com

Cothron Subdivision
LOT 1, BLOCK 1
FINAL PLAT

OF THE OFFICIAL PUBLIC RECORDS OF CALHOUN COUNTY, TEXAS


THIS PLAT IS CONTAINED
IN INSTRUMENT NO. 15319 OF THE OFFICIAL PUBLIC RECORDS OF CALHOUN COUNTY, TEXAS, AND THAT CERTAIN 66.6 ACRES TRACT OF
COMPRISING OF THAT CERTAIN 66.6 ACRES TRACT OF LAND AS CONVEYED FROM MARTIN W. ALLEN AND JERRY C. ALLEN TO SHERY N. COCHRAN ACCORDING TO
HENDON A 1.42 ACRES TRACT OF LAND SITUATED IN THE MAXWELL SANCTUARY SURVEY, ABSTRACT 35, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, AND BEING
LAND AS CONVEYED FROM SUSAN MISCHERLE HENNES, ET AL TO SHERY N. COCHRAN ACCORDING TO INSTRUMENT NO. 2018-02038

DATE	10/26/18
JOB NUMBER	E22758.00
PAGE 1 OF 2	

THIS PLAT IS CONTAINED
WITHIN THE CITY OF PORT
AVACA CORPORATION PLATS

FINAL PLAN
Cothron Subdivision
LOT 1, BLOCK 1

uo



NAV
e r i n g
Tel (361) 578-9836
Fax (361) 576-9836
www.urbanvictoria.com

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS
COUNTY OF CALHOUN

I, _____, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF _____ IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE CITY OF PORT LAVACA, TEXAS, AND HERETO, AS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____, 20____, A.D., WAS
VOLUME _____, PAGE _____, RECORDED ON THE _____ DAY OF _____, 20____, IN _____, CALHOUN COUNTY, TEXAS.

ANNA GOODMAN
COUNTY CLERK
COUNTY OF CALHOUN
STATE OF TENNESSEE

CITY SECRETARY'S CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

_____, CLERK OF THE CITY OF PORT LAVACA, AN
INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DOHEREBY CERTIFY THAT
THE FOREGOING WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF
PORT LAVACA, TEXAS, ON _____, 20____, AND THAT THE RESOLUTION APPEARS OF RECORD IN
VOLUME _____, PAGE _____, OF THE MINUTES OF THE CITY COUNCIL
OF PORT LAVACA, AS KEPT IN MY OFFICE.

_____, CLERK OF THE CITY OF PORT LAVACA, TEXAS, ON THIS
_____, 20____, AT _____, TEXAS.

DAY OF _____, 20____.

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

CALHOUN COUNTY APPRAISAL DISTRICT

HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE YEAR _____ AND ALL PRIOR YEARS.

IT IS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY (HAS BEGUNNING SPECIAL APPRAISAL BASED ON ITS LIST AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL COMPTROLLER RULE 9.3049) OR PROPERTY ORIGINATED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER ILL. CODE SECTION 25-2.1 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 3.1049B).

SIGNED THIS _____ DAY OF _____, 20____.

JESE W. HUBBELL
CHIEF APPRAISER

**SURVEYOR'S CERTIFICATE/
ENGINEER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF PORT LAVACA, TEXAS.

REVIEW COPY



TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAN WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF FORT LAVACA, TEXAS.

REVIEW COPY



RAY M. BRIDGES, P.E., R.P.L.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING
TREF NO. F-160
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS,
COUNTY OF CATHON

FURTHER, I/WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

SIGNATURE

SHERRY M. COTHRON
747 WEST MAIN
POPT LA VACA, TX 77076

THE STATE OF TEXAS
THE COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHERRY M. COTHREN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS

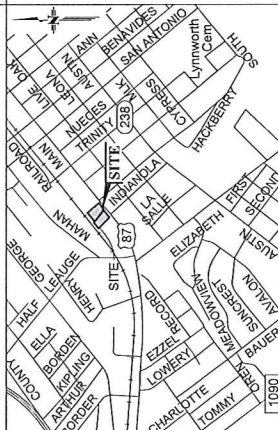
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____

NOTARY PUBLIC STATE OF TEXAS

METES AND BOUNDS DESCRIPTION

1-42 ACRES
THE STATE OF TEXAS;
THE COUNTY OF CALIFORNIO;
BEING A 1/42 ACER STEEL BEAR FOUND ON THE MAXIMO SANCHEZ
SUBDIVISION, ABSTRACT 35, CITY OF PORT LAVACA, CALIFORNIO COUNTY, TEXAS,
BEING COMPRISED OF THAT CERTAIN 0.7585 ACER TRACT OF LAND AS CONVEYED
BY INSTRUMENT RECORDED IN INSTRUMENT NO. 14092 OF THE OFFICIAL PUBLIC
RECORDS OF CALIFORNIO COUNTY, TEXAS, AND THAT CERTAIN 0.66 ACER TRACT OF
LAND AS CONVEYED BY INSTRUMENT RECORDED IN INSTRUMENT NO. 301-44058
OF THE OFFICIAL PUBLIC RECORDS OF CALIFORNIO COUNTY, TEXAS, AND TO SHERRELY
ANN, ACCORDING TO INSTRUMENT RECORDED IN INSTRUMENT NO. 301-44058
OF THE OFFICIAL PUBLIC RECORDS OF CALIFORNIO COUNTY, TEXAS, SAID 1/42
ACER TRACT OF LAND BEING MORE FULLY DESCRIBED BY ARTS AND DUNDOS AS
FOLLOWS:
BEGINNING AT A 5/8 INCH STEEL BEAR FOUND ON THE NORTHWEST
CORNER OF THE EAST CORNER OF THE 1/42 ACER TRACT OF LAND AS CONVEYED
BY INSTRUMENT RECORDED IN INSTRUMENT NO. 14092 OF THE OFFICIAL PUBLIC
RECORDS OF CALIFORNIO COUNTY, TEXAS, AND PROCEEDING SOUTHWEST
ALONG THE ALBUQUERQUE ESCALANTE ACCORDING TO INSTRUMENT RECORDED IN INSTRUMENT
NO. 18241 OF THE OFFICIAL PUBLIC RECORDS OF CALIFORNIO COUNTY, TEXAS,
TO THE WEST CORNER OF SAID 0.66 ACER TRACT AND THE HEREIN DESCRIBED
TRACT;
THENCE, NORTH 32°30'00" WEST, NORTH 57°00'00" WEST, WITH THE
NORTHEAST LINE OF SAID WESTLINE TRACT, A DISTANCE OF 211.5 (211.5)
FEET TO A 5/8 INCH STEEL BEAR FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF
THE SOUTHERN PACIFIC RAILROAD, BEING THE NORTH CORNER OF SAID
TRACT, AND PROCEEDING WEST ALONG THE WEST CORNER OF SAID 0.66 ACER TRACT AND THE
HEREIN DESCRIBED TRACT;
THENCE, NORTH 42°14'57" EAST, SOUTH 42°14'57" EAST, WITH THE
SOUTHEAST RIGHT-OF-WAY OF SAID SOUTHERN PACIFIC RAILROAD, A DISTANCE
OF 12.16 (12.16) FEET TO A 5/8 INCH STEEL BEAR FOUND ON THE EAST CORNER OF THE
NORTH CORNER OF SAID 0.66 ACER TRACT FOR AN EXTENSION CORNER OF THE
HEREIN DESCRIBED TRACT;
THENCE, SOUTH 59°50'03" EAST (SOUTH 59°50'03" EAST, WITH THE EAST
CORNER OF THE EAST CORNER OF THE 1/42 ACER TRACT TO THE
5/8 INCH STEEL BEAR FOUND ON THE NORTH CORNER OF SAID 0.66 ACER
TRACT;
THENCE, NORTH 42°54'42" EAST (NORTH 42°54'42" EAST, WITH THE
EAST CORNER OF THE EAST CORNER OF THE 1/42 ACER TRACT, A DISTANCE
OF 12.16 (12.16) FEET TO A 5/8 INCH STEEL BEAR SET BEING THE WEST
CORNER OF THAT CERTAIN 0.418 ACER TRACT OF LAND CALLED THE WEST
CORNER OF THAT CERTAIN 0.418 ACER TRACT SET FOR THE SOUTH CORNER
AS CONVEYED TO JOSE CAMPOS, JR. ACCORDING TO INSTRUMENT RECORDED IN
INSTRUMENT NO. 14302 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY,
AND PROCEEDING WEST ALONG THE WEST CORNER OF SAID 0.66 ACER TRACT AND THE HEREIN
DESCRIBED TRACT;
THENCE, SOUTH 47°50'55" EAST (SOUTH 47°50'55" EAST, WITH THE
EAST CORNER OF THE EAST CORNER OF THE 1/42 ACER TRACT, A DISTANCE OF 222.4 (222.4)
FEET TO A 5/8 INCH STEEL BEAR FOUND ON THE SOUTHWEST RIGHT-OF-WAY OF
THE SOUTHERN PACIFIC RAILROAD, BEING THE NORTH CORNER OF SAID
TRACT, AND PROCEEDING WEST ALONG THE WEST CORNER OF SAID 0.66 ACER TRACT
AND THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 42°24'01" WEST (SOUTH 42°24'01" WEST, WITH SAID
SOUTHWEST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD, A DISTANCE OF 12.91
FEET TO A 5/8 INCH STEEL BEAR SET FOR THE SOUTH CORNER OF
SAID 0.66 ACER TRACT FOR AN EXTENSION CORNER OF THE HEREIN DESCRIBED
TRACT;
THENCE, NORTH 59°50'03" WEST (NORTH 59°50'03" WEST, WITH THE
SOUTHWEST LINE OF SAID 0.66 ACER TRACT, A DISTANCE OF 12.72 (12.72)
FEET TO A 5/8 INCH STEEL BEAR FOUND ON SAID NORTHWEST RIGHT-OF-WAY
OF THE SOUTHERN PACIFIC RAILROAD, BEING THE EAST CORNER OF SAID 0.66 ACER TRACT; FOR
AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 47°50'55" WEST (SOUTH 47°50'55" WEST, A DISTANCE OF
140.36 (140.36) FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN
THESE ARTS AND DUNDOS A 1/42 ACER TRACT OF LAND, MORE OR LESS,
BEING THE SAME AS SHOWN ON THE ATTACHED MAP;
THESE ARTS AND DUNDOS ARE BASED ON MEASUREMENTS OF RECORD RECORDED IN INSTRUMENT NO.
14092 OF THE OFFICIAL PUBLIC RECORDS OF CALIFORNIO COUNTY, TEXAS, AND

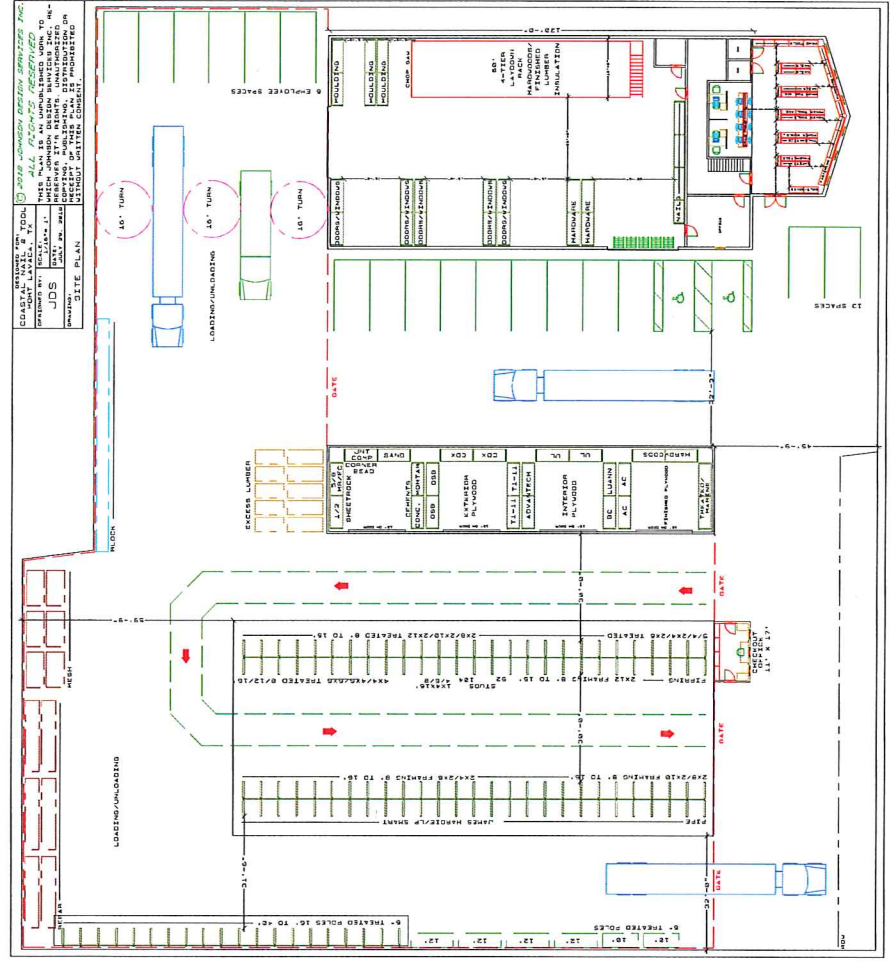
LOCATION MAP



GENERAL NOTES

- LAND USE: NONRESIDENTIAL - COMMERCIAL
- ADDRESS: LOT 1, BLOCK 1, 747 W. MAIN ST.
- BUILDING UNITS: AS SHOWN
- ST. VERTICAL DATA:
- | | |
|---------------|-------------|
| A) GROSS AREA | 1,421 ACRES |
| B) GROSS LOTS | 1 LOT |
| C) DEDICATION | N/A |
| D) NET AREA | N/A |
- ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC."
- UNLESS OTHERWISE NOTED.
- FR. - FOUND 5/8" DIAMETER STEEL ROD
- SRR. - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC."
- ABBREVIATIONS:
- | | |
|-----|---------------|
| AC | - ACRES |
| BLK | - BLOCK |
| FT | - SQUARE FEET |

This is a Preliminary Concept Plan of the proposed addition. Sherry has contracted with Lynn & Assoc. to prepare the civil site plan design and work with TxDOT for driveway access and drainage.



2.01.15 WB Waterfront Business

This district provides for commercial retail, wholesale, and warehouse businesses that cater to waterfront industries, e.g. fishing, food processing, etc. It is intended as a “working waterfront” meaning that it may include a combination of commercial retail, entertainment, and open-to-the-public wholesale activities.

2.01.16 WC Waterfront Commercial

This district provides for a broad range of professional office, personal services, and commercial retail uses, together with public assembly facilities. The district includes minimum standards to enhance the character and appearance of development along this gateway corridor.

Subsection 2.02 Development Review Bodies:

2.02.01 City Council

A. Zoning Related Responsibilities.

Table 1. City Council's Responsibilities

Zoning-Related Responsibilities

Modified Area Regulations and Standards	Appeal
Zoning Upon Annexation	Decide
Zoning Text and Map Amendments	Decide
Site Plan associated to Special Use Permit (SUP)	Decide
Planned Unit Development (PUD) Establishment	Decide
Minor PUD Amendment and Adjustment	Decide if Deferred
SUP Regulations and Procedures	Decide
SUP Extensions	Appeal
Designation/Development in Historic Overlays	
District or Historic Landmark Certificate of Appropriateness	Decide
Amortization of Nonconforming Uses	Appeal
Alternative Compliance	Initiate
	Appeal

Subdivision-Related Responsibilities

Plat Vacation	Decide
License to Encroach	Decide
	Street/Sidewalk
Authorization of Development Agreement	Decide
Traffic Impact Analysis	Decide
Petition for Subdivision Waiver	Decide
Subdivision Vested Rights Petition	Decide

Unified Development Code Chapter 2.

Subsection 2.01 Zoning District Definitions:

2.01.01 Low Density Residential

The Low Density Residential district is a residential district that includes land subdivided for single family residential purposes and associated uses. The lots are generally the largest size permitted within the City Limits (no smaller than 10,000 square feet), and are intended to retain a rural character. All lots within the Low Density Residential District

2.01.02 R-2 Medium Density Residential

The Medium Density Residential District is to provide a residential district which permits single-family attached dwellings (duplexes) and single-family detached dwellings in a moderate density setting.

2.01.03 R-3 High Density Residential

High Density Residential zone shall consist of one to 10 and above dwelling units per acre. The purpose of this zone is to establish areas for higher residential densities within easy pedestrian access to commercial areas, public facilities and employment centers of the City.

2.01.04 R-4 Multi Family Residential

The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

2.01.05 M-1 Manufactured Home Park

The purpose of the Manufactured home park district (MHP district) is to provide a district for mobile homes with the necessary facilities that include mobile home spaces or lots that may, but need not be, owned by different persons.

2.01.06 MU Mixed Use

The purpose of the mixed use district is to create an environment having urban characteristics within a relatively small area of land through the close proximity of activities and increased social and cultural opportunities. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential.

2.01.07 C-1 Commercial

The purpose of the local commercial district is to provide a district designed for administration and professional services, local employment and services, and a small local retail district designed for smaller retail shopping and personal service areas.

2.01.08 I-1 Light Industrial

The purpose of the light intensity industrial district is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.

2.01.09 I-2 Industrial

The purpose of the general industrial zone is to provide sites for industrial activities requiring large land areas, and which have generally greater impacts on the community, and which may be incompatible with other uses. Proximity to highway and railroad transportation is considered important.

2.01.10 OT-CBD Olde Town Central Business District

The OT-CBD is established to recognize the historic central retail and service center of the City. Front setbacks are not common and lot coverage may approach or be one hundred percent. On-street parking serves many of the businesses. Office and residential uses are encouraged on the upper floors of the downtown buildings.

The CBD Zone is intended to be located only in the central core area of the City and to be expanded out from that central area in an orderly and progressive manner as the demand for additional commercial land is generated. The CBD Zone is to be characterized by wide, clean, well-lighted streets, ample pedestrian ways, and vehicular parking lots for the convenience and safety of the public. Attractive, inviting, and well-maintained shops, stores, offices, and other buildings are also characteristic of this zone. Signing of shops and business establishments should be simple and attractive with signs mounted flat against the building to reduce the sign clutter and enhance the aesthetics of the downtown area. Blade signs that are placed between eleven (11) feet and sixteen (16) feet above sidewalk are allowed in the right-of-way as approved by City Engineer.

The uses characteristic of this zone are retail stores, banks, office buildings, theaters, hotels, and a wide variety of specialty shops and retail outlets. Conversely, uses which tend to create business dead spots, cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose have been excluded from the zone.

This zone will tend to encourage an architectural theme which will strengthen the continuity of the downtown area and give it a "character" with which the citizens of Port Lavaca can identify.

The CBD Zone is a mixed-use zone and residential uses are encouraged

2.01.11 PUD Planned Unit Development District

The purpose of the planned unit development district is to allow projects of innovative design and layout that would not otherwise be permitted under this land development code because of the strict application of zoning district or general development standards. Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts.

The PUD district shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district is further intended to:

- (a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;
- (b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development.
- (c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and
- (d) Allow for innovative development projects that assist in the implementation of the comprehensive plan and not as a device to circumvent development regulations, standards, and good planning practice.

2.01.12 OS Parks and Open Space

The purpose of the public zone district is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.

2.01.13 WR Waterfront Residential

This district provides for various types of housing in a waterfront neighborhood setting, which includes provisions for infill housing and redevelopment on combined lots. Additionally, there are provisions to regulate commercial uses of the home, e.g. home occupations, day care, etc.

2.01.14 WMU Waterfront Mixed-Use

This district provides for a broad range of professional office, personal services, and commercial retail uses, together with public assembly facilities. The district includes minimum standards to enhance the character and appearance of development along this gateway corridor. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential

Other Responsibilities

Impact Fee/ Fee in Lieu	Decide
Park Land and Trail	
Dedication	Decide
Appeal to Stop Work Order	Decide
Waiver Procedures for Floodplain Dev.	Decide

2.02.02 Planning and Zoning Board Related Responsibilities**A. Planning and Zoning Board Related Responsibilities.**

Table 2. Planning and Zoning Board Responsibilities

Zoning-Related Responsibilities

Modified Area Regulations and Standards	Decide
Preliminary/Final Plan Approvals	Decide
Zoning Upon Annexation	Recommend
Zoning Text and Map Amendments	Recommend
Site Plan associated to Special Use Permit (SUP)	Recommend
Planned Unit Development (PUD) Establishment	Recommend
Minor PUD Amendment and Adjustment	Decide
SUP Regulations and Procedures	Recommend
SUP Extensions	Decide
Designation/Development in Historic Overlays	
District or Historic Landmark	Recommend
Alternative Compliance	Decide

Subdivision-Related Responsibilities

Preliminary Plat	Decide
Final Plat	Decide
Replat	Decide
Petition For Development Agreement	Recommend
Traffic Impact Analysis	Decide
Petition for Subdivision Waiver	Recommend
Subdivision Vested Rights Petition	Decide

Other Responsibilities

Fee in Lieu/ Impact Fee	Decide
Park Land/ Trail Dedication	Decide
Waiver Procedures for Floodplain Dev.	Recommend

2.02.03 Board of Adjustment Related Responsibilities

A. Board of Adjustment Related Responsibilities.

Table 3. Board of Adjustment Responsibilities

Reinstatement of Nonconforming Use	Decide
Authorization of Nonconforming Use	Decide
Appeal of City Administrative Decision	Decide
Zoning Variance	Decide
Zoning Special Exception	Decide

2.02.04 Director of Planning Related Responsibilities

A. Director of Planning Related Responsibilities.

Table 4. Director of Planning's Responsibilities

Zoning Related Responsibilities

Modified Area Regulations and Standards	Recommend
Preliminary/Final Plan Approvals	Recommend
Zoning Upon Annexation	Recommend
Zoning Text and Map Amendments	Recommend
Site Plan associated to Special Use Permit (SUP)	Decide
Planned Unit Development (PUD) Establishment	Recommend
Minor PUD Amendment and Adjustment	Approve/Defer
SUP Regulations and Procedures	Recommend
SUP Extensions	Recommend
Designation/Development in Historic Overlays	
District or Historic Landmark	Recommend
Alternative Compliance	Recommend
Zoning Variance	Recommend
Zoning Special Exception	Recommend
Zoning Vested Rights Petition	Decide

Subdivision-Related Responsibilities

Waiver of right to 30 Day Action	Decide
Preliminary Plat	Recommend
Preliminary Plat Extension	Decide
Final Plat	Recommend
Minor Plat	Decide
Replat	Recommend
Amending Plat	Decide
Plat Vacation	Recommend
Petition for Development Agreement	Recommend
Petition for Subdivision Waiver	Recommend

Subdivision Proportionality Appeal
Subdivision Vested Rights Petition

Recommend
Decide

Other Responsibilities

Sign Permit
Common Signage Plan
Impact Fee / Fee in Lieu
Park Land and Trail Dedication
Waiver Procedures for Floodplain Development

Decide
Decide
Recommend
Recommend
Recommend

DRAFT