



DECEMBER PLANNING BOARD MEETING

Tuesday, December 17, 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, December 17, 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/82182482989?pwd=NVNDbi9HZVlHVUIBZTcvTVJvbzdTZz09>

Meeting ID: 821 8248 2989

Passcode: 912619

One Tap Mobile

+13462487799,,82182482989#,,,,*912619# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

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

1. Consider and discuss approval for a conceptual “Grab & Go” food establishment to be located on the corner of S. San Antonio and W. Martin Luther King Drive. The legal description is Lot 1, Block 52 of the Original Townsite (523 S. San Antonio St.).

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, December 17, 2024**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, December 13, 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: Consider and discuss approval for a conceptual “Grab & Go” food establishment to be located on the corner of S. San Antonio and W. Martin Luther King Drive. The legal description is Lot 1, Block 52 of the Original Townsite (523 S. San Antonio St.).

INFORMATION:

CITY OF PORT LAVACA

MEETING: December 17, 2024 AGENDA ITEM _____

DATE: 12.10.2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a conceptual "Grab & Go" food establishment to be located on the corner of S. San Antonio and W. Martin Luther King Drive. The legal description is Lot 1, Block 52 of the Original Townsite (523 S. San Antonio St.).

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 "Grab & Go" food establishment to be located 523 S. San Antonio St. The applicant has spoken with the Victoria County Health Department and confirmed this type establishment is not considered a restaurant.

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 Commercial.



Staff Recommendation: APPROVAL of the proposed "Grab & Go" food establishment to be located on the corner of S. San Antonio and W. Martin Luther King Drive (523 S. San Antonio Street).

Department Comments:

Engineering: Off-street parking shall be so arranged that in order to depart the premises, it shall not be necessary that any automotive vehicle be backed into a street.

Public Works: N/A

Fire: A suppression hood will not be required as there will be no frying of food on premises.

Development Services:

- The proposed “Grab & Go” will be required to have four off-street parking spaces. One space dedicated for ADA.
- A sidewalk will need to be installed for access from the parking lot to the entrance.
- A grease trap of proper sizing will need to be installed.
- A landscaping and signage plan shall be provided prior to construction.

Attachments:

- CAD PIN #17332
- Conceptual site plan
- Application



Dec. 17th @ 5:30 pm
Council Chamber

Item 1.

Application for Planning Board Review

(Required for all commercial / mixed use / residential more than 4 units ORD 42-159)

APPLICATION DATE: 11/20/24

TO: PLANNING BOARD

FROM: Paulette Clay PHONE: (330) 883-4602

SUBJECT: Restaurant (TO-GO)

ADDRESS: 523 San Antonio Port Lavaca, TX

SUMMARY DESCRIPTION:

Ready to serve meals. Meals will be refrigerated
Customer will walk in and purchase. No seating

LAND USE MAP: This area is shown as _____ on the Future Land Use Map.

FLOOD ELEVATION: _____ **BASE ELEVATION STRUCTURE:** _____

IS IT ON TXDOT HWY Yes/No (If so coordinate access & drainage with TXDOT)

PARKING ORD 48-106 & 48-107: _____

INCLUDE THE FOLLOWING:

- Copy of plat
- Conceptual plan with location of existing/new structures, parking, setbacks, drainage etc.
- Number of units proposed
- Location of city water/sewer (Owner pays for service extension over 35' if no meter on property)
- Location Fire Hydrant (hydrant within 250ft of property)

TBD
SB
11/29/24

arcurtis04711@gmail.com

17338 | BRICENO VERONICA

17332 | CLAY PAULETTE Y

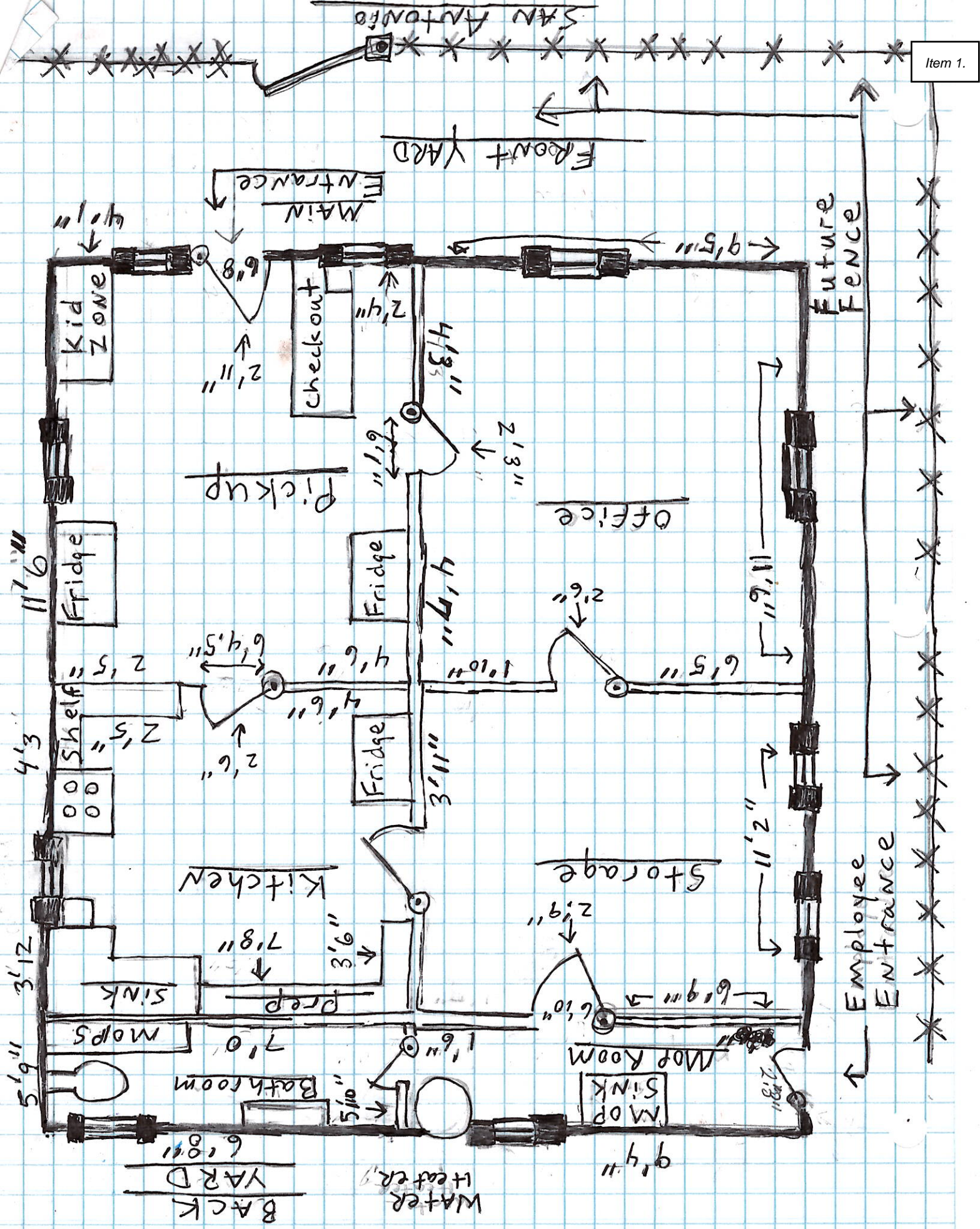
Parking

Driveway


S San Antonio St

W M L K Jr Γ

Ir Dr



Property Details

Account		
Property ID:	17332	Geographic ID: S0001-00520-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	523 S SAN ANTONIO PORT LAVACA, TX 77979	
Map ID:	S0001-00520-0001-00	Mapsco:
Legal Description:	PORT LAVACA ORIGINAL TOWNSITE, BLOCK 52, LOT 1	
Abstract/Subdivision:	S0001	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner 		
Owner ID:	75653	
Name:	CLAY PAULETTE Y	
Agent:		
Mailing Address:	1741 MAPLEWOOD WARREN, OH 44483	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$25,110 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$7,700 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$32,810 (=)

Item 1.

Agricultural Value Loss:	
Appraised Value:	\$32,810 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$32,810
Ag Use Value:	\$0

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: CLAY PAULETTE Y %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G05	CALHOUN COUNTY	\$32,810	\$32,810	\$204.14	
NV6	CALHOUN PORT AUTHORITY	\$32,810	\$32,810	\$0.20	
S01	CALHOUN COUNTY ISD	\$32,810	\$32,810	\$247.65	
C04	CITY OF PORT LAVACA	\$32,810	\$32,810	\$262.48	
FML	FARM TO MARKET & LATERAL ROAD	\$32,810	\$32,810	\$0.00	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	\$32,810	\$32,810	\$0.00	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$32,810	\$32,810	\$2.23	

Total Tax Rate: 2.184400

Estimated Taxes With Exemptions: \$716.70

Estimated Taxes Without Exemptions: \$716.70