



APRIL PLANNING BOARD MEETING

Tuesday, April 23, 2024 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, April 23, 2024 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:

Topic: April Planning Board Meeting

Time: Apr 23, 2024 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82031528895?pwd=WDVOCeFTc2ZiemlRU3NrZjNPVnNkZz09>

Meeting ID: 820 3152 8895

Passcode: 769817

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 a request for a Minor Re-Plat of the properties described as Block 5, Lots 15 & 16 of the Lynnhaven Subdivision (112-114 Crockett Street).
2. To consider a request for a Minor Re-Plat of the properties described as Key Halk, Lots 19-22 (636 Broadway St. and 611 Harbor Street). Property ID 15788 and 18320.
3. To consider a Variance request for a manufactured home to be placed on a developed existing residential lot that is not a manufactured home park. The property is described as Block B, Lot 30, 15' of 29 of the Lou Davis Subdivision (302 Davis).
4. To consider a request for a Minor Re-Plat and conceptual plan for .85 acres in Tract Pt. 29 of A0035 Maximo Sanchez, Property ID 38216, 38270, 38230, and 38247.

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, April 23, 2024**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, April 19, 2024**.

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 a request for a Minor Re-Plat of the properties described as Block 5, Lots 15 & 16 of the Lynnhaven Subdivision (112-114 Crockett Street).

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: April 23, 2024 **AGENDA ITEM** _____

DATE: 04/17/2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a request for a Minor Re-Plat of the properties described as Block 5, Lots 15 & 16 of the Lynnhaven Subdivision (112-114 Crockett Street).

Bettye L. Cox is requesting a minor re-plat for 112 and 114 Crockett Street. Ms. Cox owns both properties and is requesting to move the property line between the two properties so that 112 Crockett will have nine more feet on the north side of her house. I have met with Ms. Cox at the property and verified that the request will meet the minimum side yard setbacks for both properties. In accordance with the City of Port Lavaca’s Code of Ordinances Sec. 12.24(d)(10), the Lynnhaven subdivision interior lot boundary line setback is five feet.

Staff Recommendation: Approval

Attachments:

- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image

Property Details

Account

Property ID:	18968	Geographic ID:	S0200-00050-0013-00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	112 CROCKETT ST PORT LAVACA, TX 77979		
Map ID:	S0200-00050-0016-00	Mapsco:	1375
Legal Description:	LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 16		
Abstract/Subdivision:	S0200 - LYNNHAVEN (PORT LAVACA)		
Neighborhood:	1375		

Owner ⓘ

Owner ID:	50100
Name:	COX LEILAND T JR
Agent:	
Mailing Address:	COX BETTYE L 112 CROCKETT PORT LAVACA, TX 77979
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$151,040 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$10,650 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:

\$161,690 Item 1.

Agricultural Value Loss: 0

\$0 (-)

Appraised Value:

\$161,690 (=)

Homestead Cap Loss: 0

\$0 (-)

Assessed Value:

\$161,690

Ag Use Value:

\$0

Values displayed are certified 2023 values.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: COX LEILAND T JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$161,690	\$135,521	\$1,058.01	\$698.56
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$161,690	\$161,690	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$161,690	\$112,352	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$161,690	\$65,352	\$366.04	\$84.88
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$161,690	\$65,352	\$4.57	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$161,690	\$4,352	\$0.03	
S01	CALHOUN COUNTY ISD	0.794900	\$161,690	\$9,352	\$74.34	\$0.00

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$788.04

Estimated Taxes Without Exemptions: \$3,465.66

Item 1.

Property Details

Account

Property ID:	18954	Geographic ID:	S0200-00050-0012-00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	114 CROCKETT ST PORT LAVACA, TX 77979		
Map ID:	S0200-00050-0015-00	Mapsco:	1375
Legal Description:	LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 15		
Abstract/Subdivision:	S0200 - LYNNHAVEN (PORT LAVACA)		
Neighborhood:	1375		

Owner ⓘ

Owner ID:	50100
Name:	COX LEILAND T JR
Agent:	
Mailing Address:	COX BETTYE L 112 CROCKETT PORT LAVACA, TX 77979

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$88,180 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$10,650 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value: \$98,830 (8)

Agricultural Value Loss: ?

Item 1.

Appraised Value: \$98,830 (=)

Homestead Cap Loss: ? \$0 (-)

Assessed Value: \$98,830

Ag Use Value: \$0

Values displayed are certified 2023 values.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: COX LEILAND T JR **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$98,830	\$98,830	\$771.57	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$98,830	\$98,830	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$98,830	\$98,830	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$98,830	\$98,830	\$553.55	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$98,830	\$98,830	\$6.92	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$98,830	\$98,830	\$0.69	
S01	CALHOUN COUNTY ISD	0.794900	\$98,830	\$98,830	\$785.60	

Total Tax Rate: 2.143400

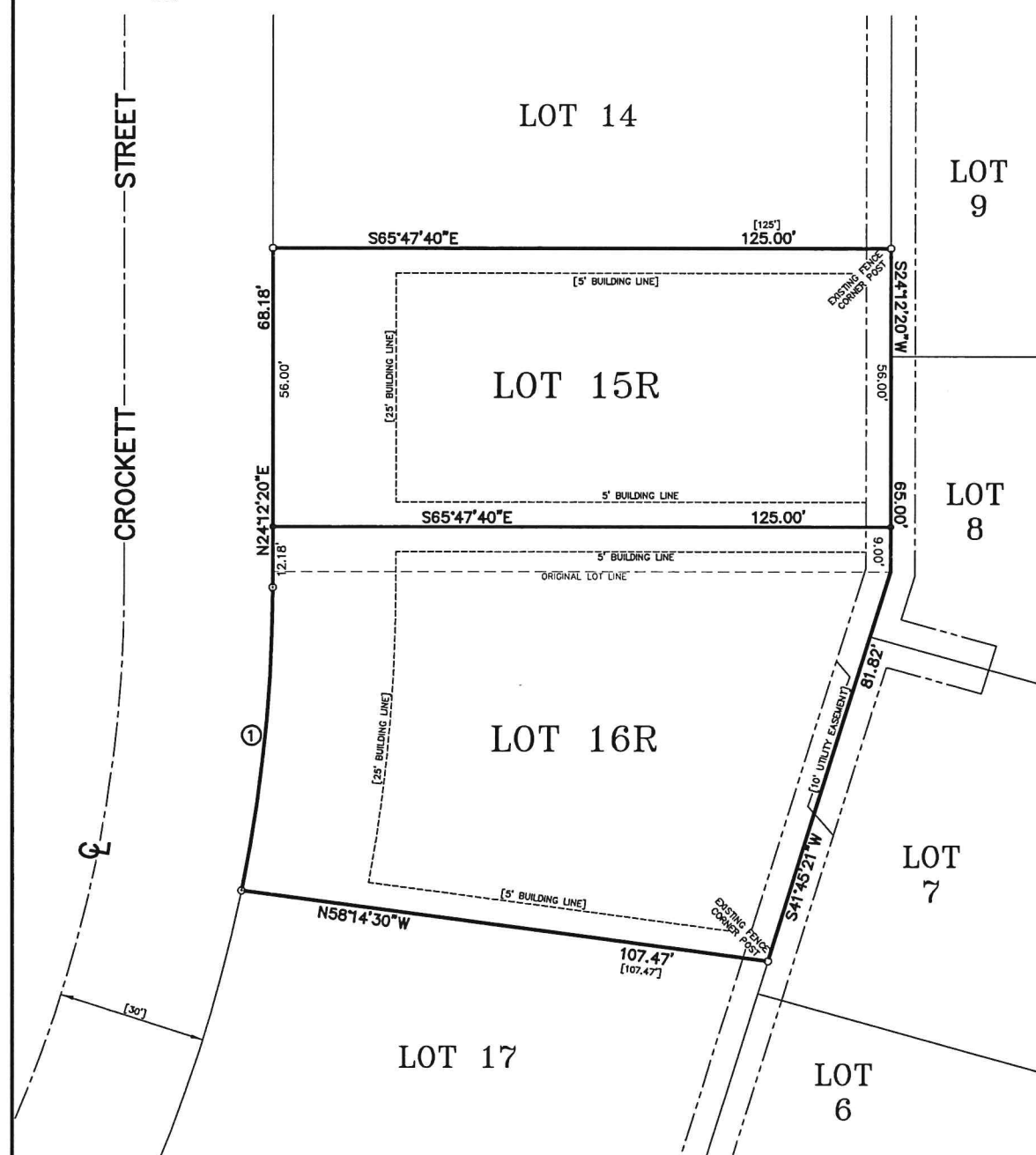
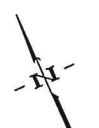
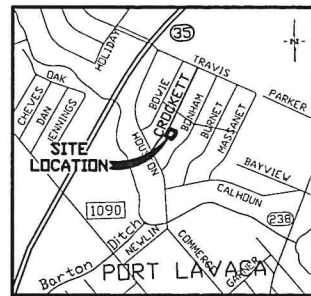
Estimated Taxes With Exemptions: \$2,118.33

Estimated Taxes Without Exemptions: \$2,118.33

REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION

0.38 ACRE SUBDIVISION

REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION
 RECORDED IN VOLUME Z, PAGE 108 OF THE CALHOUN COUNTY PLAT RECORDS.
 MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

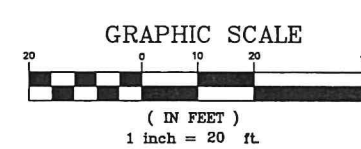


FLOOD DATA
 ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48057C 0045 E, REVISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE X.

NOTES
 1. BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219 ON THE RTK NETWORK.
 2. ADDRESS:
 15R: 112 CROCKETT STREET
 16R: 114 CROCKETT STREET

CURVE DATA
 DELTA= 11°40'29"
 RADIUS= 299.98'
 LONG CH.= N30°02'34"E
 61.02'

- LEGEND**
- EXISTING 5/8" IRON ROD UNLESS NOTED
 - ⊙ EXISTING 3/4" 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



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
 COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN 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.

LELAND T. COX, JR.

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LELAND T. COX, JR., 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 _____ 2024.

NOTARY PUBLIC, STATE OF TEXAS

BETTYE L. COX

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BETTYE L. COX, 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 _____ 2024.

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 _____ 2024.

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 _____ 2024.

BY: _____
 PAUL SPAETH,
 CHIEF APPRAISER

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
 COUNTY OF CALHOUN

CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES
 DISTRICT COORDINATOR
 (361) 552-5455

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 APRIL 17, 2024.

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

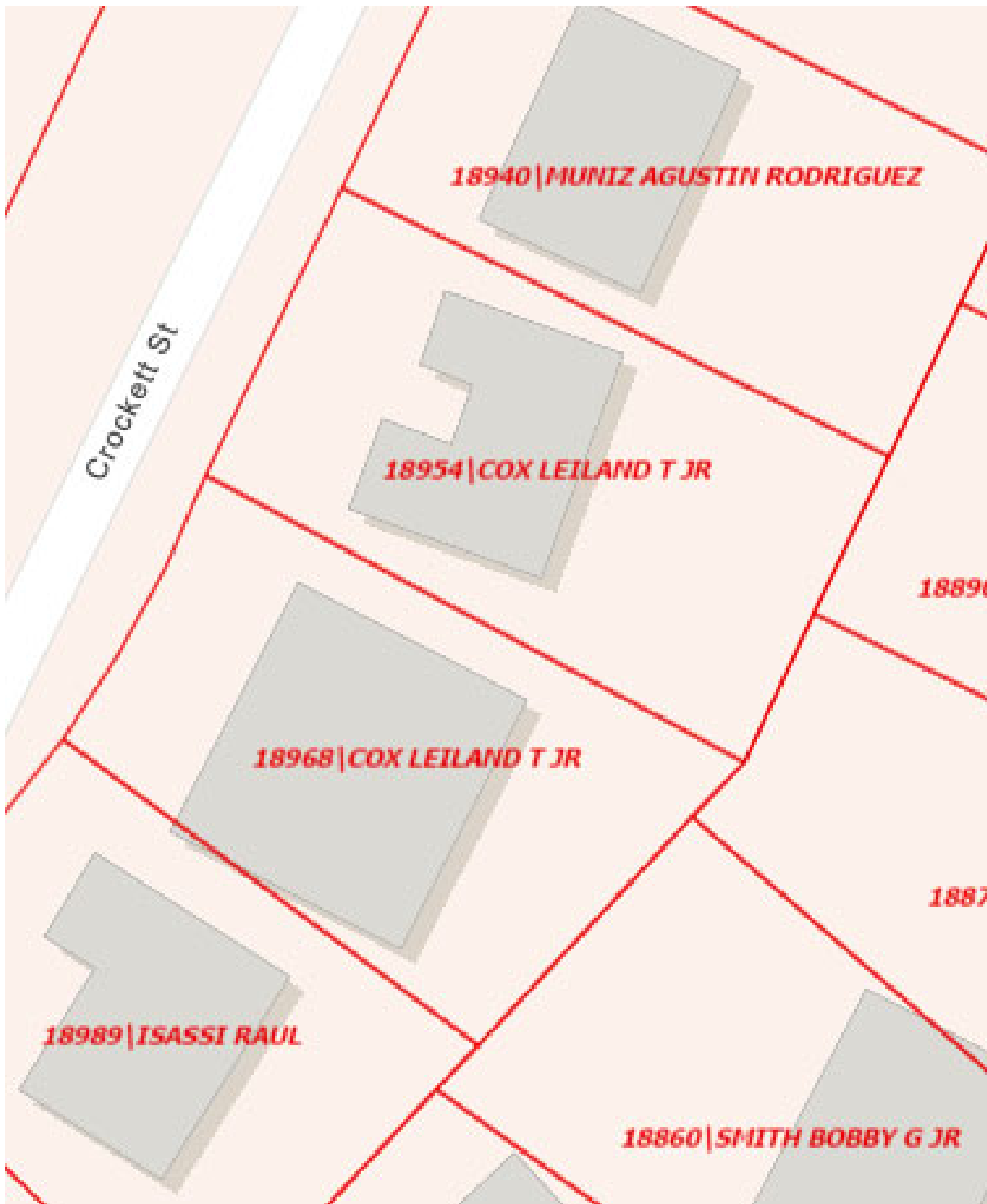


DRAWN BY:
 J.H.D.
 CHECKED BY:
 H.A.D.
 DATE:
 APRIL 17 2024
 SCALE:
 1" = 20'

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

FILE NO.:
 11132-001
 JOB NO.:
 11132-001
 SHEET NO.:
 1 OF 1

FINAL PLAT



COMMUNICATION

SUBJECT: To consider a request for a Minor Re-Plat of the properties described as Key Halk, Lots 19-22 (636 Broadway St. and 611 Harbor Street). Property ID 15788 and 18320.

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: April 23, 2024 **AGENDA ITEM** _____

DATE: 04/17/2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a request for a Minor Re-Plat of the properties described as Key Halk, Lots 19-22 (636 Broadway St. and 611 Harbor Street). Property ID 15788 and 18320.

Ty C. Harris is requesting a minor re-plat for 636 Broadway Street and 611 Harbor Street. Mr. Harris owns both properties and planning to build a new structure that would be built over the property line between lots 19 & 20. Therefore, he is requesting to move the property line between the two properties to comply with the City of Port Lavaca's Code of Ordinances.

Staff Recommendation: Approval

Attachments:

- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- Preliminary re-plat for review only
- Site Plan

Property Details

Account

Property ID: 15788 **Geographic ID:** S0180-00000-0017-A0

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 611 HARBOR ST PORT LAVACA, TX 77979

Map ID: S0180-00000-0020-00 **MapSCO:** 1600.1

Legal Description: KEY HALK (PORT LAVACA), LOT 16' OF 19,ALL OF 20,21,22

Abstract/Subdivision: S0180 - KEY HALK (PORT LAVACA)

Neighborhood: 1600

Owner

Owner ID: 56172

Name: HARRISS TY C

Agent:

Mailing Address: HARRISS MELODY S
611 HARBOR ST
PORT LAVACA, TX 77979-2701

% Ownership: 100.0%

Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$302,820 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$13,280 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$316,100 Item 2.
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$316,100 (=)
Homestead Cap Loss:	\$95,786 (-)
Assessed Value:	\$220,314
Ag Use Value:	\$0

Values displayed are certified 2023 values.
 Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HARRISS TY C %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$316,100	\$178,704	\$1,395.14	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$316,100	\$220,314	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$316,100	\$140,094	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$316,100	\$93,094	\$521.42	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$316,100	\$93,094	\$6.52	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$316,100	\$32,094	\$0.22	
S01	CALHOUN COUNTY ISD	0.794900	\$316,100	\$37,094	\$294.86	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$2,218.16

Estimated Taxes Without Exemptions: \$6,775.29

Item 2.

Property Details

Account

Property ID: 18320 **Geographic ID:** S0180-00000-0017-00
Type: Real **Zoning:**
Property Use: MISC MISC **Condo:**

Location

Situs Address: 636 BROADWAY ST PORT LAVACA, TX 77979
Map ID: S0180-00000-0019-00 **MapSCO:** 1550
Legal Description: KEY HALK (PORT LAVACA), LOT PT OF 19, (& KEY-NOBLE)
Abstract/Subdivision: S0180 - KEY HALK (PORT LAVACA)
Neighborhood: 1550
Owner ⓘ
Owner ID: 18848
Name: HARRISS TY C
Agent:
Mailing Address: 611 HARBOR ST
 PORT LAVACA, TX 77979-2701
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$13,600 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$10,400 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$24,000 (=)

Agricultural Value Loss:

Appraised Value:

\$24,000 (=)

Homestead Cap Loss:

\$0 (-)

Assessed Value:

\$24,000

Ag Use Value:

\$0

Values displayed are certified 2023 values.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

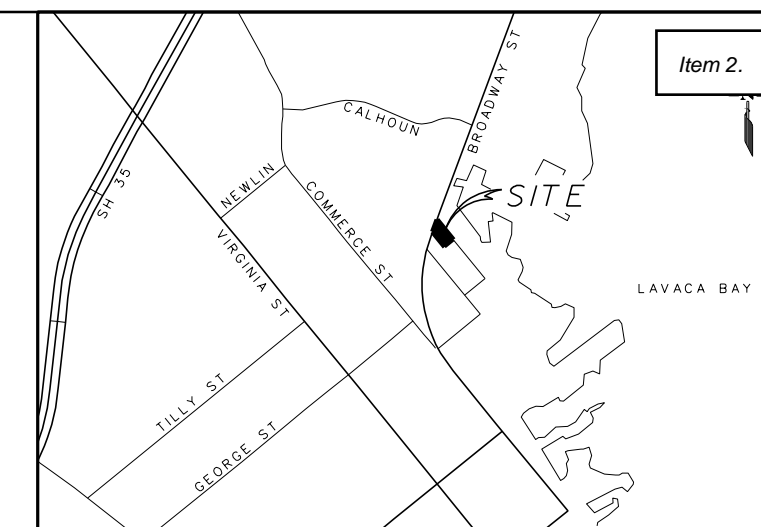
Owner: HARRISS TY C %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$24,000	\$24,000	\$187.37	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$24,000	\$24,000	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$24,000	\$24,000	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$24,000	\$24,000	\$134.42	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$24,000	\$24,000	\$1.68	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$24,000	\$24,000	\$0.17	
S01	CALHOUN COUNTY ISD	0.794900	\$24,000	\$24,000	\$190.78	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$514.42

Estimated Taxes Without Exemptions: \$514.42



LEGAL DESCRIPTION

THE STATE OF TEXAS
COUNTY OF CALHOUN

BEING a 0.67 acre tract situated in the Maximo Sanchez Survey, Abstract No. 35, Calhoun County, Texas and being comprised of Lot 19 of the R.E. Key Subdivision of the Noble Tract as shown by map recorded in Volume Z, Page 95 (Slide 80A) of the Plat Records of said county and Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract as shown by map recorded in Volume Z, Page 88 (Slide 72A) of the Plat Records of said county, and being the same tracts described in Sherrif's Deed dated October 19, 1999 from B.B. Browning to Ty Harriss and recorded in Volume 238, Page 890 of the Official Records of said county and in Special Warranty Deed with Vendor's Lien dated September 13, 1996 from Philip Lader, et al to Ty Harriss and Melody Harriss and recorded in Volume 167, Page 843 of the Official Records of said county, and this 0.67 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an existing "PK" nail at the intersection of the southeast right-of-way line of Broadway Street with the southwest right-of-way line of Harbor Street and at the north corner of said Lot 19 of the R.E. Key Subdivision of the Noble Tract for the north corner of the herein described tract;

THENCE South 39°19'07" East with the southwest right-of-way line of Harbor Street, the northeast line of said Lot 19 of the R.E. Key Subdivision of the Noble Tract, the northeast line of Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract, and the northeast line of the herein described tract for a distance of 278.30 feet to an existing 5/8 inch iron rod at the north corner of Lot 23 and the east corner of Lot 22 of the Key Subdivision of the Halk Tract for the east corner of the herein described tract;

THENCE South 50°40'53" West with the northwest line of said Lot 23, the southeast line of said Lot 22, and the southeast line of the herein described tract for a distance of 120.00 feet to an existing 5/8 inch iron rod at the common corners of Lots 15, 16, 22, and 23 of the Key Subdivision of the Halk Tract for the south corner of the herein described tract;

THENCE North 39°19'07" West with the northeast line of Lots 16, 17, 18 and the southwest line of Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract, and with the southwest line of the herein described tract for a distance of 208.30 feet to an existing "X" scribed in concrete in the southeast right-of-way line of Broadway Street, at the north corner of said Lot 18, and at the west corner of Lot 19 of the Key Subdivision of the Halk Tract for the west corner of the herein described tract;

THENCE North 20°25'26" East with the southeast right-of-way line of Broadway Street, the northwest line of Lot 19 of the Key Subdivision of the Halk Tract, the northwest line of Lot 19 of the R.E. Key Subdivision of the Noble Tract, and the northwest line of the herein described tract for a distance of 138.93 feet to the POINT OF BEGINNING, containing 0.67 acre of land.

CITY SECRETARY CERTIFICATION

I, _____, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING 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 CITY COUNCIL OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA,

ON THIS _____ DAY OF _____, 2024.

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

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARRISS SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

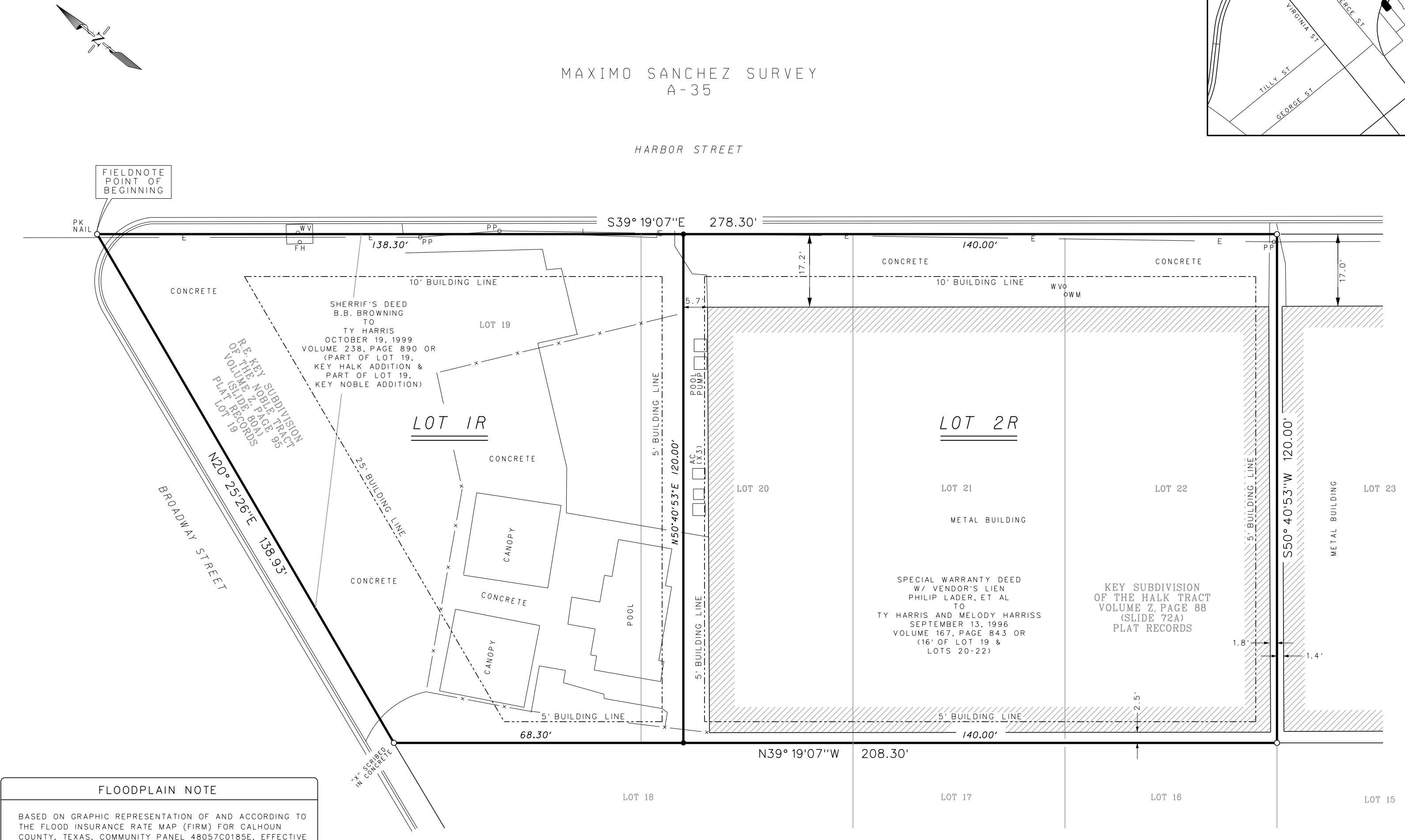
OWNERS SIGNATURE:
TY HARRISS
611 HARBOR ST
PORT LAVACA, TX 77979

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. PAUL BUNNELL 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE ___ DAY OF ___ 2024.

NOTARY PUBLIC
CALHOUN COUNTY, TEXAS



FLOODPLAIN NOTE

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL 48057C0185E, EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, (0.2% ANNUAL CHANCE FLOOD HAZARD, WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

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 2024 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 _____, 2024.

CHIEF APPRAISER

COUNTY CLERK CERTIFICATION

I, _____, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF HARRISS SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE CITY OF PORT LAVACA, TEXAS, ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2024, _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THE _____ DAY OF _____, 2023, IN VOLUME _____, PAGE _____ OF THE CALHOUN COUNTY PLAT RECORDS, SLIDE NO. _____.

COUNTY CLERK

GENERAL NOTES

ADDRESS:
LOT 1R:
T.B.D.
LOT 2R:
611 HARBOR ST
PORT LAVACA, TX 77979

LAND USE:
RESIDENTIAL

BUILDING LINES:
AS SHOWN

BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

LEGEND

- - 5/8 IRON ROD FOUND UNLESS OTHERWISE NOTED
- - 5/8 IRON ROD SET UNLESS OTHERWISE NOTED
- WM - WATER METER
- WV - WATER VALVE
- PP - POWER POLE
- AC - AIR CONDITIONING UNIT
- FH - FIRE HDRANT
- X- - FENCE
- E- - OVERHEAD ELECTRIC

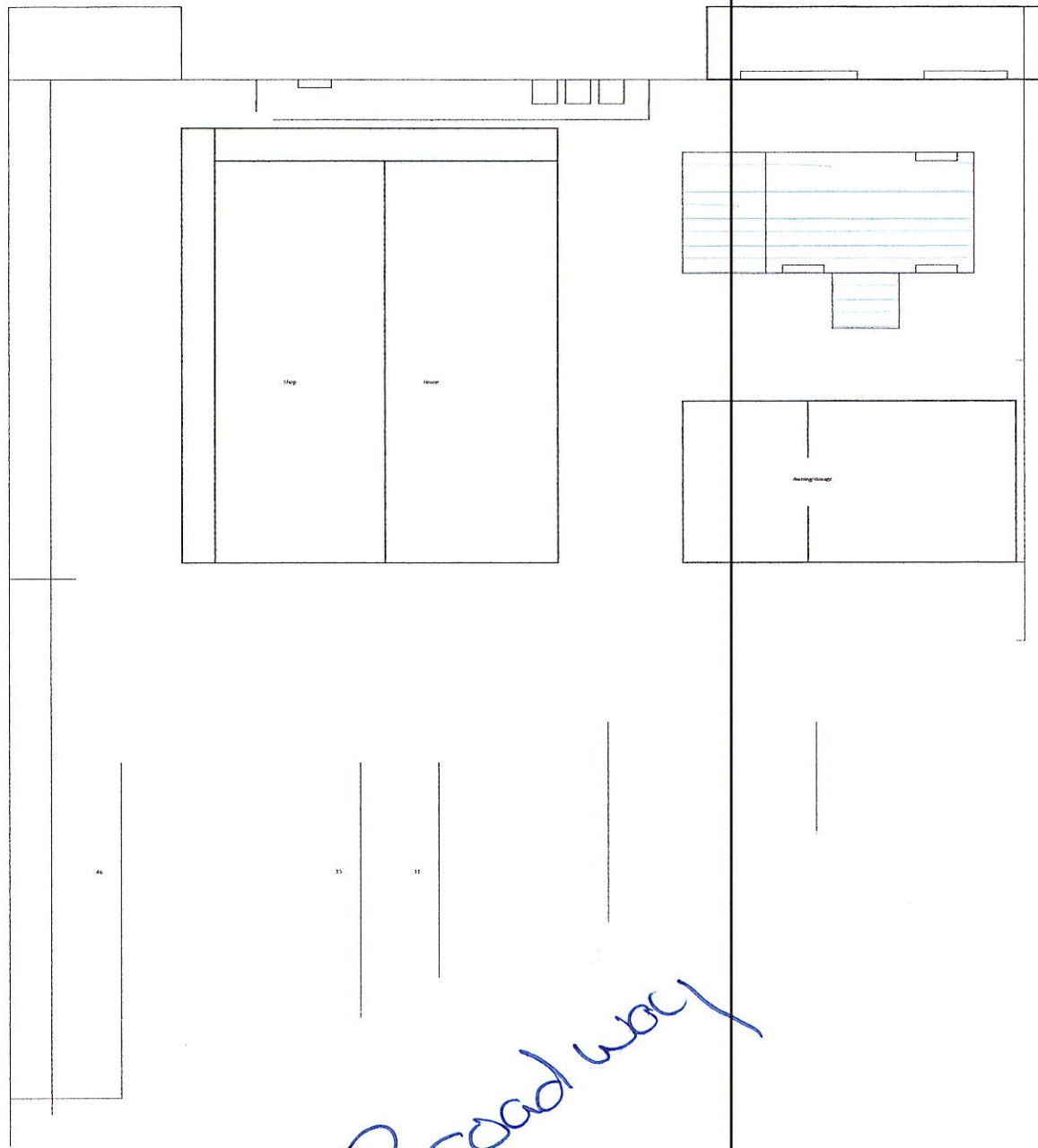
HARRISS SUBDIVISION
A SUBDIVISION LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

PLAT SHOWING RE-SUBDIVISION OF LOTS 19 THROUGH 22 OF KEY SUBDIVISION OF THE HALK TRACT AS SHOWN IN VOLUME Z, PAGE 88 OF THE PLAT RECORDS AND LOT 19 (NOBLE TRACT) OF THE R.E. KEY SUBDIVISION OF THE NOBLE TRACT AS SHOWN IN VOLUME Z, PAGE 95 OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

GANEM & KELLY SURVEYING, INC.
LAWAR STREET, SUITE 5
POINT COMFORT, TEXAS 77978
(361) 987-2011
FIRM NO. 10080300

DRAWN BY: G.A.G. SCALE: 1" = 20'
CHECKED BY: G.A.G. DATE: 04/19/2024
APPROVED BY: G.A.G. JOB NO. PC24-048

HARBOUR



Broadway

COMMUNICATION

SUBJECT: To consider a Variance request for a manufactured home to be placed on a developed existing residential lot that is not a manufactured home park. The property is described as Block B, Lot 30, 15' of 29 of the Lou Davis Subdivision (302 Davis).

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: April 23, 2024 **AGENDA ITEM** _____

DATE: 04/17/2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a Variance request for a manufactured home to be placed on a developed existing residential lot that is not a manufactured home park. The property is described as Block B, Lot 30, 15' of 29 of the Lou Davis Subdivision (302 Davis).

Chapter 26 – Manufactured housing

In accordance with Chapter 26.4(2)(c) of City of Port Lavaca Code of Ordinances, HUD-Code manufactured housing shall be installed only in a manufactured housing park, manufactured housing subdivisions or other property approved by the building official as described in the remainder of this subsection. A HUD-Code manufactured home will be permitted to be installed on any lot on which a manufactured home was situated in the past 180 days.

Karl Meyer is requesting a variance to place a manufactured home on 302 Davis. Mr. Meyer's variance application explains that a manufactured home had previously been placed on the property. According to our records, service was discontinued on August 30, 2021 and the manufactured home was removed during that time. According to the tax appraisal office, Mr. Meyer purchased the property on September 2, 2022.

Staff Recommendation: Denial

The variance request for a manufactured home to be permanently installed as a residential home on an existing developed residential lot for the intent of occupancy does not meet the City Code of Ordinance, Chapter 26 Section 26.4(2)(c). If the request is approved, then this may allow other property owners throughout town to use this request for their benefit and defeat the intent of the ordinance. Therefore, staff recommends denial as per the aforementioned ordinance citation.

Attachments:

- Planning Board Review Application
- Request for Variance Form
- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image

City of Port Lavaca Request for Variance

Date: 4-9-2024


Name: Karl Meyer

Address: 302 Davis

Variance being requested: Manufactured ordinance

Reason for request: Own lot had a manufactured home on lot for over 50 years. Lot is set up for a new one water, sewer & electric. Would like to put a new one back on the lot.

Karl F. Meyer
Signature


Phone number

Date of Planning Board: _____

Received by: 4/9/24



COMMUNICATION

SUBJECT: To consider a request for a Minor Re-Plat and conceptual plan for .85 acres in Tract Pt. 29 of A0035 Maximo Sanchez, Property ID 38216, 38270, 38230, and 38247.

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: April 23, 2024 **AGENDA ITEM** _____

DATE: 04/17/2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a request for a Minor Re-Plat and conceptual plan for .85 acres in Tract Pt. 29 of A0035 Maximo Sanchez, Property ID 38216, 38270, 38230, and 38247.

Texas Dow Employees FCU (TDECU) is requesting a minor re-plat for 119-125 HWY 35. TDECU owns all four properties and is planning to build a new structure as shown in the attached site plan. The minor re-plat request does meet the requirements as set out in Chapter 42 of the City of Port Lavaca's Code of Ordinances.

A preliminary meeting was conducted with the developer and staff. All items addressed to the developer have been corrected in the attached revised site plan.

Staff Recommendation: Approval

Attachments:

- Application for Planning Board Review
- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- Preliminary re-plat
- Site Plan



STATE OF TEXAS
 COUNTY OF _____
 I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SUBDIVISION TO THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER(S) _____
 STATE OF TEXAS
 COUNTY OF _____
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC,
 _____ COUNTY, TEXAS
 COUNTY OF HARRIS

I, CHRIS RHODES, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PORT LAVACA, TEXAS.

SURVEYOR'S NAME: CHRIS RHODES
 REGISTERED PUBLIC SURVEYOR NO. 6532
 DATE: _____/_____/____



COUNTY OF CALHOUN
 I, _____ A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ENGINEER'S NAME _____
 TEXAS REGISTRATION NO. _____
 DATE: _____/_____/____

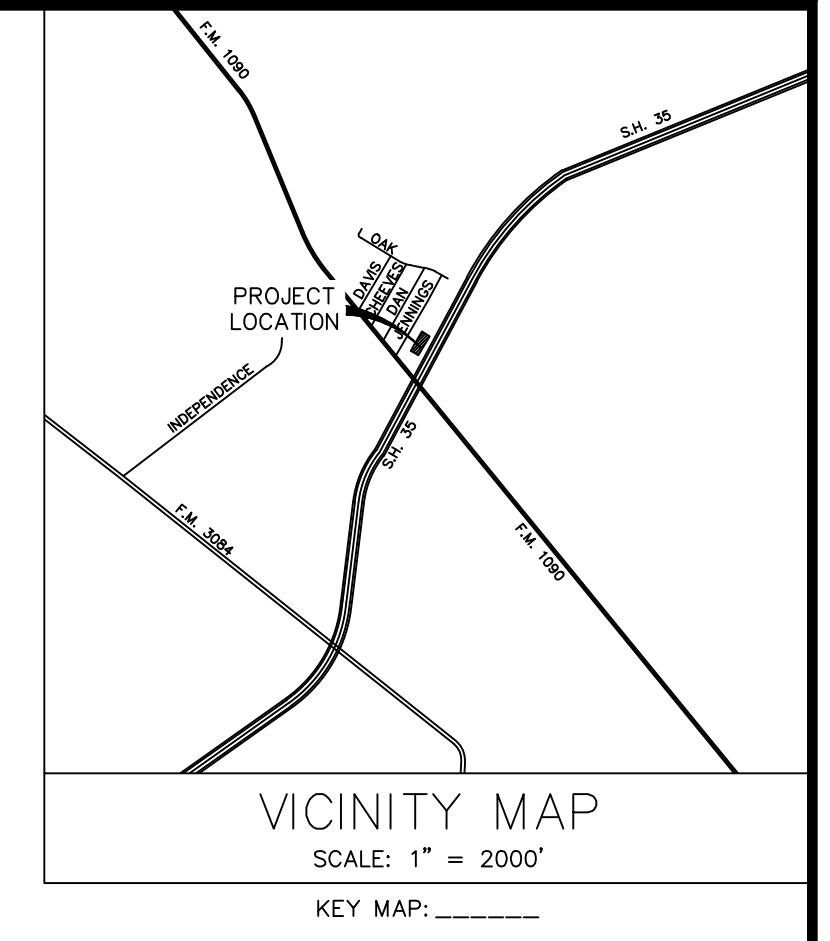
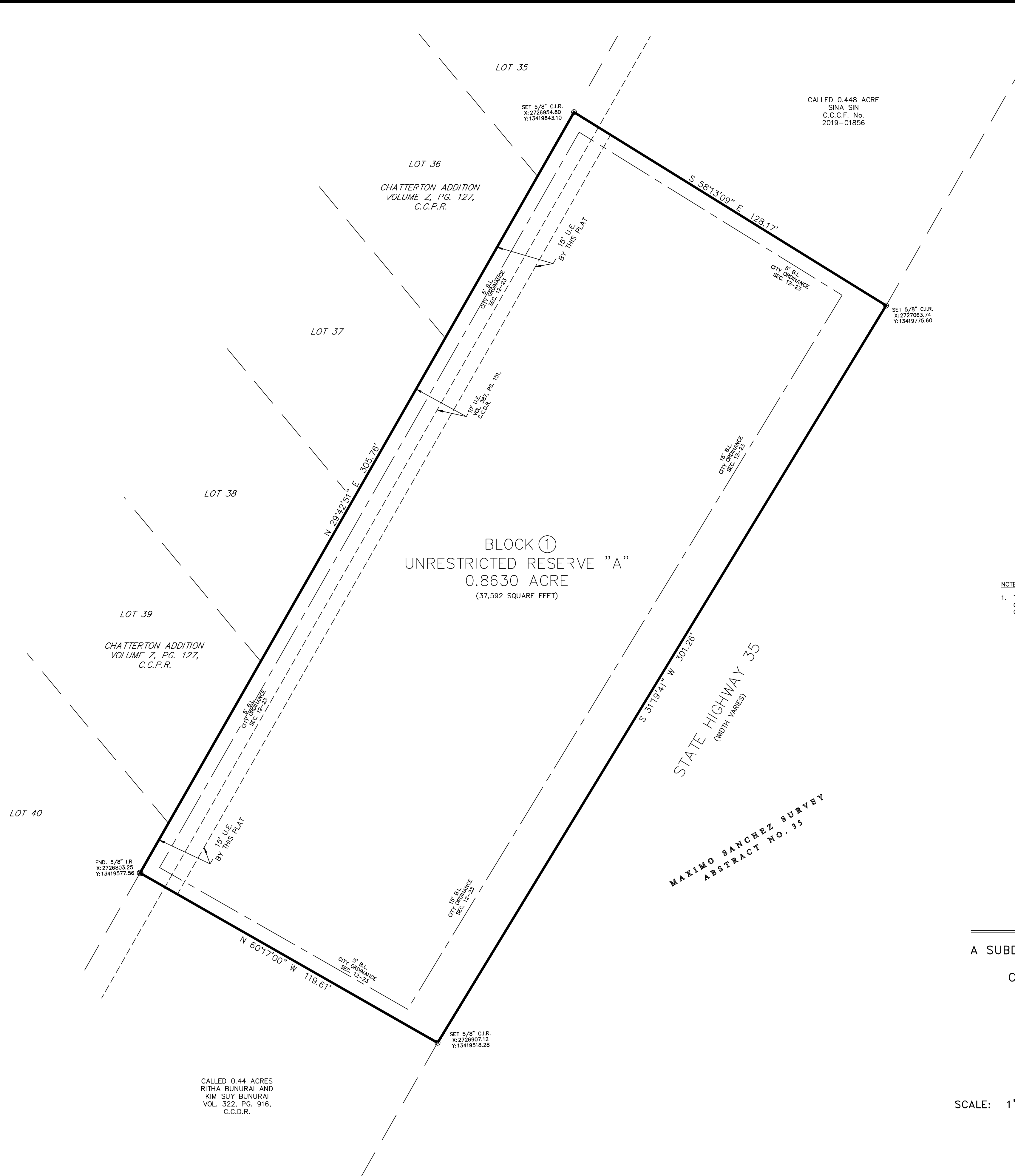
COUNTY OF CALHOUN
 I, _____ CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE CITY COUNCIL 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 _____, 20____

CITY SECRETARY
 CITY OF PORT LAVACA, CALHOUN COUNTY
 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, ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ O'CLOCK ____ M., AND WAS DULY RECORDED ON THE ____ DAY OF _____, 20____ IN VOLUME _____ PAGE _____ OF THE CALHOUN COUNTY DEED RECORDS.

COUNTY CLERK
 COUNTY OF CALHOUN
 STATE OF TEXAS



- ABBREVIATIONS
- B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - ESMT. = EASEMENT
 - C.C.C.F. = CALHOUN COUNTY CLERK'S FILE
 - C.C.D.R. = CALHOUN COUNTY DEED RECORDS
 - C.C.P.R. = CALHOUN COUNTY PLAT RECORDS
 - No. = NUMBER
 - PG. = PAGE
 - R.O.W. = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - SAN. SWR. = SANITARY SEWER
 - STM. SWR. = STORM SEWER
 - U.E. = UTILITY EASEMENT
 - VOL. = VOLUME
 - FF = FINISHED FLOOR
 - GAS-FF = GAS LINE PIN FLAG
 - FND. = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - I.P. = IRON PIPE
 - T.B.M. = TEMPORARY BENCHMARK
 - FL = FLOWLINE
 - A/C = AIR CONDITIONING UNIT

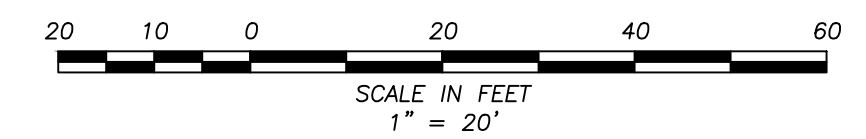
NOTES:
 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999423247.



TDECU PORT LAVACA

A SUBDIVISION OF 0.8630 ACRES OF LAND, LOCATED IN THE MAXIMO SANCHEZ SURVEY, ABSTRACT-35, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS
 1 BLOCK 1 RESERVE

OWNERS: TEXAS DOW EMPLOYEES CREDIT UNION



SCALE: 1"=20'

APRIL, 2024



TBPELS No. 10143800
 Email: michael@civil-surv.net

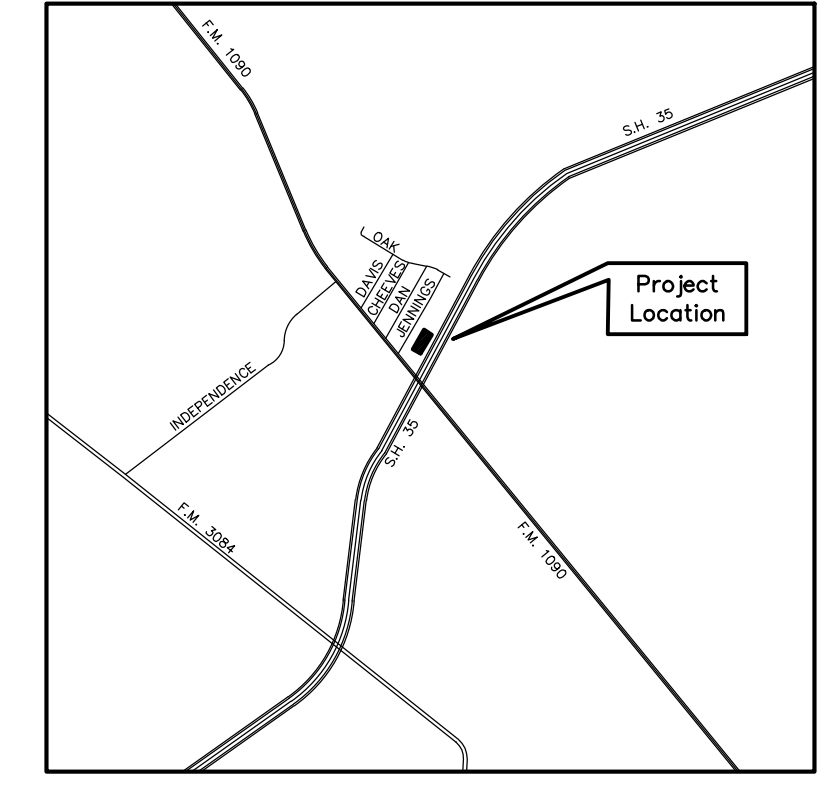
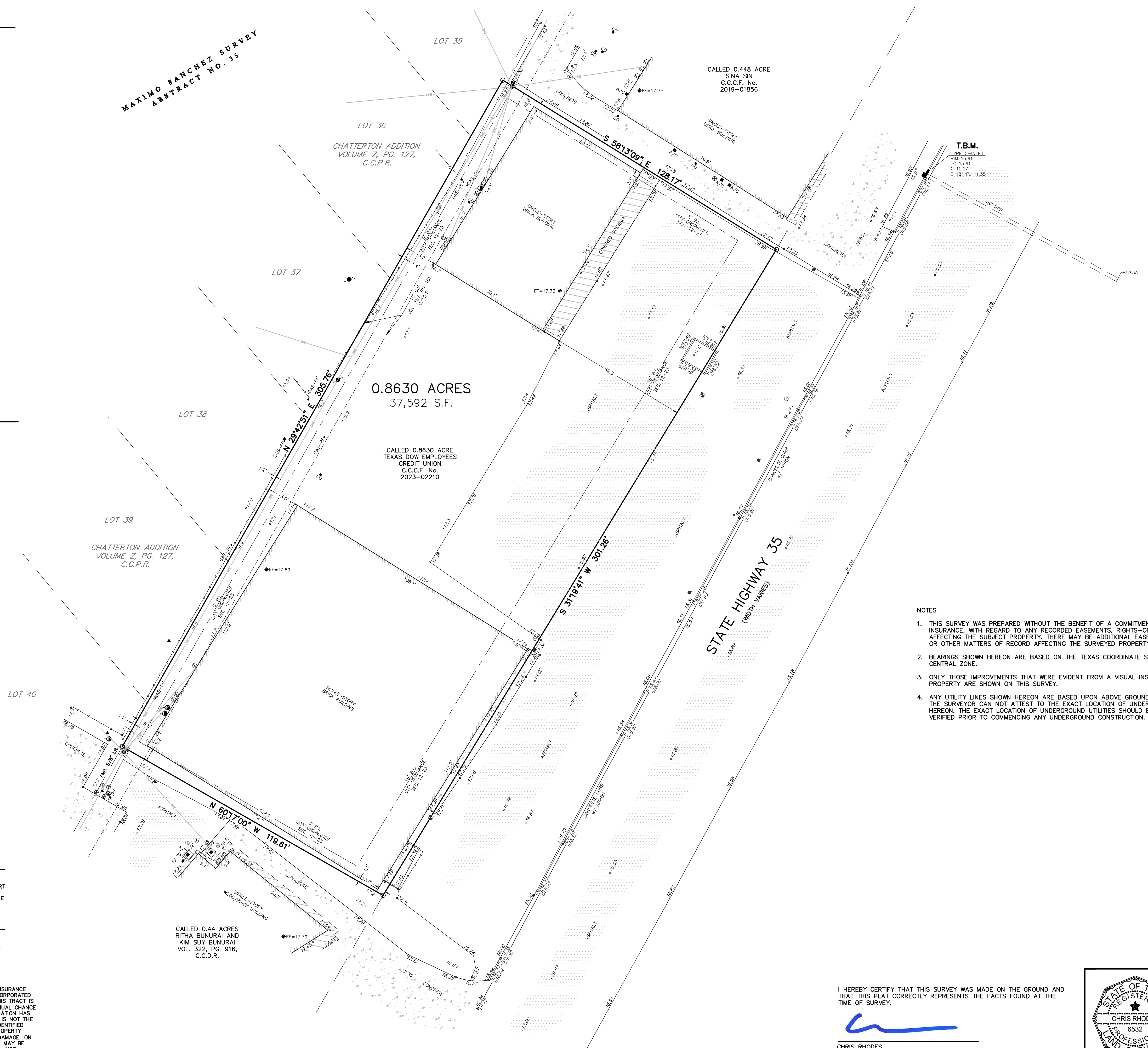
LEGEND

x 68.00	ELEVATION
x TC 68.10	TOP OF CURB
x G 67.75	GUTTER
FM 68.00	RIM
FL 65.30	FLOWLINE
⊗	C INLET
⊙	GREASE TRAP
⊕	CLEAN OUT
⊖	BOLLARD
⊙	POWER POLE
⊙	DOWN GUY
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER METER
⊙	BLOWOFF VALVE
⊙	STREET SIGN
⊙	AREA LIGHT
⊙	MAILBOX
⊙	TELEPHONE ENCLOSURE
⊙	TELEPHONE CABLE MARKER
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER SPIGOT
⊙	CHAIN LINK FENCE
⊙	WOOD FENCE
⊙	OHE OVERHEAD ELECTRIC LINE
⊙	SANITARY SEWER
⊙	STORM SEWER
⊙	OVERHANG/COVERED AREA
⊙	CONCRETE
⊙	GRAVEL
⊙	ASPHALT

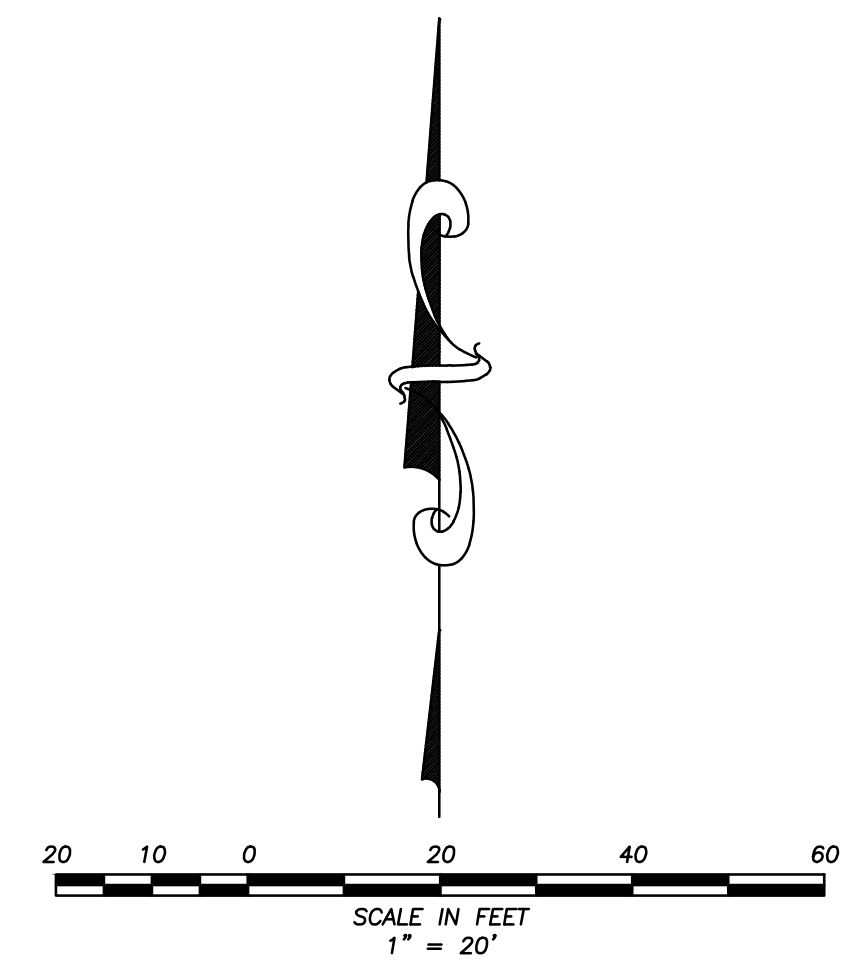
ABBREVIATIONS

B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
E.S.M.	= EASEMENT
C.C.C.F.	= CALHOUN COUNTY CLERK'S FILE
C.C.D.R.	= CALHOUN COUNTY DEED RECORDS
C.C.P.R.	= CALHOUN COUNTY PLAT RECORDS
No.	= NUMBER
P.G.	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
SAN. SWR.	= SANITARY SEWER
STM. SWR.	= STORM SEWER
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
FF	= FINISHED FLOOR
GAS-PIN	= GAS LINE PIN FLAG
FND.	= FOUND
I.R.	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE
T.B.M.	= TEMPORARY BENCHMARK
FL	= FLOWLINE
A/C	= AIR CONDITIONING UNIT

MAXIMO SANCHEZ SURVEY
ABSTRACT NO. 35



VICINITY MAP
SCALE: 1" = 1/2 MI.



- NOTES
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
 4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

BENCHMARK ELEV. 27.10'

NGS MONUMENT PID #N2383 IS A STAINLESS STEEL ROD IN SLEEVE LOCATED NORTHWEST OF FORT LAVACA AT THE CALHOUN COUNTY AIRPORT. FROM THE AIRPORT ENTRANCE ROAD, TRAVEL NORTHWEST FOR 0.50 MILE TO THE AIRPORT ADMINISTRATION BUILDING. MONUMENT IS LOCATED 116.1 FEET SOUTHWEST OF THE PARALLEL TAXIWAY AND 54.5 FEET SOUTHEAST OF THE CENTERLINE OF THE CONNECTING TAXIWAY. (NAVD 88)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 15.91'

BOX-CUT ON TYPE-C INLET LOCATED ON THE WEST CURB LINE OF THE SOUTHBOUND LANE OF STATE HIGHWAY 35, APPROXIMATELY 640 FEET NORTH FROM THE INTERSECTION OF F.M. 1090 AND STATE HIGHWAY 35, AS SHOWN ON SURVEY. (NAVD 88)

CALLED 0.44 ACRES
RITHA BUNURAI AND
KIM SUY BUNURAI
VOL. 322, PG. 916,
C.C.D.R.

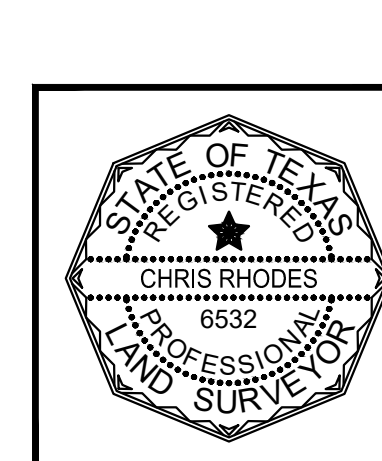
CALLED 0.448 ACRE
SINA SIN
C.C.C.F. No.
2019-01856

T.B.M.
TYPE C INLET
RIM 15.91
C 15.17
E 18' FL 11.35

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT LAVACA, CALHOUN COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480069, DATED OCTOBER 16, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480070048E. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532



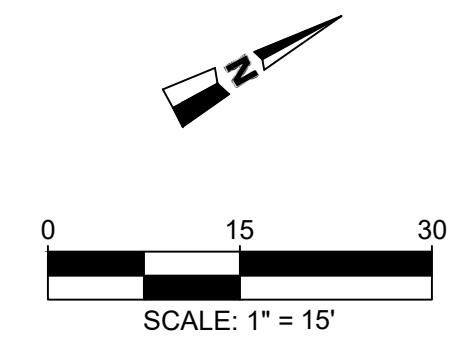
DATE:	1/3/2024
SCALE:	1" = 20'
BOOK NO.:	JP
DRAWN BY:	MS
CHECKED BY:	OR
PROJECT NO.:	CS 23238
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

TBPELS No. 10143800
Email: michael@civil-surr.net

NO.	DATE	DESCRIPTION	BY



LANDSCAPE REQUIREMENTS

REQUIREMENT: 10% OF BUILDING SITE MUST BE LANDSCAPED

BUILDING SITE = TRACT SIZE - BUILDING AREA
 TRACT SIZE = 37,592 SF
 BUILDING AREA = 2,681 SF
 BUILDING SITE = 34,911 SF
 10% OF BUILDING SITE = 3,491 SF

REQUIREMENT: 70% OF LANDSCAPED AREA MUST BE IN STREET YARD

REQUIRED LANDSCAPED AREA = 3,491 SF
 STREET YARD LANDSCAPE = 2,444 SF

REQUIRED SITE TREES (2" CALIPER, 5' TALL)

1 TREE PER 800 SF OF LANDSCAPING
 3,491 SF / 800 SF = 4.4
 → 5 TREES REQUIRED

REQUIRED STREET TREES (TO BE PLANTED IN R.O.W.)

1 TREE PER 60 LF OF RIGHT-OF-WAY FRONTAGE
 300 LF / 60 LF = 5
 → 5 TREES REQUIRED

REQUIRED PARKING LOT TREES (IF MORE THAN 20 PARKING SPACES)

PROVIDE A 9'-WIDE END CAP WITH A 10' RADIUS AND 1 LARGE TREE AT END OF PARKING ROWS
 PROVIDE ONE PARKING ISLAND WITH 1 LARGE TREE FOR EVERY 20 PARKING SPACES OR A PORTION THEREOF
 PROVIDE 2 LARGE TREES OR 5 SMALL TREES IN PARKING LOT CORNERS
 PROVIDE GROUND COVER FOR ALL ISLANDS WITH NOT MORE THAN 25% BEING SOD
 PROVIDE A 3' LANDSCAPE HEDGE ALONG 25% OF PARKING LOT

PARKING ANALYSIS	
MINIMUM CRITERIA	1 SPACE / 300 SF
BUILDING SQUARE FEET	2,681 SF
PARKING SPACES REQUIRED	9 SPACES
PARKING SPACES PROVIDED	24 SPACES

**PRELIMINARY
SITE PLAN
APRIL 10, 2024**

BENCHMARK:
 NGS MONUMENT PID# AN2393 IS A STAINLESS STEEL ROD IN SLEEVE LOCATED NORTHWEST OF PORT LAVACA AT THE CALHOUN COUNTY AIRPORT, FROM THE AIRPORT ENTRANCE ROAD, TRAVEL NORTHWEST FOR 0.50 MILES TO THE AIRPORT ADMINISTRATION BUILDING. MONUMENT IS LOCATED 116.1 FEET SOUTHWEST OF THE CENTERLINE OF THE CONNECTING TAXIWAY, ELEV. = 27.10 FEET (NAVD 88).

TBM: BOX-CUT ON THE TYPE-C INLET LOCATED ON THE WEST CURB LINE OF THE SOUTHBOUND LANE OF STATE HIGHWAY 35, APPROXIMATELY 640 FEET NORTH OF THE INTERSECTION OF FM 1090 AND STATE HIGHWAY 35, AS SHOWN ON SURVEY. ELEV. = 15.91 FEET (NAVD 88).

THE PROPOSED TRACT IS LOCATED IN UNSHADED ZONE 'X' (OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 480570045E DATED OCTOBER 16, 2014, APPROXIMATE 100-YEAR AND 500-YEAR FLOOD ELEVATIONS FOR THE PROPOSED TRACT ARE AS FOLLOWS:
 100-YEAR ELEVATION = 10.9 FEET
 500-YEAR ELEVATION = 15.9 FEET

FOR BURIED UTILITY INFORMATION CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG (OR 1-800-545-6005 TEXAS 811) OR 1-800-669-8444 (LONG STAR 811) UTILITY NOTIFICATION ONE CALL WWW.TEXAS811.ORG WWW.LONESTAR811.COM

NOTICE:
 FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date: _____
 CENTERPOINT ENERGY NATURAL GAS UTILITIES SHOWN, (GAS SERVICE LINES ARE NOT SHOWN). THIS SIGNATURE NOT TO BE USED FOR CONFLICT VERIFICATION. SIGNATURE VALID FOR SIX MONTHS.

Date: _____
 CENTERPOINT ENERGY (UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY). THIS SIGNATURE VERIFIES EXISTING UNDERGROUND FACILITIES NOT TO BE USED FOR CONFLICT VERIFICATION. SIGNATURE VALID FOR SIX MONTHS.

Date: _____
 APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. SIGNATURE VALID FOR ONE YEAR.

ISSUED FOR INTERIM REVIEW ONLY
 THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.
 ENGINEER: MATTHEW D. KELLEY
 TX. LICENSE NO. 124996
 ISSUED: APRIL 2024

**5510 THREE OAKS CIRCLE
HOUSTON, TEXAS 77069
TBPE FIRM NO. 21016
WWW.MK-ENGR.COM
346-326-0123**

OVERALL SITE PLAN

DESIGN BY: MDK	PROJECT NO.: TEG-002-001
DRAWN BY: MDK	DATE ISSUED: APRIL 2024
APPROVED: RMK	SHEET 1 OF 1

