



PLANNING BOARD

Tuesday, February 24, 2026, at 5:30 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

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

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 24, 2026 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:

ROLL CALL

PRESENT

Justin Weaver	Chairman
Cynthia Escalera	Board Member
Gary Crone	Board Member
Lindy Cain	Board Member
Sheryl Cuellar	Board Member

ABSENT

Steve Butler	Board Member
Betty Birdwell	Board Member

CALL TO ORDER

- Chairman Weaver called the meeting to order at 5:36 p.m. and presided.

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

1. Approval of Tuesday, January 27, 2026, Regular Meeting Minutes

Motion made by L. Cain

NOW THEREFORE, LET IT BE RESOLVED BY THE PLANNING BOARD OF THE CITY OF PORT LAVACA, TEXAS:

THAT, January 27th, 2026, minutes of the Regular Planning Board Meeting Minutes are hereby approved.

Seconded by C. Escalera

Voting Aye: Chairman J. Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Lindy Cain, Board Member Sheryl Cuellar

Voting Nays: None

2. Discuss and consider the request for a variance to the carport encroaching into the front yard setbacks for the existing residence at 800 Elm St. PID #18459 (LANA PARK MOBILE HOME (PORT LAVACA), BLOCK 3)

Motion made by L. Cain

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve the variance based on unique physical constraints of the property located at 800 Elm St. PID #18459 (LANA PARK MOBILE HOME (PORT LAVACA), BLOCK 3).

Complying with the current setback requirements for a carport may result in undue hardship.

Motion seconded by G. Crone

Voting Aye: Chairman J. Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Lindy Cain, Board Member Sheryl Cuellar

Voting Nays: None

3. Discuss and consider the approval of the Conceptual plan for Ice Machine located at 405 S. Benavides St. PID #17399 (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 12, LOT NW 13' OF 4, SE 42' OF 5)

Motion made by G. Crone

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve the Conceptual plan for Ice Machine located at 405 S. Benavides St. PID #17399 (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 12, LOT NW 13' OF 4, SE 42' OF 5)

All MEP's will be required to pull own permits if needed along with complying with the Landscape Ordinance. TX DOT grant will be used for sidewalk.

Motion seconded by L. Cain

Voting Aye: Chairman J. Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Lindy Cain, Board Member Sheryl Cuellar

Voting Nays: None

4. Discuss and review amendments to the City of Port Lavaca Code of Ordinances

Director of Development Services, Derrick Smith, reported that several items were taken to City Council for initial discussion regarding potential ordinance amendments.

Discussion included proposed amendments to amusement machine regulations, including:

- Increasing the required distance to 500 feet from daycares and residential areas.
- Requiring a minimum distance of 1,500 feet between amusement machine businesses to prevent overconcentration in one area.
- Increasing the permit fee to \$150.00 per machine.
- Removing the clause distinguishing between nonprofit and for-profit entities.

Director Smith also discussed a proposed ordinance regulating shared living homes (congregate living facilities) due to life-safety concerns. Proposed requirements include:

- An annual \$100.00 permit fee.
- Disclosure of the proposed number of tenants.
- An initial inspection by the Building and Fire Departments, along with periodic inspections thereafter.
- A maximum of four (4) unrelated occupants per dwelling unit.
- A maximum of two (2) occupants per bedroom.
- A minimum of 150 square feet of floor area per occupant.
- One (1) off-street parking space per bedroom.

Additionally, discussion was held regarding mechanic shops and the possibility of addressing vehicles stored in public view, including potential outreach to business owners to improve compliance and aesthetics.

No formal action was taken at this time.

COMMENTS FROM THE PUBLIC

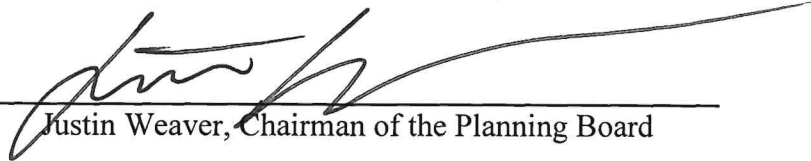
** (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

ADJOURN

Chairman Justin Weaver made a motion to adjourn the meeting at 6:38 p.m.

Motion was seconded by Board Member Gary Crone

These minutes were approved on March 11, 2026



Justin Weaver, Chairman of the Planning Board



Alyssa Calzada, Development Services Coordinator