



PLANNING BOARD MEETING

Tuesday, February 27, 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, February 27, 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/81163446779?pwd=RTErZlFLRmJuWGVteGFqeGpLcWpJUT09>

Meeting ID: 811 6344 6779

Passcode: 872912

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 for a conceptual tire and automotive shop to be located on the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision.
2. Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 90097 located in the Redfish Retreat Subdivision.

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 27, 2024**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, February 23, 2024**.

Sara Sanchez, *Development Services Coordinator*

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 for a conceptual tire and automotive shop to be located on the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 27, 2024 AGENDA ITEM _____
DATE: 02/20/2024
TO: PLANNING BOARD
FROM: DEVELOPMENT SERVICES

SUBJECT: Consider and discuss approval for a conceptual tire and automotive shop to be located on the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision.

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

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

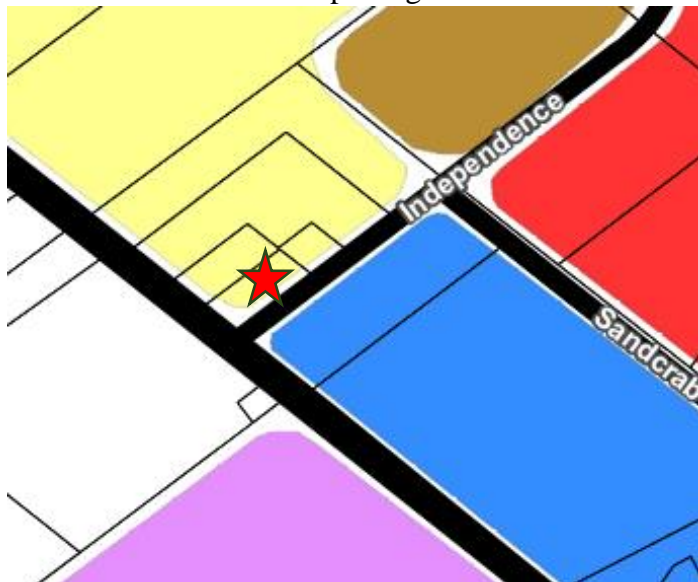
The applicant is proposing a new tire and automotive shop to be located in the Laurel Acres subdivision. The applicant currently owns and operates multiple service centers in the city of Victoria, Crossroads Tire & Automotive Service.

The applicant has provided the layout and site plan from a Victoria location for concept review. Tires will be confined and a trailer will pick up weekly or bi-weekly as needed. Oil containment will be plastic polyurethane tanks.

Future land Use Map

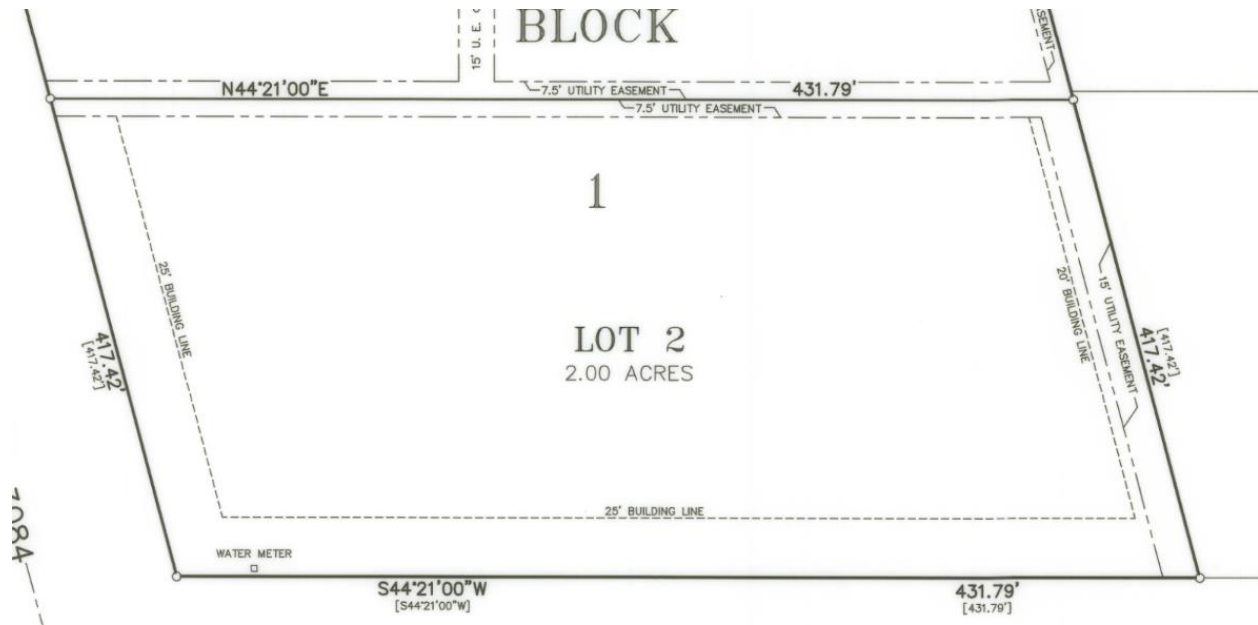
https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf

The Future Land Use Map designates this area as low density residential.



Lot 2 of the Laurel Acres Subdivision

<https://lf.calhouncotx.org:83/WebLink/DocView.aspx?id=43761&dbid=0&repo=lfwcalhounc>



Department Comments:

Engineering:

- Waiving the sidewalk requirement until Independence if further developed.
- Convert the 25ft building line to a drainage easement possibly pushing the building line to 30FT

Public Works:

- The property has water.
- No sewer, grinder station needed.
- Oil containment- secondary containment is to be 2/3 volume of the tank.

Fire:

- If the square footage remains the same as footage of the plans provided during pre-development, no sprinkler system is needed for the S1 occupancy.
- There will need to be a barrier between the shop and the business area.

Development Services:

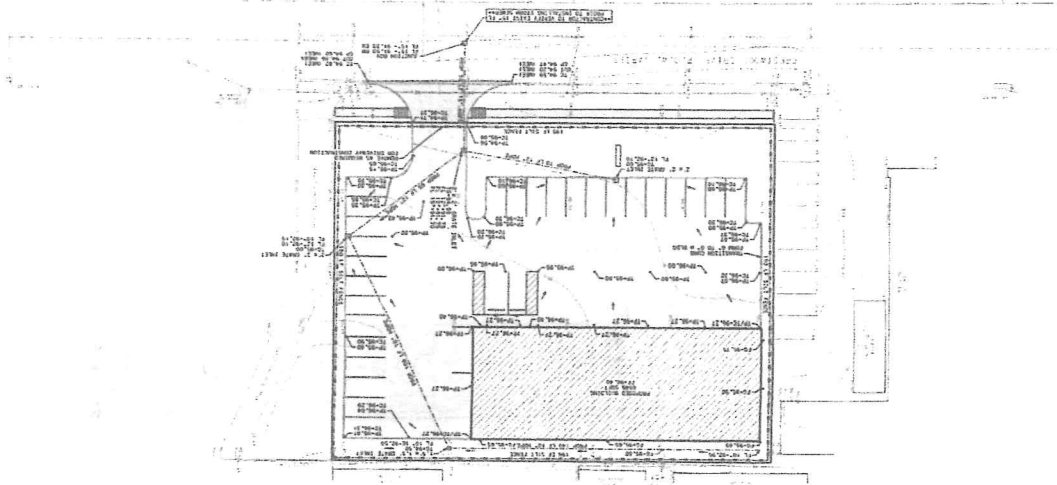
- Property will need to be provided a new situs address.

Staff Recommendation: APPROVAL of the proposed tire and automotive service center to be located the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision

CITY OF PORT LAVACA

Attachments:

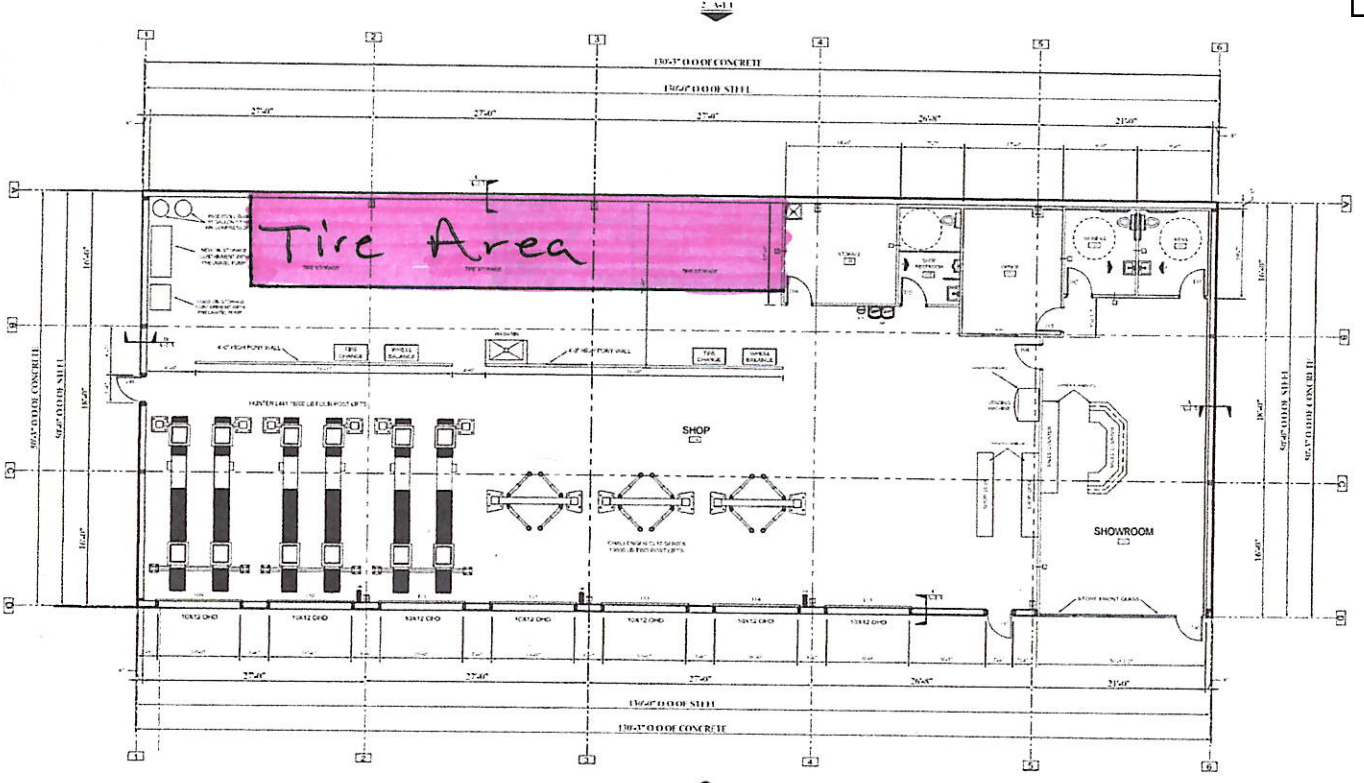
- CAD PIN #65209
- Laurel Acres Subdivision Plat
- Conceptual site plan
- Conceptual building plan
- Conceptual floor plan



LOADING PLAN
PLAN TIME
MAY 2, VICTORIA TEXAS 1968

civilCorp
ENGINEERS • SURVEYORS
INCORPORATED
1000 W. 10TH AVENUE
DENVER, COLORADO 80202

Item 1.



FLOOR PLAN
 P & H TIRE COMPANY
 SCALE 1/8" = 1'-0"

P & H TIRE COMPANY
 1400 W. 10TH ST.
 AUSTIN, TEXAS 78701
 TEL. 512-476-1111
 FAX 512-476-1112

P & H TIRE COMPANY NEW FACILITY
 AUSTIN, TEXAS

SHEET NO. 1
 FLOOR PLAN
 A-1.0



P & H TIRE COMPANY

NEW SHOWROOM / SHOP FACILITY

301 CRESTWOOD DR. ■ VICTORIA, TX

RELEASE DATE: **AUGUST 4, 2014**
 RELEASED FOR: **PERMIT / CONSTRUCTION**
 EAB#: _____
 SET # _____ OF _____

INDEX

CODE REVIEW / NOTES

ELEVATIONS

<p>COVER SHEET</p> <p>AB-1 TEXAS ACCESSIBILITY STANDARDS AB-2 TEXAS ACCESSIBILITY STANDARDS AB-3 TEXAS ACCESSIBILITY STANDARDS AB-4 TEXAS ACCESSIBILITY STANDARDS AB-5 TEXAS ACCESSIBILITY STANDARDS</p> <p>CIVIL DRAWINGS</p> <p>C-2 TOPOGRAPHIC SURVEY C-3 SITE PLAN C-4 GRADING PLAN C-5 UTILITY PLAN C-6 COV STANDARD DETAILS C-7 GENERAL NOTES & DETAILS</p> <p>STRUCTURAL DRAWINGS</p> <p>S-1.0 FOUNDATION PLAN S-1.1 FOUNDATION DETAILS S-1.2 FOUNDATION SECTIONS / DETAILS S-1.3 FOUNDATION DETAILS</p>	<p>ARCHITECTURAL DRAWINGS</p> <p>A- 1.0 FLOOR PLAN A-1.1 ELEVATIONS A-1.2 ELEVATIONS A-1.3 WALL SECTIONS A-1.4 REFLECTIVE CEILING PLAN A-1.5 ELEVATIONS / DOORS A-1.6 SCHEDULES A-2.4 SCHEDULES</p> <p>MEP DRAWINGS</p> <p>E-0.1 LIGHTING PLAN E-2.0 POWER PLAN E-3.0 ELECTRICAL SCHEDULES, NOTES, AND RISER DIAGRAM</p> <p>M-1.0 HVAC PLAN M-2.0 HVAC SCHEDULES, NOTES, AND DETAILS P-1.0 PLUMBING PLAN P-2.0 PLUMBING SCHEDULES, NOTES, AND DETAILS</p>
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PROJECT DESIGN ANALYSIS

PROJECT DESCRIPTION:
 NEW BUILDING WITH SHOWROOM, OFFICE, RESTROOMS, SHOP AREA, AND STORAGE.

CODES:
 2009 INTERNATIONAL BUILDING CODE (IBC)
 2011 NATIONAL ELECTRIC CODE (NEC)
 2009 INTERNATIONAL ENERGY CODE C (IECC)
 2009 INTERNATIONAL FIRE CODE (IFC)
 2009 INTERNATIONAL MECHANICAL CODE (IMC)
 2009 INTERNATIONAL PLUMBING CODE (IPC)

BUILDING INFORMATION:

OCCUPANCY CLASS:
 B BUSINESS OCCUPANCY -SHOWROOM/OFFICES/RESTROOMS
 F-1 OCCUPANCY - SHOP AREA

BUILDING AREA:
 B OCCUPANCY = 1389SF
 F-1 OCCUPANCY = 5111SF
 TOTAL = 6500SF

TYPE OF CONSTRUCTION: II-B

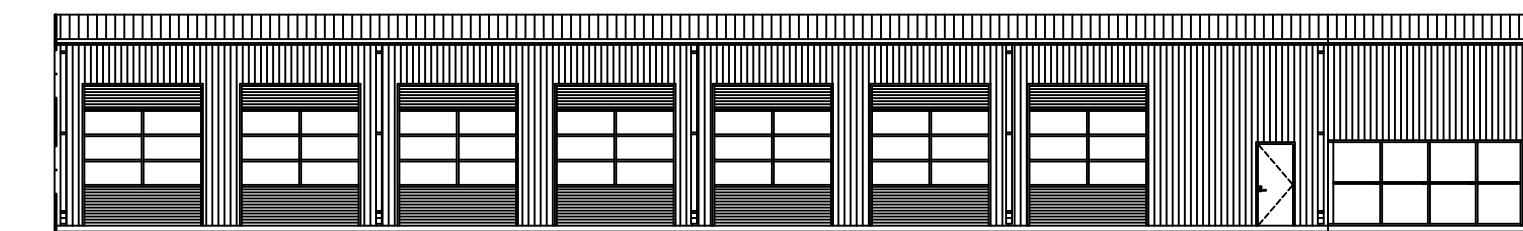
THERE ARE NO FIRE RESISTANCE RATING REQUIREMENTS FOR ANY BUILDING ELEMENTS PER TABLE 601. THERE ARE NO REQUIREMENTS FOR EXTERIOR WALL FIRE RESISTANCE RATINGS PER TABLE 602

MEANS OF EGRESS

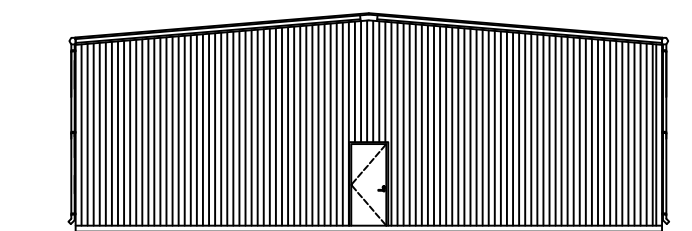
OCCUPANCY	LOAD FACTOR	AREA	OCC. LOAD	REQ. WIDTH	TRAVEL DISTANCE
B - BUSINESS	100 GROSS	1389SF	13 PEOPLE	36" PROVIDED	200'
F-1	100 GROSS	5111SF	51 PEOPLE	72" PROVIDED	200'
TOTALS		6500SF	64 PEOPLE	108" PROVIDED	

GENERAL NOTES:

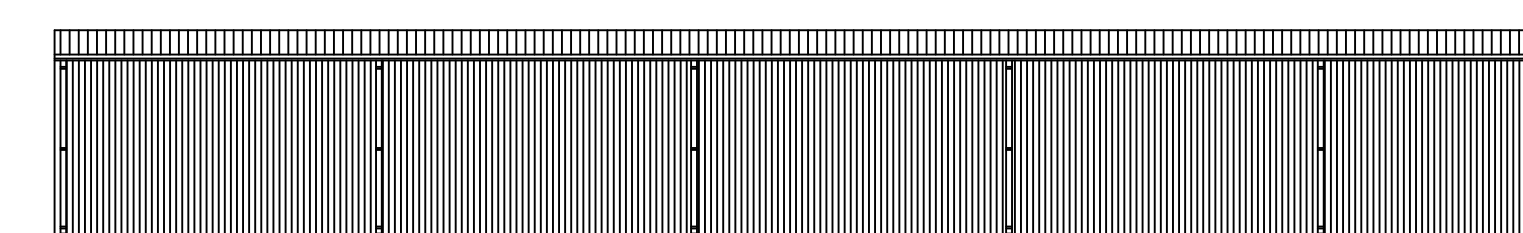
- ARCHITECTURAL PLANS REGARDING DIMENSIONS, LAYOUT AND DETAILS TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. NOTIFY LAUGER COMPANIES, INC. OF ANY DISCREPANCIES AND / OR OMISSIONS PRIOR TO THE START OF WORK. WITHOUT NOTIFICATION, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING CONDITIONS.
- DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF MASONRY, FACE OF CONCRETE AND CENTER OF DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
- ALL FINISHED CONSTRUCTION MUST MEET TEXAS ACCESSIBILITY STANDARDS (T.A.S.) REQUIREMENTS.



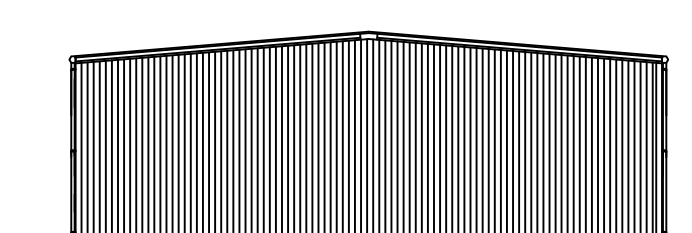
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION



3 REAR ELEVATION

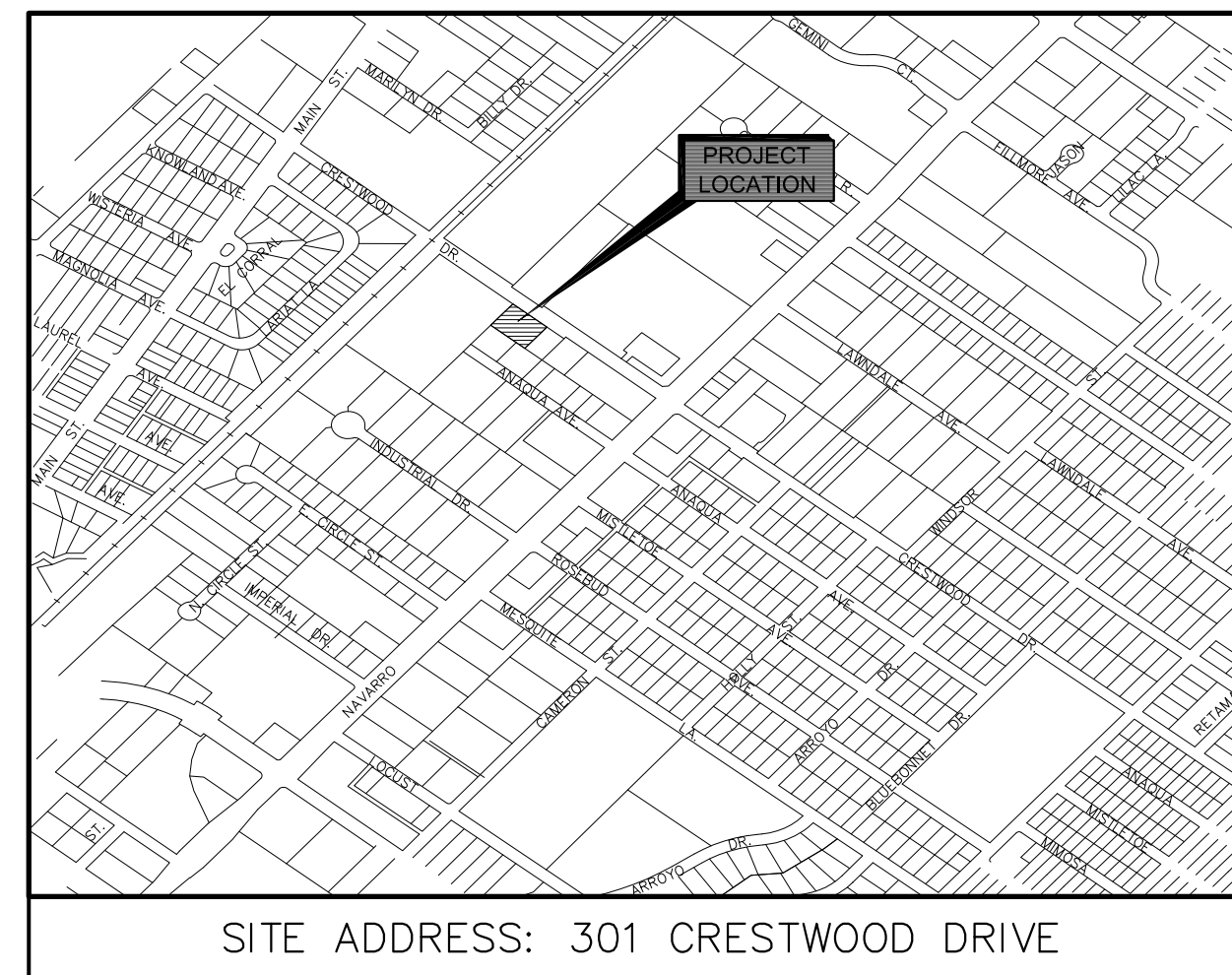


4 RIGHT SIDE ELEVATION

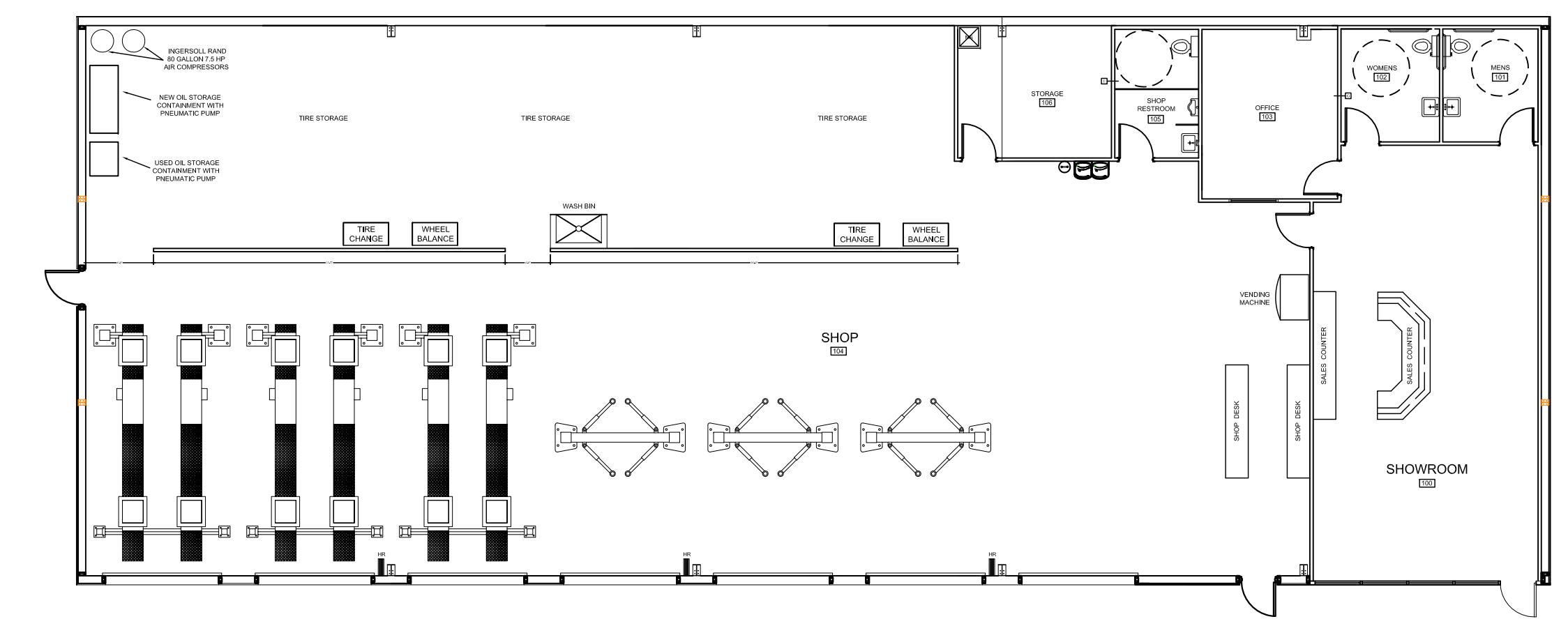
SITE MAP

SYMBOLS LEGEND

LAYOUT



XX	ROOM NUMBER	XXX	DOOR NUMBER
A / A-X	ELEVATION MARK DETAIL # / PAGE # DIRECTION OF ARROW= DIRECTION OF VIEW	[Grid Symbol]	CEILINGS
A	WALL SECTION MARK DETAIL # / PAGE # DIRECTION OF ARROW= DIRECTION OF VIEW	[Toilet Symbol]	LAVATORY
A	BUILDING SECTION MARK DETAIL # / PAGE # DIRECTION OF ARROW= DIRECTION OF VIEW	[Toilet Symbol]	TOILET
		[Urinal Symbol]	URINAL



STRUCTURAL ENGINEER

DESIGN-BUILD CONTRACTOR

M.E.P. ENGINEER

ROYCE W. KRUEGER, P.E.
 (361) 573-5291
 205 PROFIT DRIVE
 VICTORIA, TEXAS, 77901



2203 PORT LAVACA DRIVE ■ PO BOX 2146 ■ VICTORIA, TEXAS 77902
 361.576.0003 PHONE ■ 361.578.1626 FAX

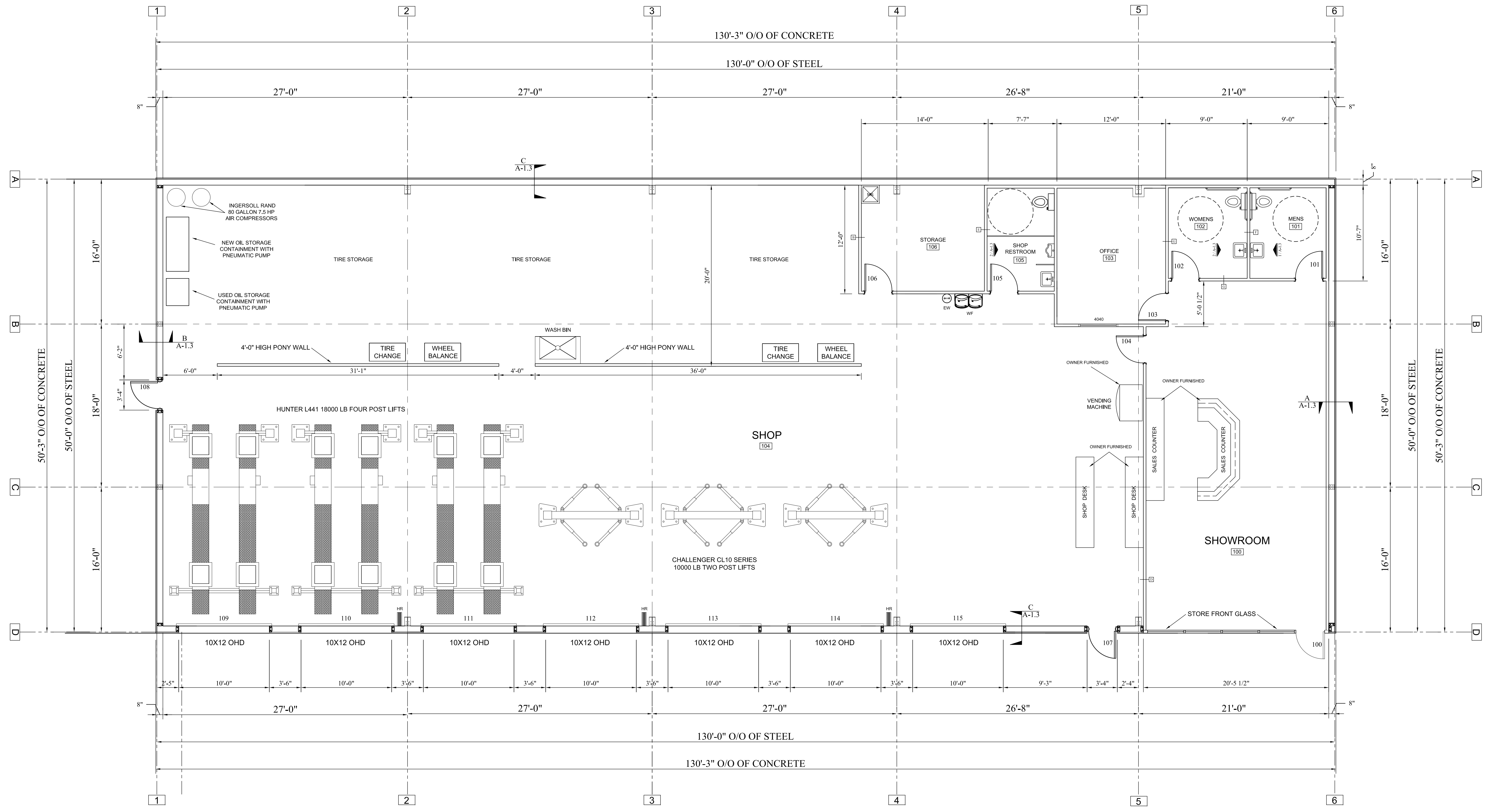
WYCOFF ENGINEERING INC.
 (361-771-3111)
 1938 COUNTY ROAD 237
 GANADO TEXAS, 77962

2 / A-1.1

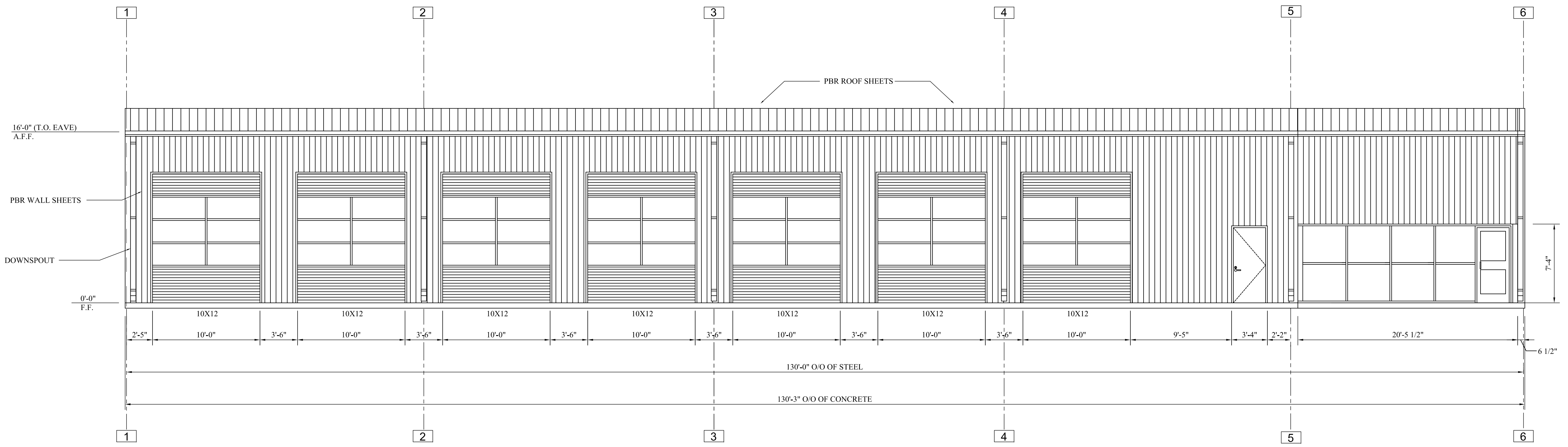
1 / A-1.1

3 / A-1.2

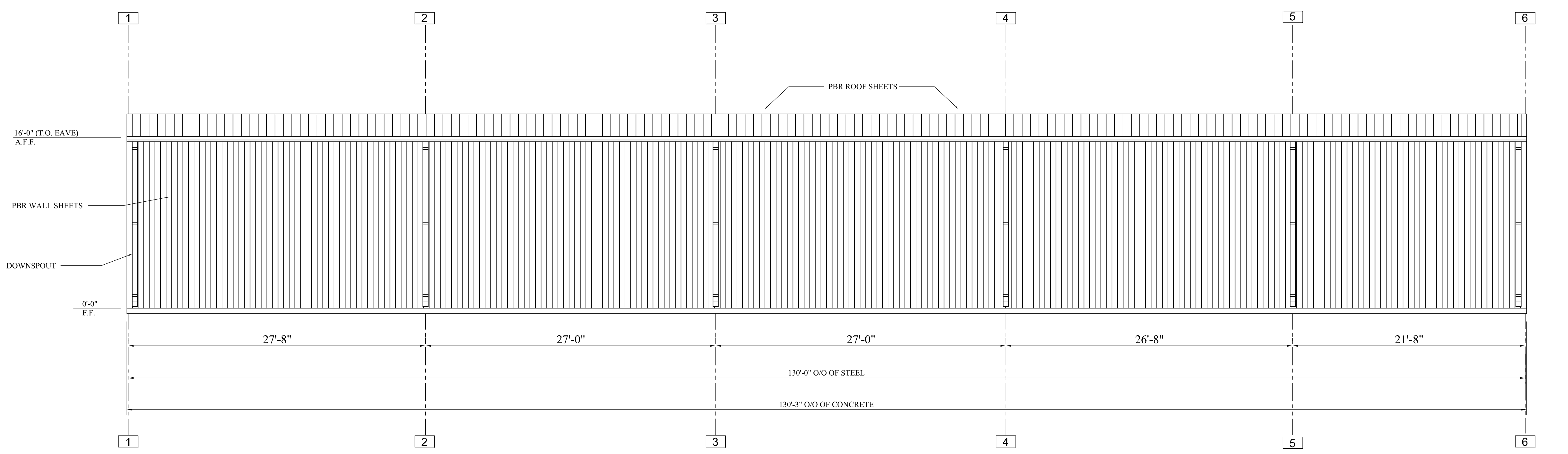
4 / A-1.2



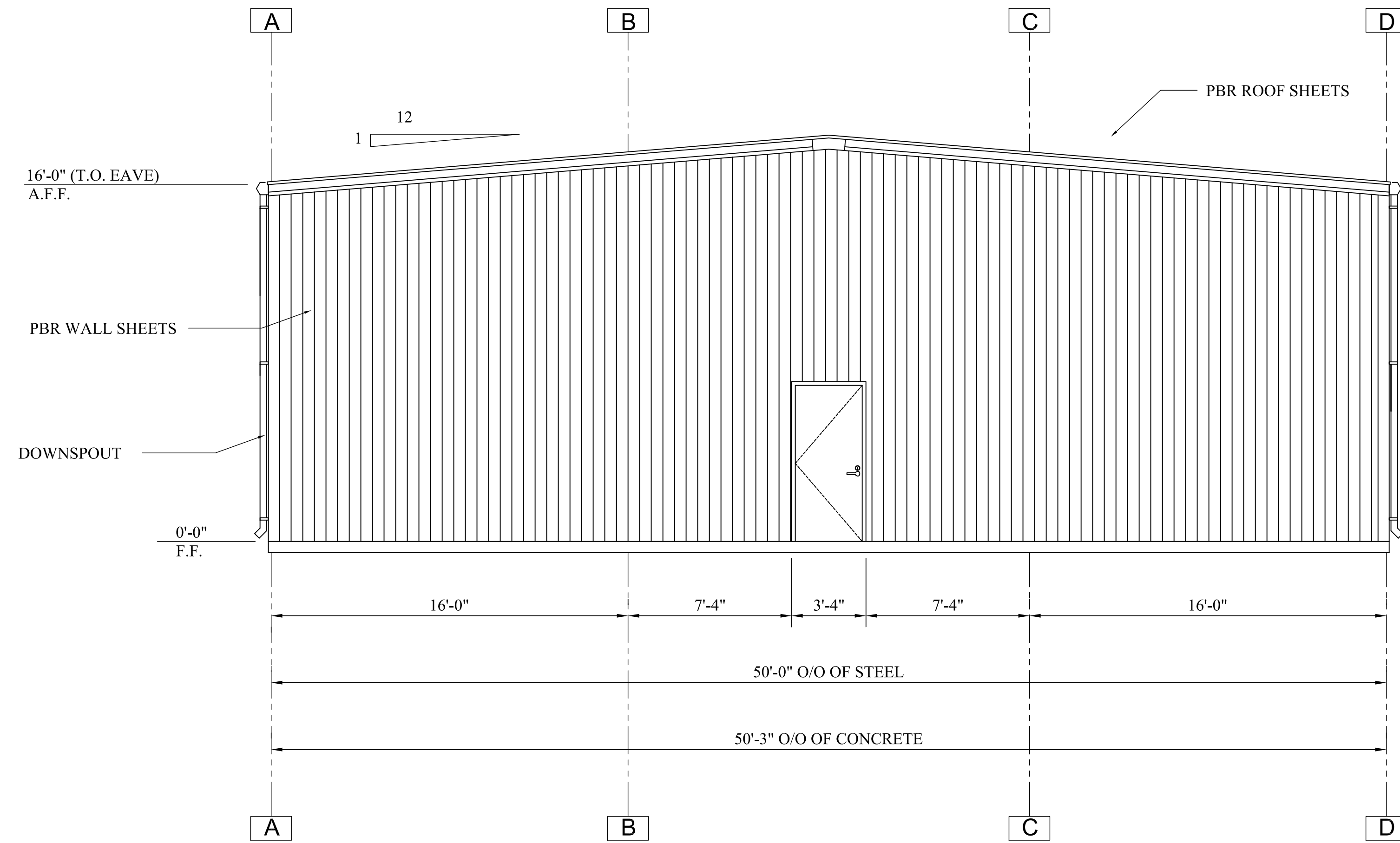
FLOOR PLAN
P & H TIRE COMPANY
SCALE : 3/16" = 1'-0"



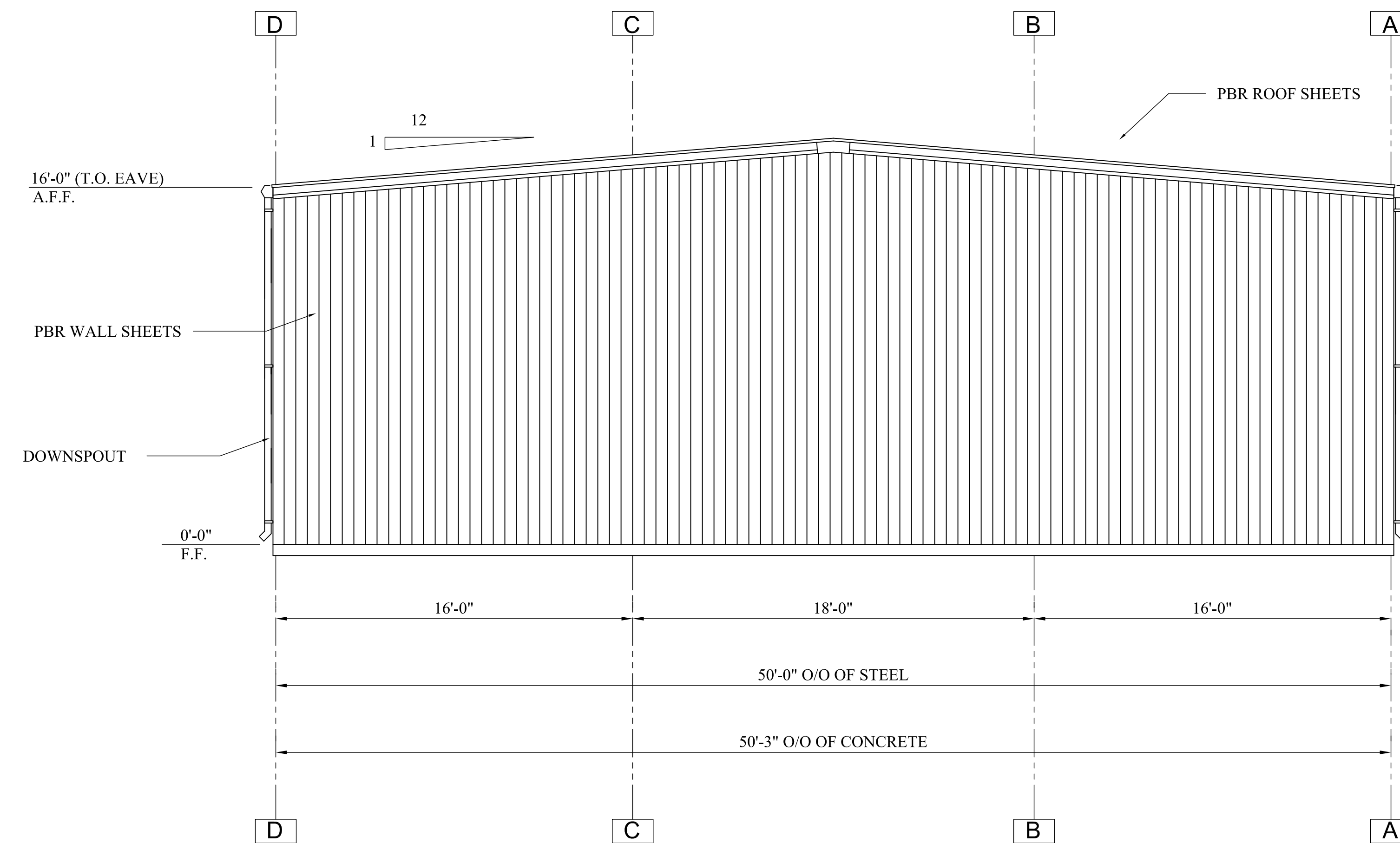
1 FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
 SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVIS	Item

DESIGN-BUILD CONTRACTOR
LAUGER
CORPORATION
2200 PORT LAVACA HWY., VICTORIA, TX 77901
(361) 573-3961 FAX (361) 573-3228 FAX
WWW.LAUGERCOMPANIES.COM

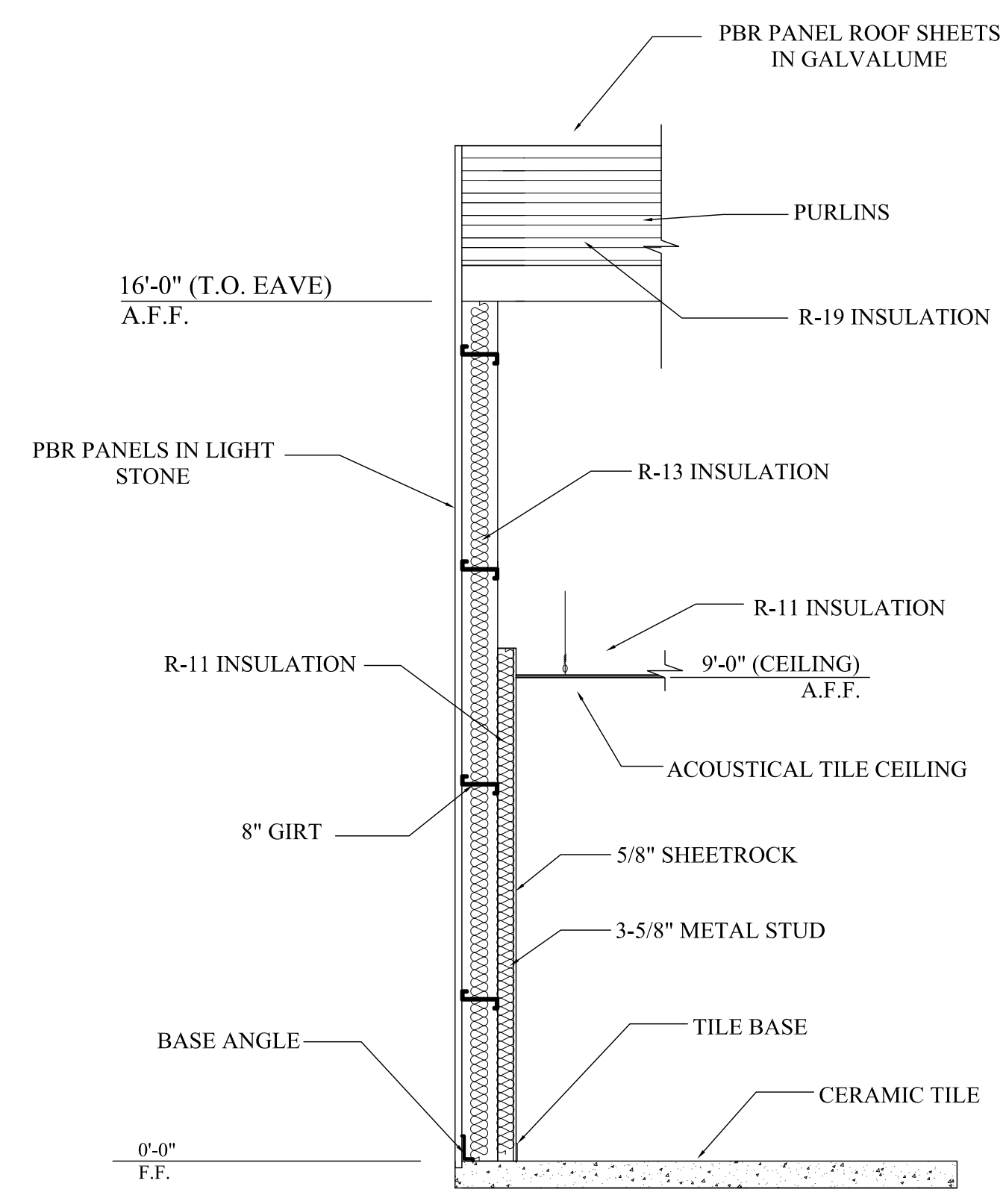
CLIENT
P & H TIRE COMPANY
4101 N. NAVARRO
VICTORIA, TX 77901

P & H TIRE COMPANY NEW FACILITY
VICTORIA, TEXAS

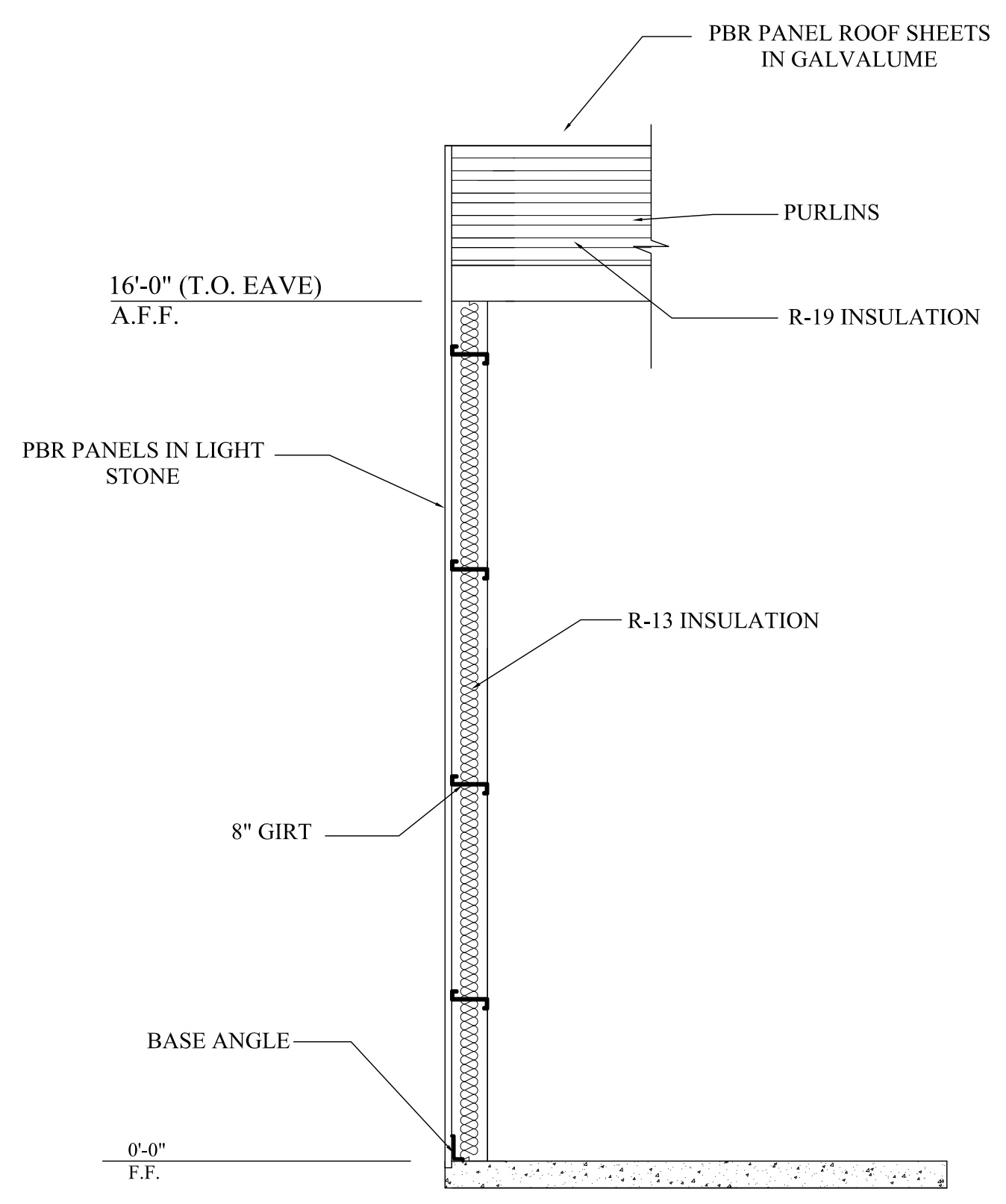
ISSUE DATE	7-24-2014
DRAWING SCALE	1/4" = 1'-0"
PROJECT NO.	140810
DRAWN BY	LAUGER

PAGE TITLE
ELEVATIONS

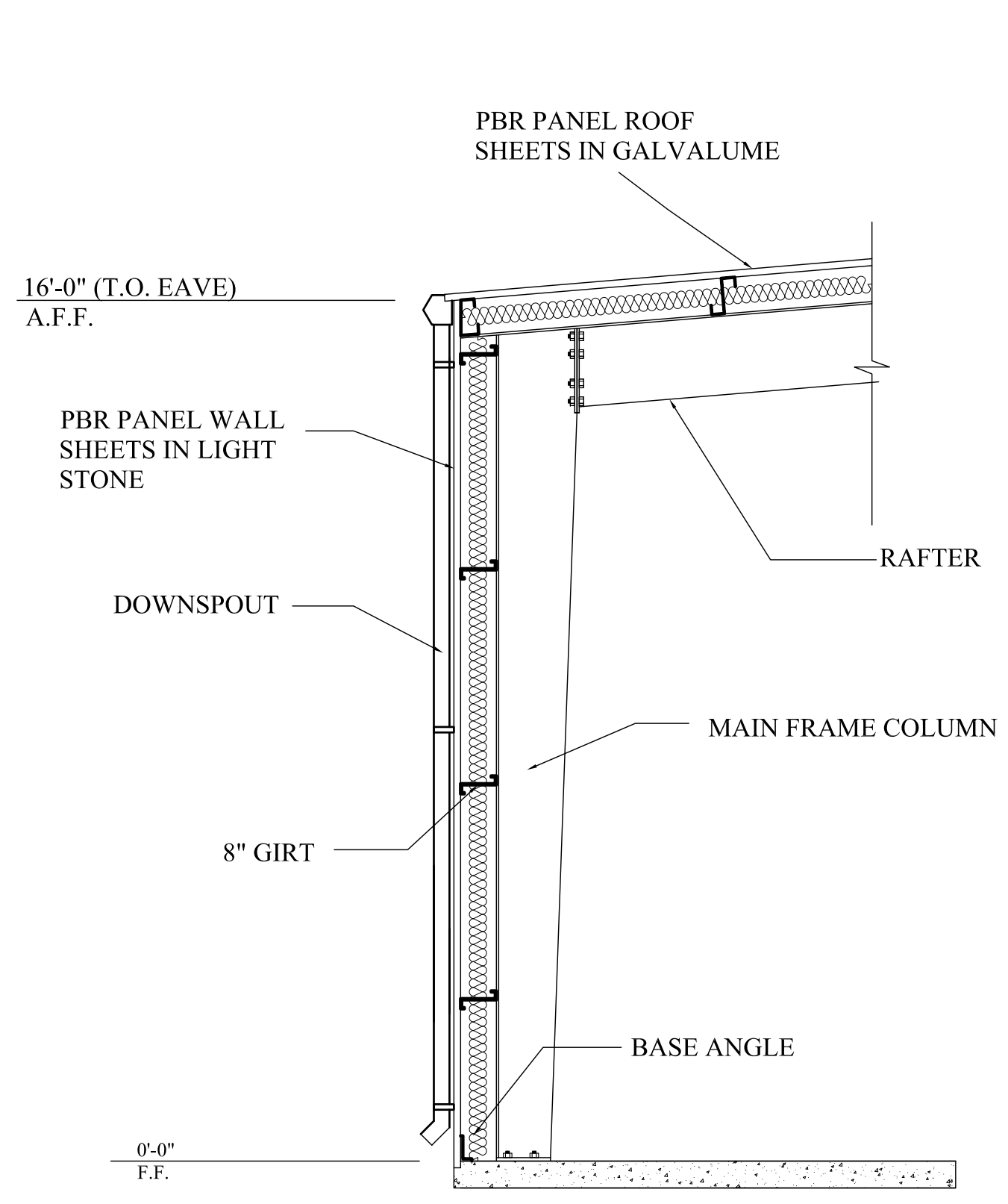
SHEET
A-1.2
12



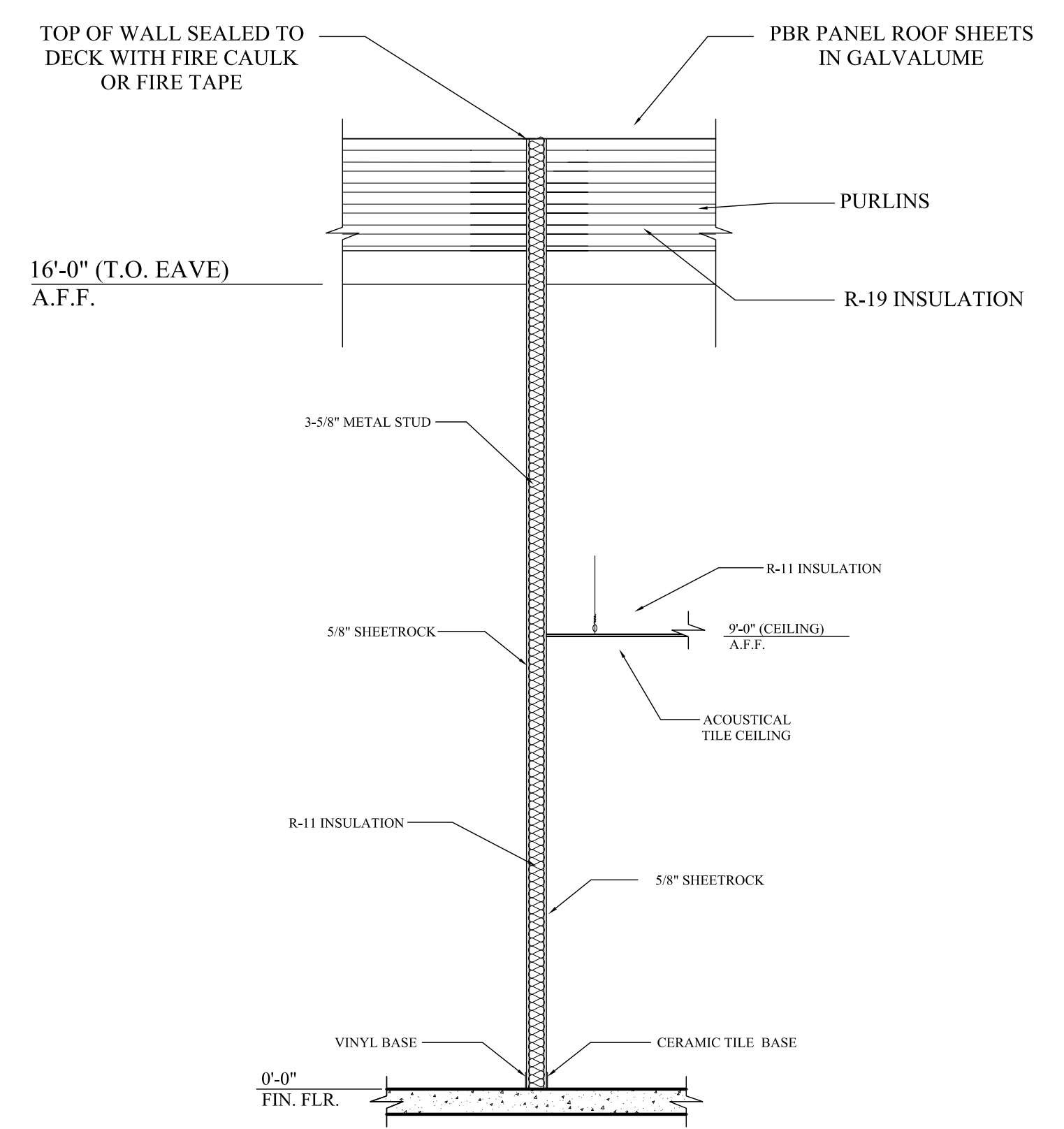
A WALL SECTION
SCALE: 3/8" = 1'-0"



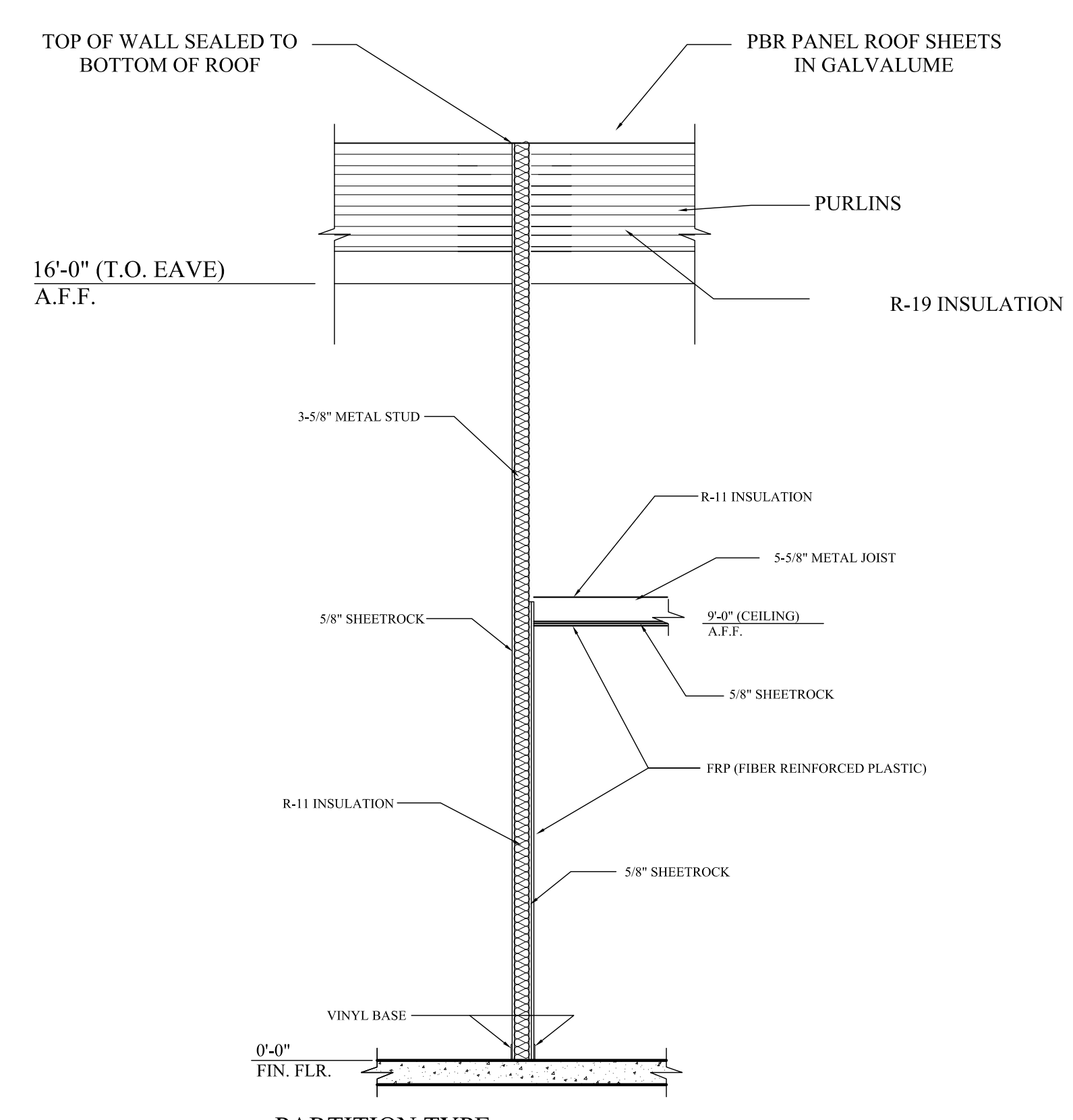
B WALL SECTION
SCALE: 3/8" = 1'-0"



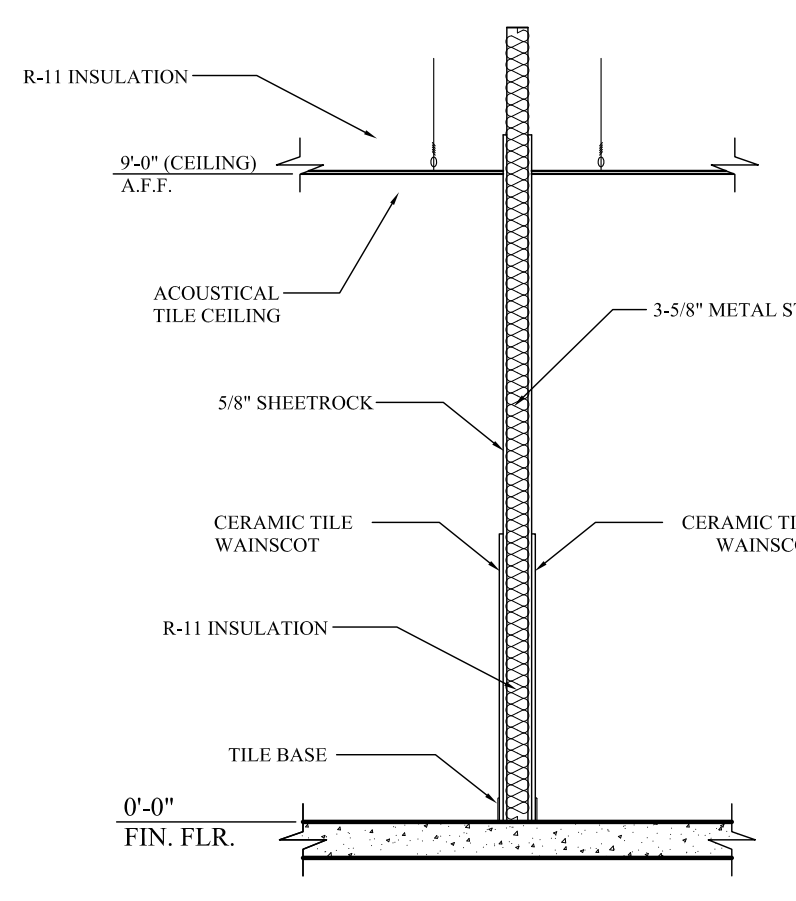
C WALL SECTION
SCALE: 3/8" = 1'-0"



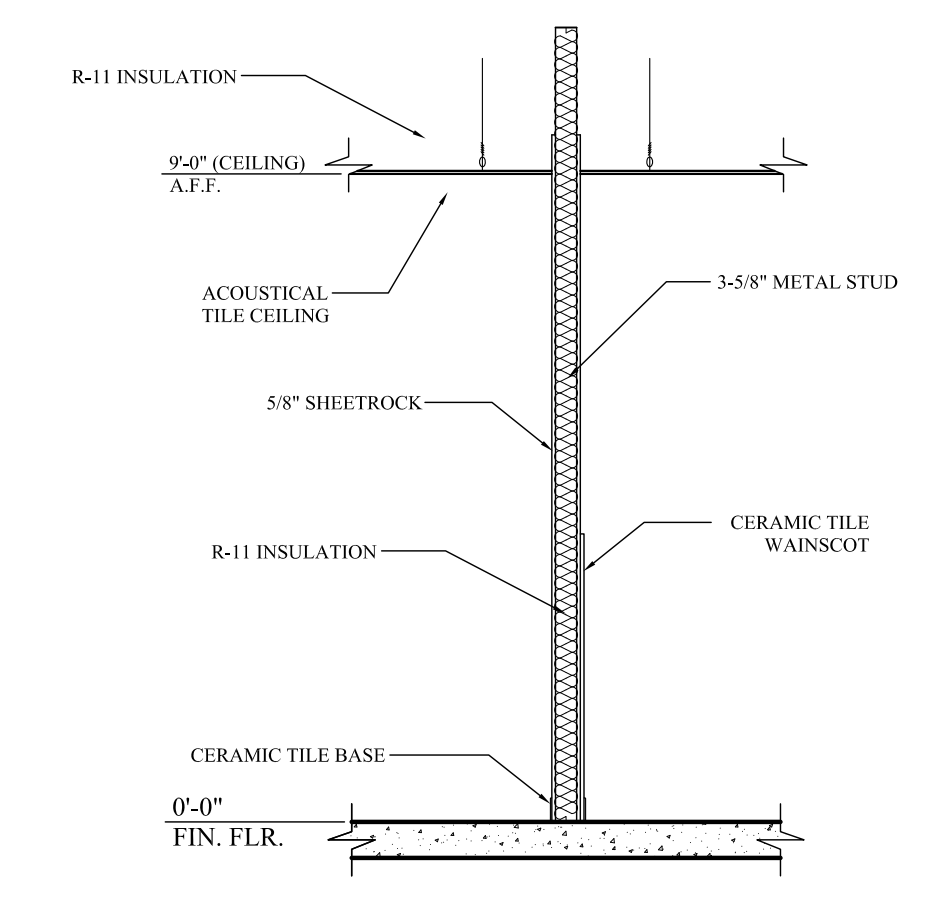
D PARTITION TYPE
SCALE: 3/8" = 1'-0"



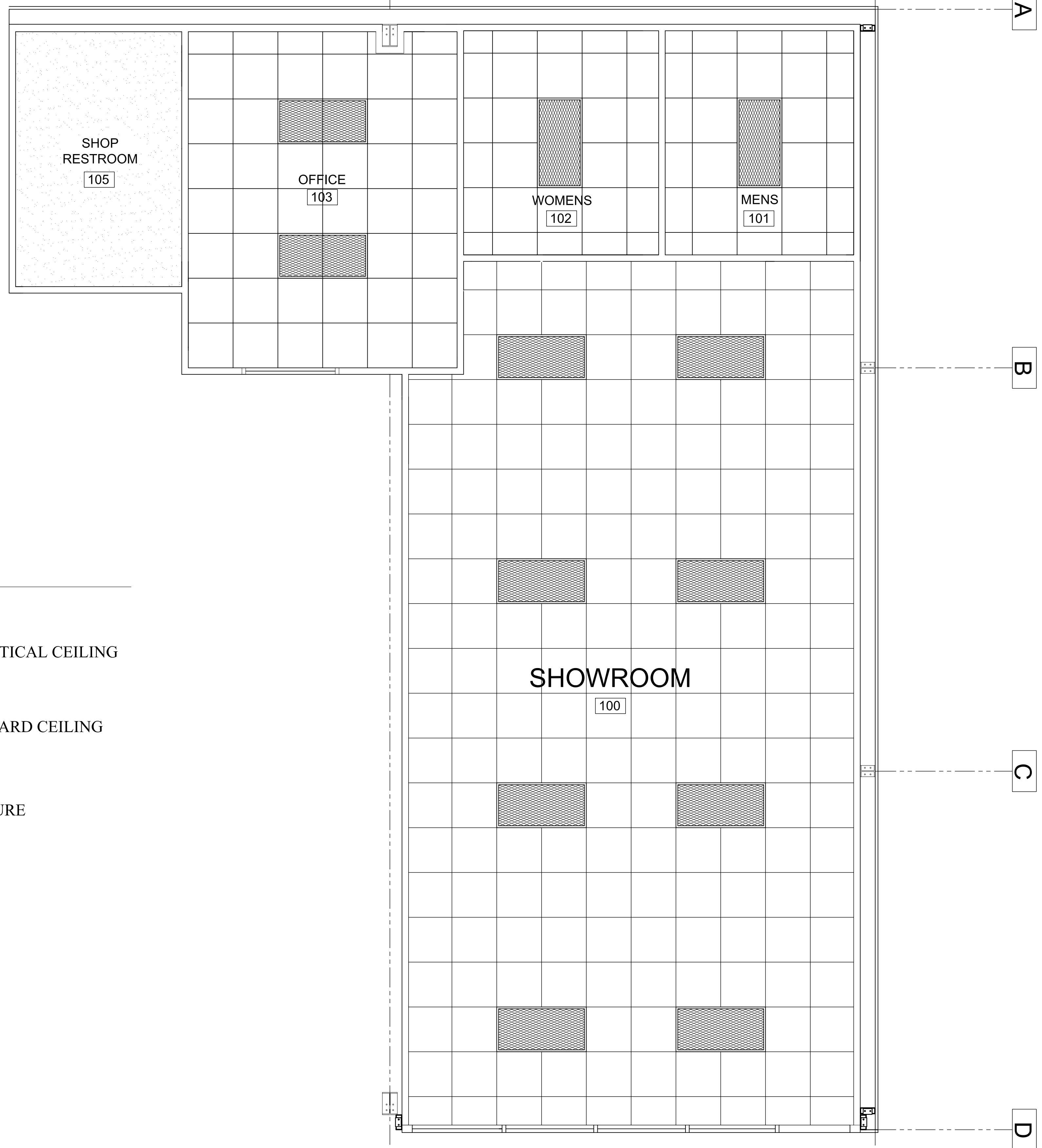
E PARTITION TYPE
SCALE: 3/8" = 1'-0"




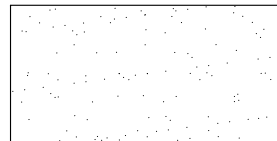
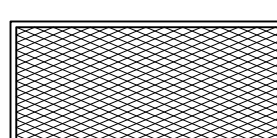
F PARTITION TYPE
SCALE: 3/8" = 1'-0"



G PARTITION TYPE
SCALE: 3/8" = 1'-0"



RCP LEGEND

-  2 X 2 ACOUSTICAL CEILING
-  GYPSUM BOARD CEILING
-  LIGHT FIXTURE

REVISION	Item

DESIGN-BUILD CONTRACTOR

LAUGER
COMPANIES LTD
 2200 PORT LAVACA HWY • VICTORIA, TX 77901
 (409) 583-3961 • (409) 583-0224 FAX
 WWW.LAUGERCOMPANIES.COM

CLIENT

P & H TIRE COMPANY
 4101 N. NAVARRO
 VICTORIA, TX 77901

P & H TIRE COMPANY NEW FACILITY
 VICTORIA, TEXAS

ISSUE DATE	7-24-2014
DRAWING SCALE	NTS
PROJECT NO.	140810
DRAWN BY	LAUGER

PAGE TITLE

REFLECTIVE CEILING
 PLAN

SHEET

A-1.1.4
 14

REVIS	Item #

DESIGN-BUILD CONTRACTOR
LAUGER
 COMPANY INC.
 2200 PORT LAVACA HWY • VICTORIA, TX 77901
 (409) 575-3800 FAX (409) 575-3828 FAX
 WWW.LAUGERCOMPANIES.COM

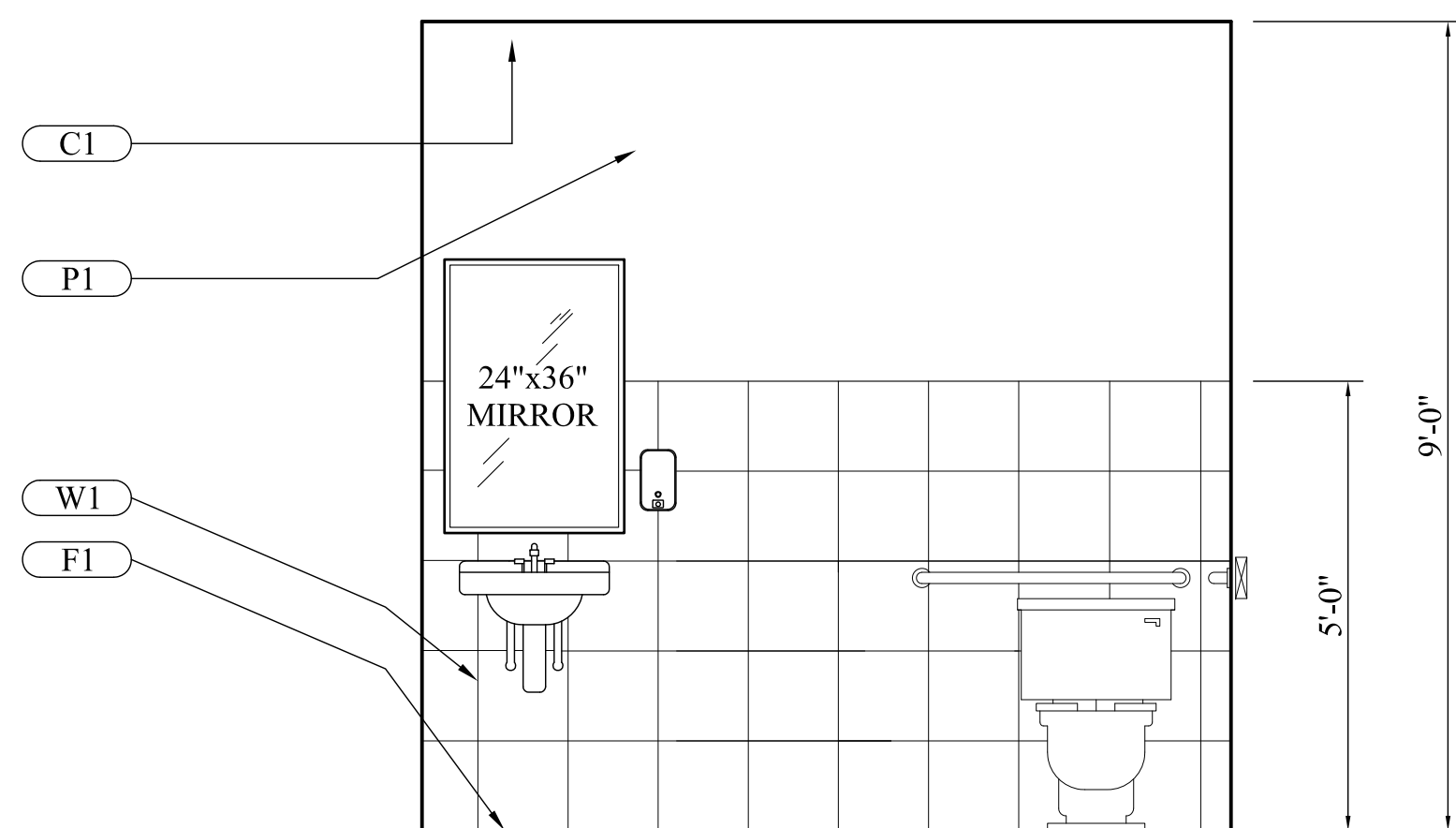
CLIENT
 P & H TIRE COMPANY
 4101 N. NAVARRO
 VICTORIA, TX 77901

P & H TIRE COMPANY NEW FACILITY
 VICTORIA, TEXAS

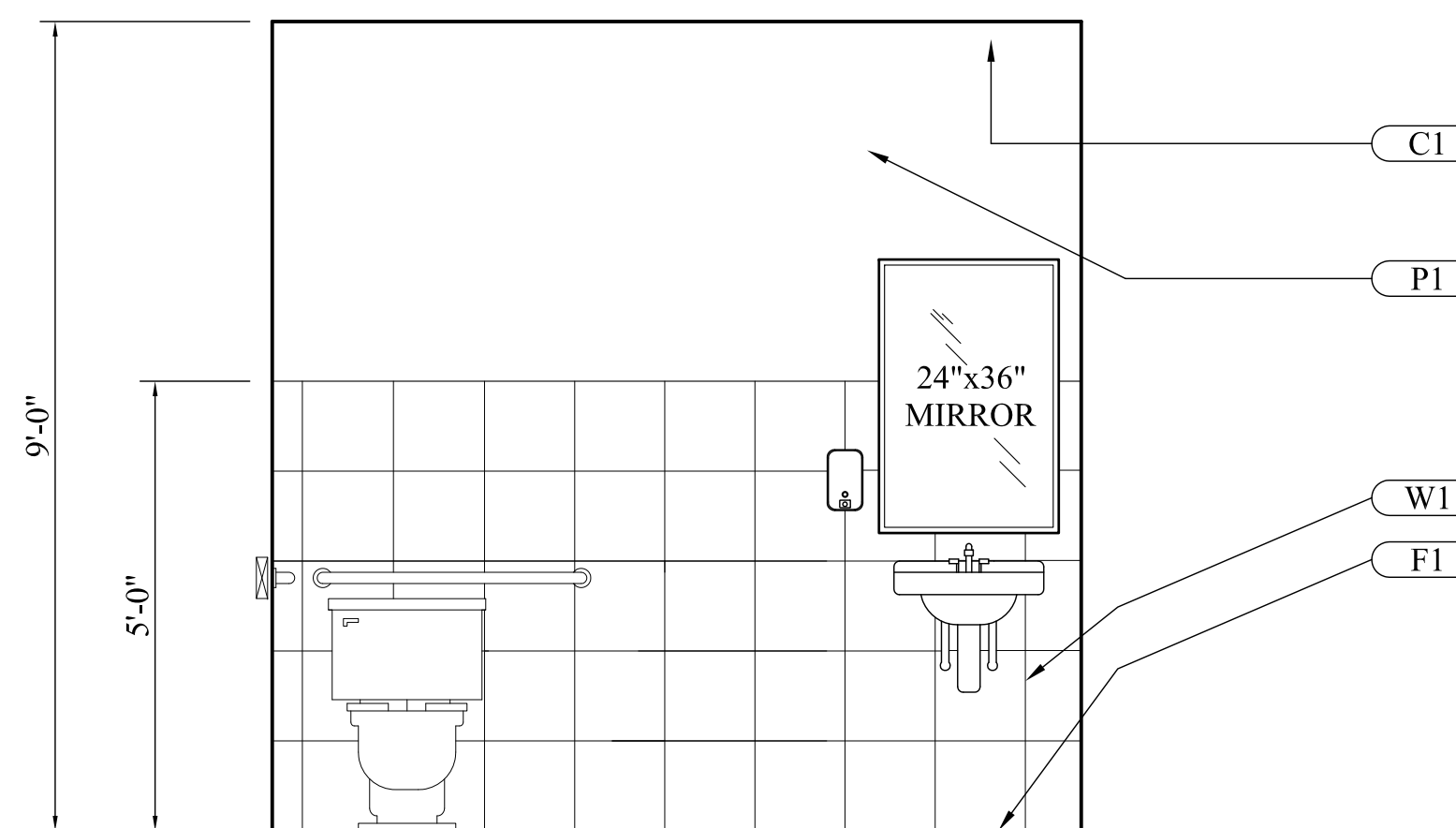
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PROJECT NO.	140810
DRAWN BY	LAUGER

PAGE TITLE
 ELEVATIONS / DOORS

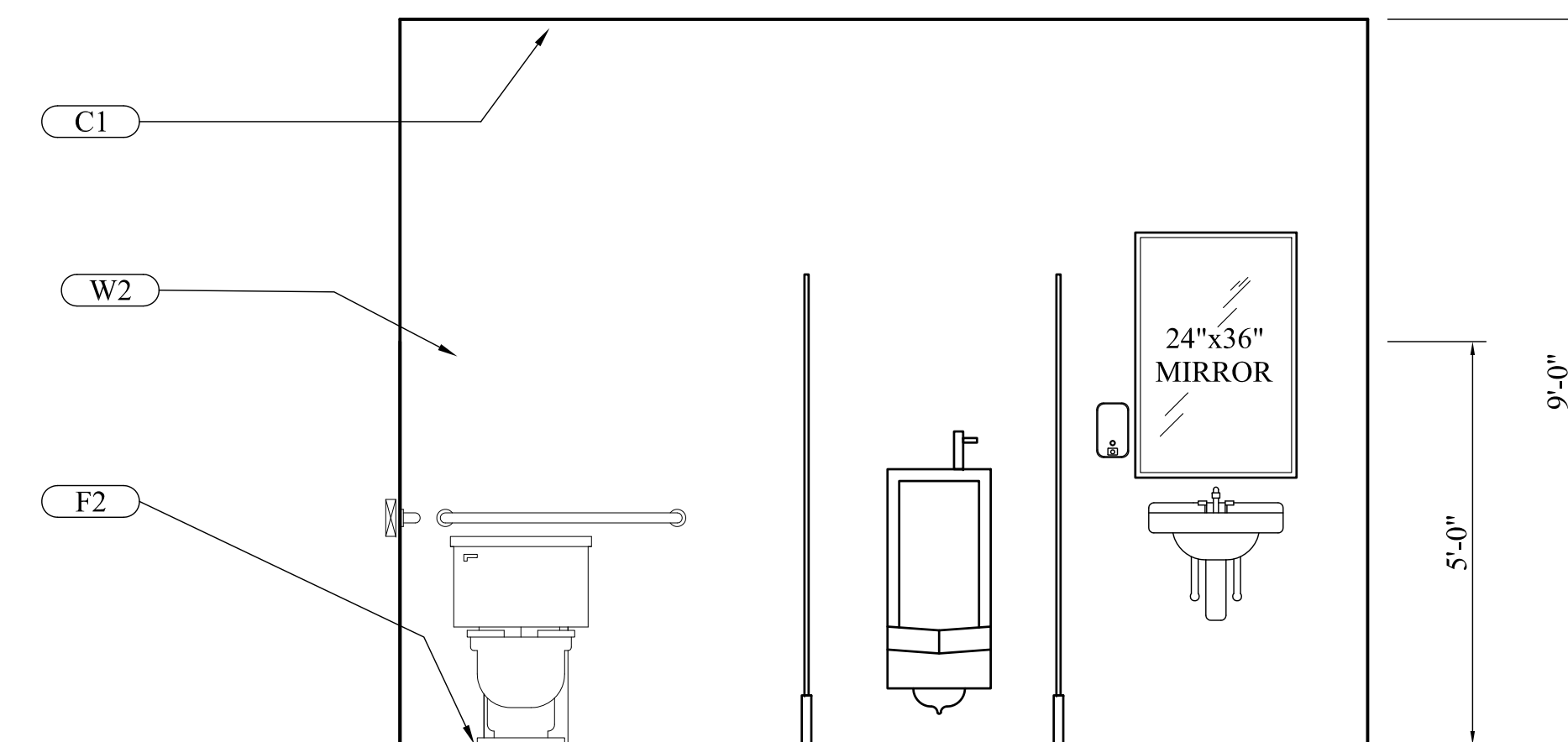
SHEET
 A-1.5
 15



NOTE: SEE AB-1, AB-2 AND AB-3 FOR TYPICAL MOUNTING HEIGHTS



NOTE: SEE AB-1, AB-2 AND AB-3 FOR TYPICAL MOUNTING HEIGHTS

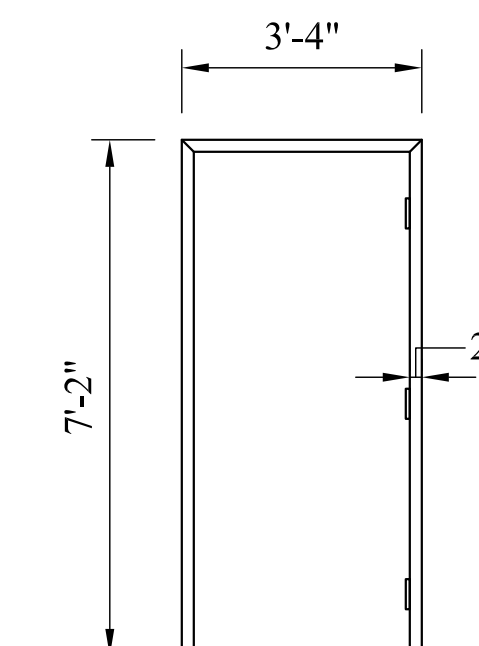
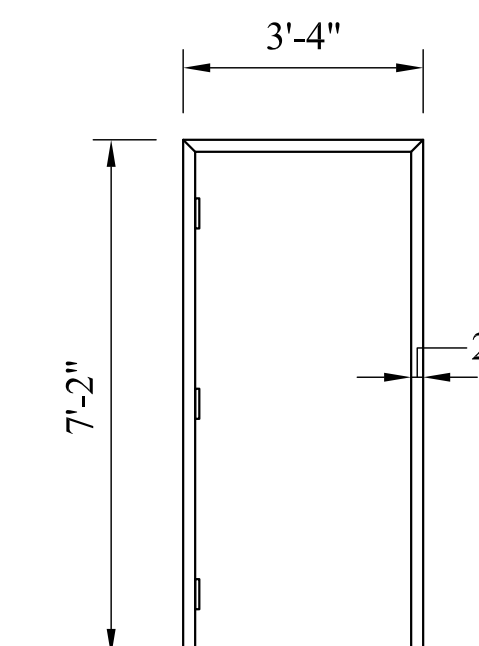
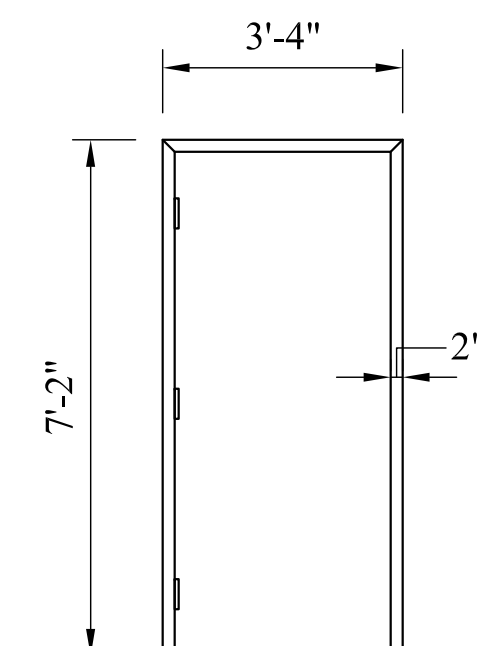
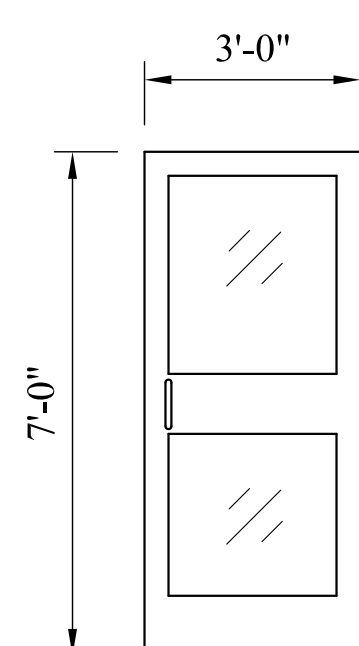
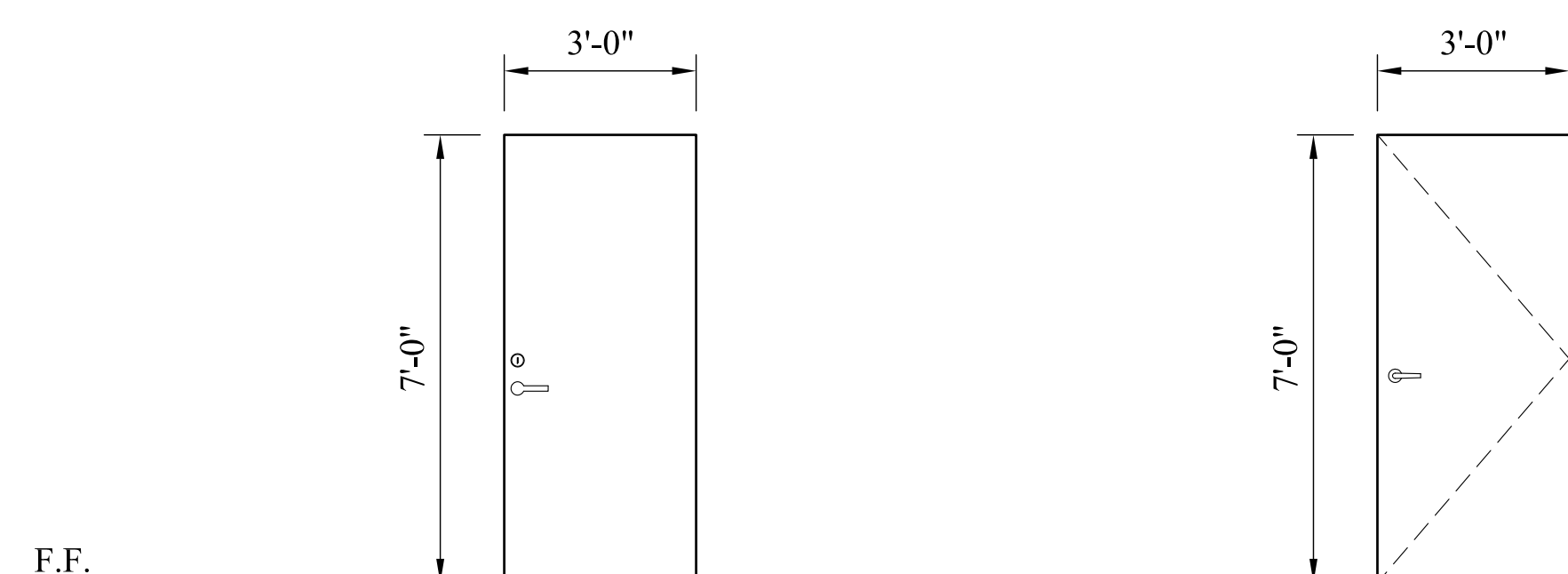


NOTE: SEE AB-1, AB-2 AND AB-3 FOR TYPICAL MOUNTING HEIGHTS

1 MENS 101
 SCALE: 1/2" = 1'-0"

2 WOMENS 101
 SCALE: 1/2" = 1'-0"

3 SHOP RESTROOM 105
 SCALE: 1/2" = 1'-0"



F.F.

A EXTERIOR HM DOOR BY MBM
 SCALE: 3/8" = 1'-0"

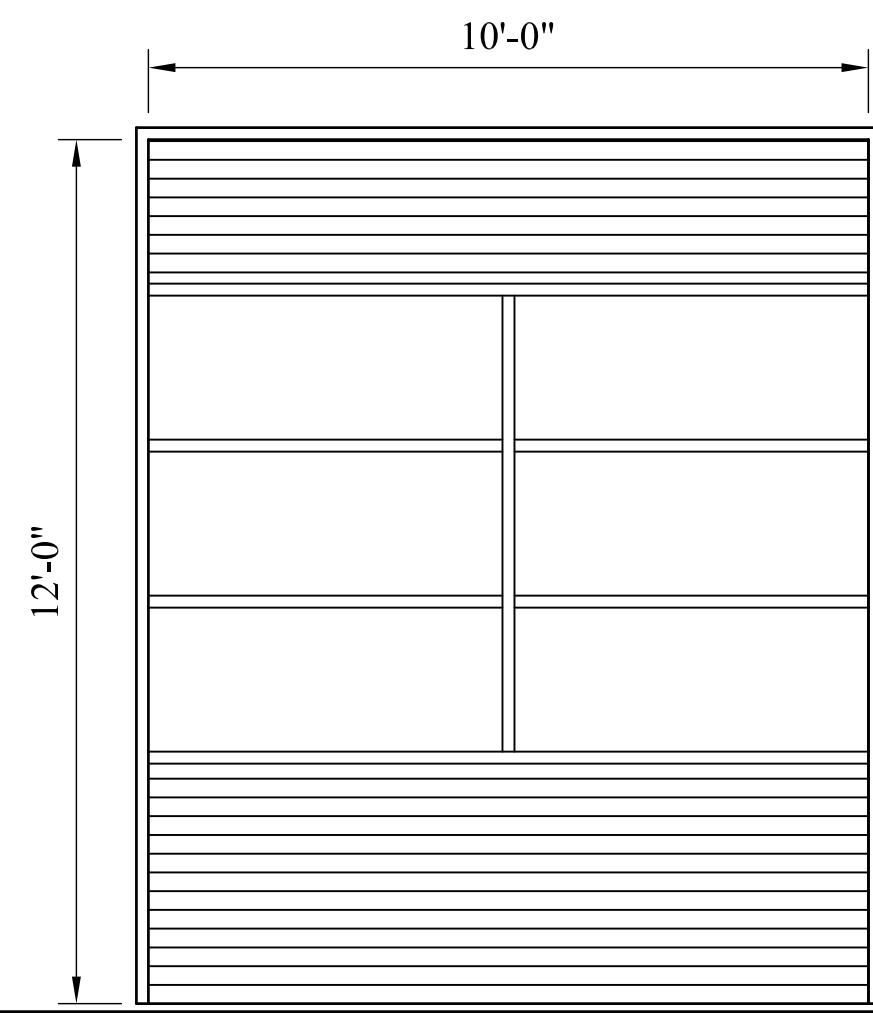
B INTERIOR HM DOOR
 SCALE: 3/8" = 1'-0"

C EXTERIOR STORFRONT DOOR
 SCALE: 3/8" = 1'-0"

F1 HM WELD-UP FRAME
 SCALE: 3/8" = 1'-0"

F2 HM FRAME BY MBM
 SCALE: 3/8" = 1'-0"

F3 ALUM. STOREFRONT FRAME
 SCALE: 3/8" = 1'-0"



D ROLLING OVERHEAD DOOR
SCALE: 1/4" = 1'-0"

ROOM FINISH LEGEND			
WALLS / TRIM		CEILING	
(P1)	WALLS - SHERWIN WILLIAMS: COLOR TBD	(C1)	ARMSTRONG 2X2 CORTEGA WHITE (WH) SQUARE LAY-IN W/ PRELUDE 15/16" EXPOSED TEE GRID - WHITE (WH)
(P2)	HM DOORS - SHERWIN WILLIAMS: COLOR TBD		
(P3)	HM FRAMES - SHERWIN WILLIAMS: COLOR TBD		
		(C2)	5/8" SHEETROCK
FLOOR		BASE	
(F1)	12" SQUARE CERAMIC TILE: STYLE & COLOR TBD	(B1)	VINYL COVE BASE: COLOR TBD
(F2)	EXPOSED CONCRETE	(B2)	CERAMIC TILE BASE: STYLE & COLOR TBD
WALL TREATMENT		GROUT	
(W1)	12" SQUARE CERAMIC TILE: STYLE & COLOR TBD	(GT1)	GROUT COLOR: TBD
(W2)	FRP: COLOR TBD		
METAL BUILDING EXTERIOR COLOR SELECTIONS BY COMPONENT			
ROOF PANELS	GALVALUME	DOWNSPOUT	LIGHT STONE
WALL PANELS	LIGHT STONE	HEADER TRIM	LIGHT STONE
LINER PANELS	NONE	SILL TRIM	LIGHT STONE
PARTITION PANELS	NONE	JAMB TRIM	LIGHT STONE
RAKE TRIM	BURNISHED SLATE	BASE TRIM	LIGHT STONE
EAVE TRIM	BURNISHED SLATE	CORNER TRIM	LIGHT STONE
GUTTER	BURNISHED SLATE		

HARDWARE SCHEDULE		
SET #1		
Hinges	TBH 30 4.5x4.5 NRP	
Lock	Exterior	
Threshold	410SA 36"	
Sweep	770SAV 72"	
Weatherstrip	870 SAN 36x84	
Closer	300 PBF Cov	
Dead Bolt	ULT 360 Single Cylinder	
SET #2		
Hinges	TBH 30 4.5x4.5	
Lock	Office Function	
Sweep	756SA 36"	
Weatherstrip	870 SAN 36x84	
Closer	300 PBF Cov	
SET #3		
Hinges	TBH 30 4.5x4.5	
Lock	Storage Function	
Sweep	770SAV 72" (2)	
Flush Bolt	282D 1 pair	
SET #4		
Hinges	TBH 30 4.5x4.5	
Lock	Privacy Function	
Sweep	756SA 36"	
Wall Stop	236W	
Closer	300 PBF Cov	

ROOM FINISH SCHEDULE										
ROOM #	ROOM NAME	MATERIAL FLOOR	MATERIAL BASE	WALLS				MATERIAL CEILING	CEILING HEIGHT	SCHEDULE NOTES
				N	E	S	W			
				MATERIAL	MATERIAL	MATERIAL	MATERIAL			
100	SHOWROOM	F1	B2	P1	P1	P1	P1	C1	9'-0"	
101	MENS RESTROOM	F1	B2	W1/P1	W1/P1	W1/P1	W1/P1	C1	9'-0"	
102	WOMENS RESTROOM	F1	B2	W1/P1	W1/P1	W1/P1	W1/P1	C1	9'-0"	
103	OFFICE	F1	B2	P1	P1	P1	P1	C1	9'-0"	
104	SHOP	F2	-	-	-	-	-	OPEN	TO DECK	
105	SHOP RESTROOM	F2	W2	W2	W2	W2	W2	C2	9'-0"	
106	STORAGE	F2	B1	P1	P1	P1	P1	OPEN	TO DECK	

DOOR SCHEDULE								
DOOR #	ROOM #	DOOR				FRAME MAT.	HDWR.	NOTES
		TYPE	HGT.	WDT.	THK.			
100	100	C	7'-0"	3'-0"	1-3/4"	F3	SET #1	
101	102	B	7'-0"	3'-0"	1-3/4"	F1	SET #4	
102	100	B	7'-0"	3'-0"	1-3/4"	F1	SET #4	
103	102	B	7'-0"	3'-0"	1-3/4"	F1	SET #4	
104	102	B	7'-0"	3'-0"	1-3/4"	F1	SET #2	
105	102	B	7'-0"	3'-0"	1-3/4"	F1	SET #4	
106	102	B	7'-0"	3'-0"	1-3/4"	F1	SET #3	
107	103	A	7'-0"	3'-0"	1-3/4"	F2	SET #1	
108	104	A	7'-0"	3'-0"	1-3/4"	F2	SET #1	
109	105	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR
110	106	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR
111	106	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR
112	106	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR
113	106	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR
114	106	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR
115	106	D	10'-0"	12'-0"	NA	NA	NA	ELECT. OPERATOR

REVIS	Item #

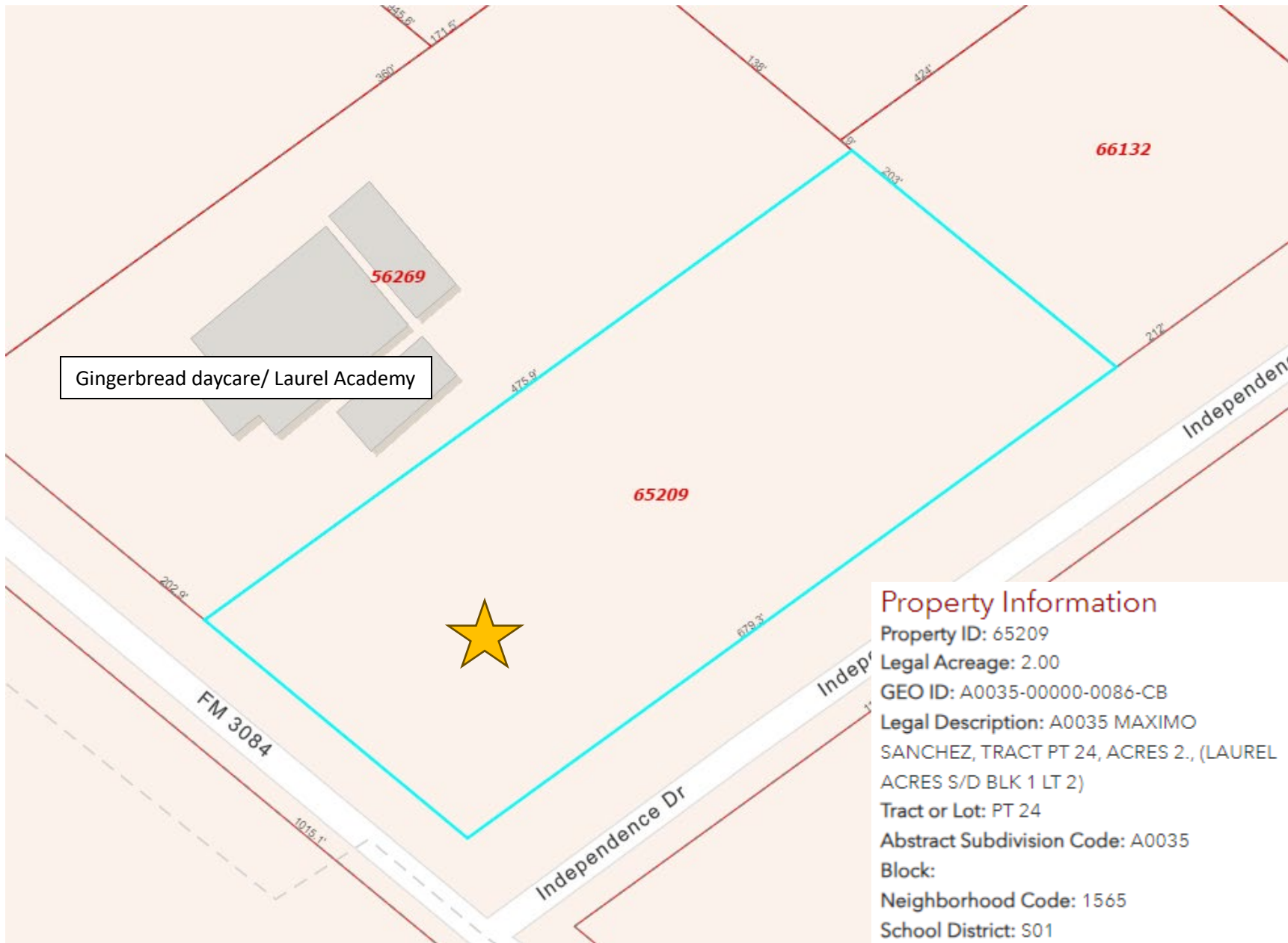
DESIGN-BUILD CONTRACTOR
LAUGER
2200 PORTLAND AVENUE, VICTORIA, TX 77906
(409) 575-1234 FAX (409) 575-1235
WWW.LAUGERCOMPANYSINC.COM

CLIENT
P & H TIRE COMPANY
4101 N. NAVARRO
VICTORIA, TX 77901

P & H TIRE COMPANY NEW FACILITY
VICTORIA, TEXAS

ISSUE DATE
7-24-2014
DRAWING SCALE
VARIES
PROJECT NO.
140810
DRAWN BY
LAUGER

PAGE TITLE
ELEVATIONS / DOORS



Property Information

Property ID: 65209
Legal Acreage: 2.00
GEO ID: A0035-00000-0086-CB
Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 24, ACRES 2., (LAUREL ACRES S/D BLK 1 LT 2)
Tract or Lot: PT 24
Abstract Subdivision Code: A0035
Block:
Neighborhood Code: 1565
School District: S01

COMMUNICATION

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 90097 located in the Redfish Retreat Subdivision.

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 27, 2024 AGENDA ITEM _____

DATE: 02/20/23

TO: PLANNING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 90097 located in the Redfish Retreat Subdivision.

The applicant is requesting a variance to the platted 50 FT front setback. See applicant's request for variance application.

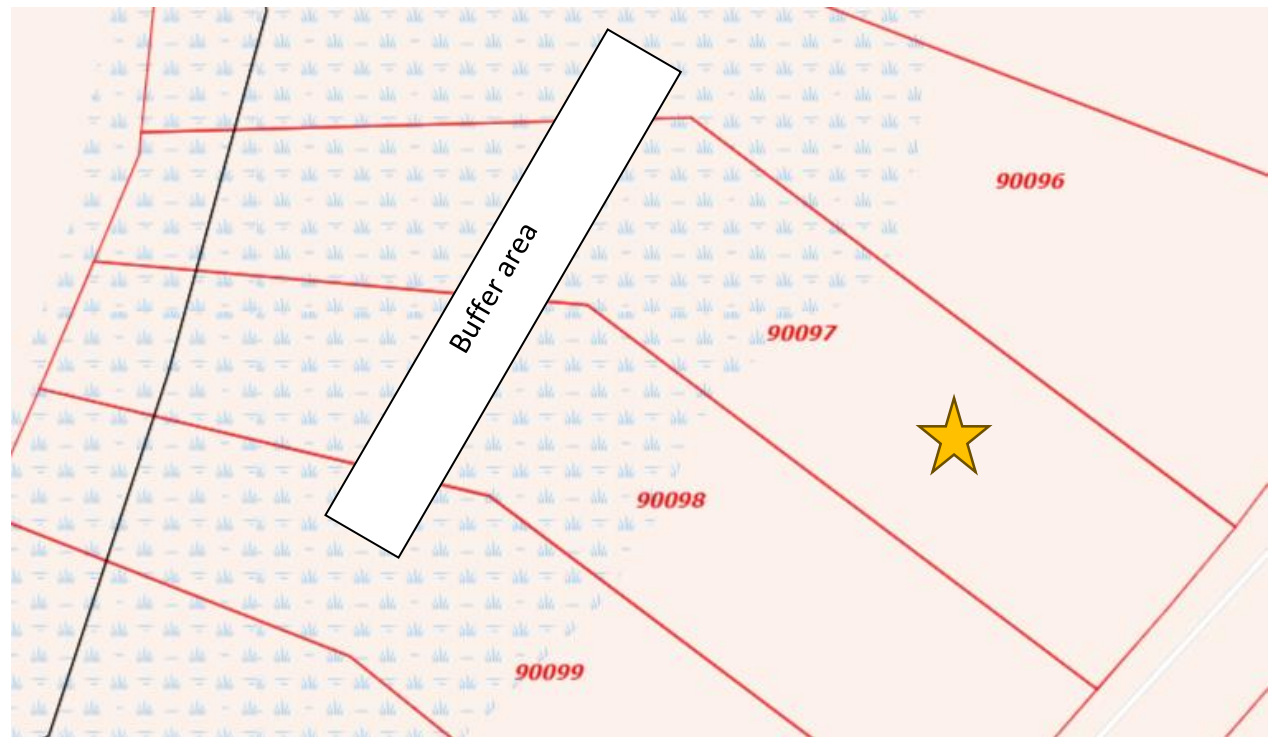
The applicant was advised to seek approval from the architectural committee and/or HOA of the Redfish Retreat Subdivision for this variance prior to building if approved.

Sec. 12-24. - Building setbacks

(a) Definitions. For the purpose of this article, the term "building setback lines" means to the distance that buildings or structures must be from the property line.

https://lf.calhouncotx.org:83/WebLink/DocView.aspx?id=44378&dbid=0&repo=lfwcalhounc

- 4.) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE:
 - 50' BUILDING LINE SET BACK ALONG THE FRONT LOT LINE
 - 25' BUILDING LINE SET BACK ALONG THE REAR ADJACENT TO LAKES
 - 20' BUILDING LINE SET BACK ALONG ALCOA DRIVE
 - 10' DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES
 - 10' DRAINAGE EASEMENT ALONG REAR LOT LINES EXCEPT FOR BAY LOTS
 - 20' DRAINAGE EASEMENT/UTILITY EASEMENT ALL ROADWAYS FOR DRAINAGE, WATER & SEWER
 - 10' UTILITY EASEMENT BEHIND/ADJACENT TO THE ABOVE 20' DRAINAGE EASEMETN/UTILITY EASEMENT FOR ELECTRICAL

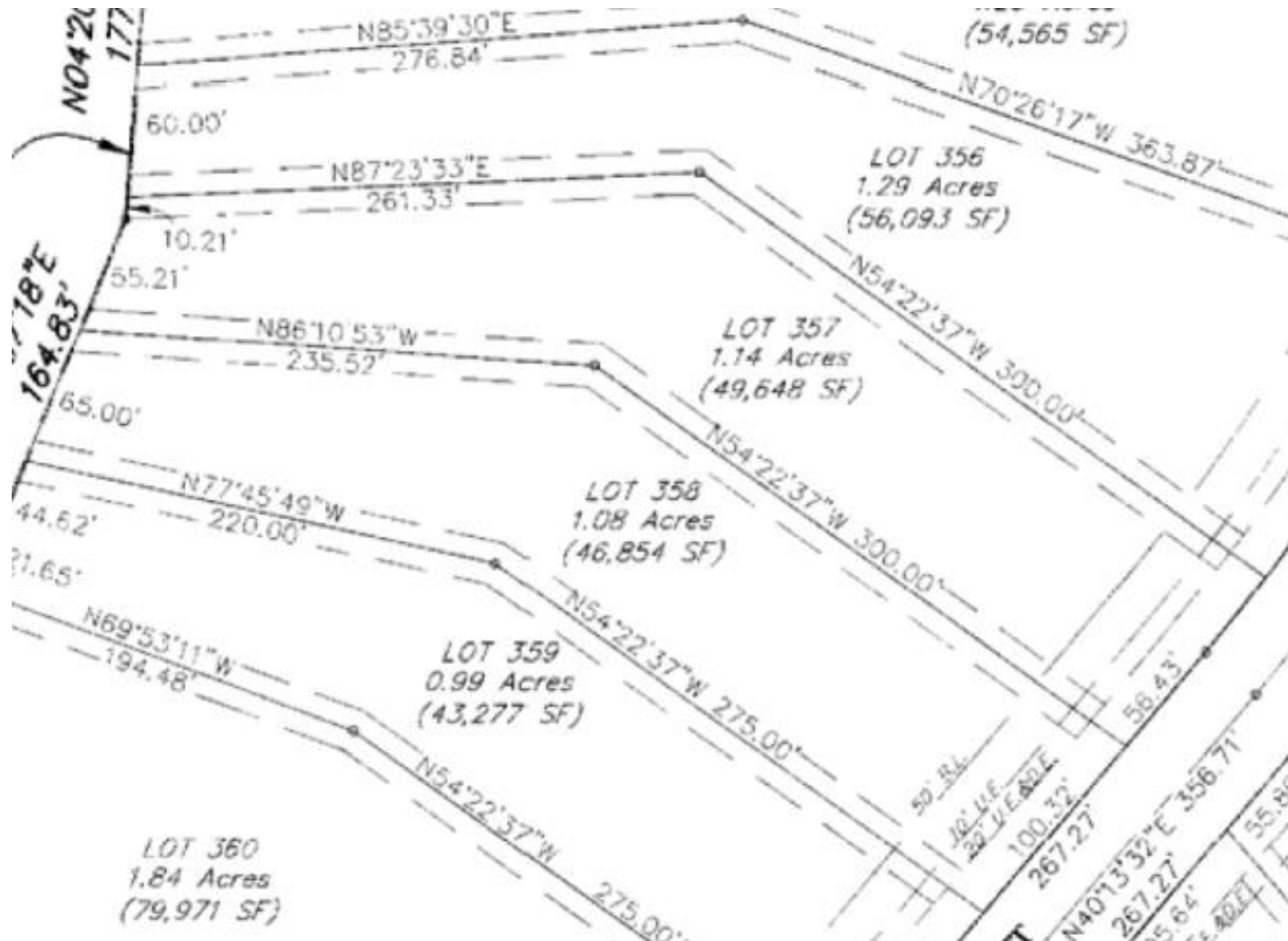


CITY OF PORT LAVACA

Staff Recommendation:

Attachments:

- Request for Variance
- Applicant letter



Property Information

Property ID: 90097
 Legal Acreage:
 GEO ID: S0241.3-00000-0357-00
 Legal Description: REDFISH RETREAT SUBD
 PHASE 3 (PORT LAVACA), LOT 357
 Tract or Lot: 357

NOTES:
 1.) ALL LOT CORNERS, P.C.'S AND P.T.'S ARE SET 5/8" STEEL RODS WITH CAP STAMPED "AGS CONSULTANTS".
 2.) LOTS ADJACENT TO CHOCOLATE BAY CONTAIN AREAS DELINEATED AS WETLANDS AND ARE SUBJECT TO REGULATIONS AND LAWS GOVERNING THEIR OWNERSHIP, USE AND DEVELOPMENT.
 3.) PORTION OF COUNTY ROAD 105 AS SHOWN ON PLAT RECORDED IN VOLUME "T", PG. 2 AND VOLUME "Z", PG. 57 C.C.D.R. TO BE ABANDONED BY THIS SUBDIVISION PLAT
 4.) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE:
 • 50' BUILDING LINE SET BACK ALONG THE FRONT LOT LINE
 • 25' BUILDING LINE SET BACK ALONG THE REAR ADJACENT TO LAKES
 • 20' BUILDING LINE SET BACK ALONG ALCOA DRIVE
 • 10' DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES
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 • 20' DRAINAGE EASEMENT/UTILITY EASEMENT ALL ROADWAYS FOR DRAINAGE, WATER & SEWER
 • 10' UTILITY EASEMENT BEHIND/ADJACENT TO THE ABOVE 20' DRAINAGE EASEMENT/UTILITY EASEMENT FOR ELECTRICAL
 4) THE TEMPORARY CUL-DE-SAC IS TO BE ABANDONED AFTER THE REMOVAL, EXTENSION OR COMPLETION OF THE TEMPORARY CUL-DE-SAC AND THE LAND SHALL REVERT BACK TO THE RESPECTIVE PROPERTY OWNERS.

PLAT VARIANCE
 IN VARIANCE TO THE CITY OF PORT LAVACA REGULATIONS AND ORDINANCE NUMBER: ARTICLE VI, SECTION 42-132 (f)(4), THE FOLLOWING VARIANCES ARE INCORPORATED WITH THIS PLAT:
 1) VARIANCE FROM 55 FEET MINIMUM RIGHT-OF-WAY WIDTH TO 60 FEET MINIMUM WIDTH AS DEPICTED ON THIS PLAT
 2) VARIANCE FROM MINIMUM PAVEMENT WIDTH OF 28 FEET TO 24 FEET OF PAVEMENT WIDTH WITH NO CURB AND GUTTER. AS REFERENCE, A PAVEMENT WIDTH OF 24 FEET WITHOUT CURB AND GUTTER WAS ALSO PREVIOUSLY APPROVED FOR PHASE 1 AND 2 OF THIS SUBDIVISION.

REDFISH RETREAT SUBDIVISION PHASE 3

77.2345 ACRES OF LAND
 SITUATED IN THE
 SAMUEL SHUPE SURVEY, ABST. NO. 137,
 AND BEING A PARTIAL REPLAT OF
 REDFISH RETREAT SUBDIVISION PHASE 2A
 RECORDED UNDER VOL. Z, PG. 809 C.C.D.R.
 AND PARTIAL REPLAT OF
 PORT LAVACA DEVELOPMENT
 RECORDED UNDER VOL. T, PG. 2 C.C.D.R.
 CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

64 LOTS, 1 RESERVES, 5 BLOCKS

City of Port Lavaca Request for Variance

Date: 2/9/2024

Name: John & Lori Leal

Address: 108 Evening Point Lot 357

Variance being requested: 25 feet in front of lot

Reason for request: Please see attached

John Leal
Signature



Phone number

Date of Planning Board: 2/27

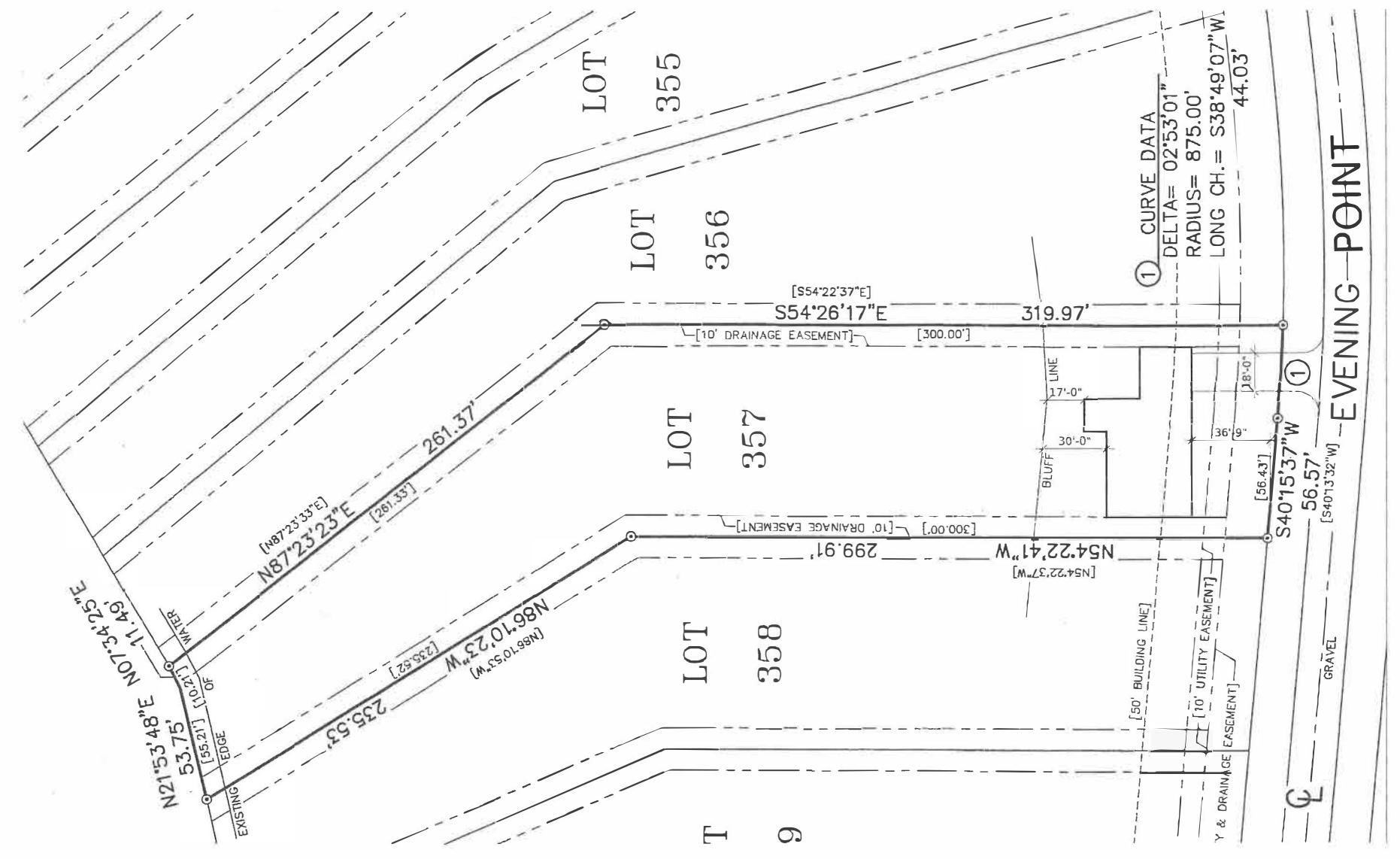
Received by: SS 2.12.24

Reason for the variance request: Hardship Variance of 25 feet

We are the first that will be building a home on Evening Point in Red Fish Retreat. We have tried to follow the developers' rules on the specifics of dimensions of our future home. We have had to amend our original house plans in order to allow our future home to fit within the width measurements. However, the depth of the proposed measurements (50 feet) will not allow us to fit our home with the amended plans due to the buff line in the back. We are asking for 25 feet, that will be in the "front", facing the road in order for us to accommodate our house plans. After researching the other lots within Red Fish Retreat, it seems that this added variance will only affect those that plan to build on Evening Point. We do hope you consider our request and appreciate your time in this matter.

Lori & John Leal

108 EVENING POINT
 REDFISH RETREAT SUBD.
 PHASE 3, LOT 357
 PROPERTY ID 90097



GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP

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

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

PROJECT NAME:
Leal House
 108 Evening Point
 Port Lavaca, TX

CLIENT:
John and Lori Leal

DRAWING:
SITE PLAN

SCALE: 1" = 30' DATE: AUG. 2023

DRAWN BY: vef	SHEET: 2
CHECKED BY: vef	
APPROVED BY: vef	