



PLANNING BOARD MEETING

Monday, December 06, 2021 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 meeting Monday, December 6, 2021 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:

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting:

<https://us02web.zoom.us/j/81115003689?pwd=UHIHMFBiLzMvVWY0UG5ENFFaeml0QT09>

Meeting ID: 811 1500 3689

Passcode: 123993

One tap mobile

*+13462487799,,81115003689#,,, *123993# US (Houston)*

Dial by your location

+1 346 248 7799 US (Houston)

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of November 1, 2021 minutes.

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

2. Consider and discuss approval of the Final Plat, Rafei Subdivision No. 2. The proposed final plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

3. Consider and discuss approval of a 2-lot final plat, Gorgies Subdivision. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.
4. Consider and discuss approval of the Gonzalez preliminary plat. Located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, Port Lavaca, Calhoun County, Texas. Being 12.449 acres. The PIN # for this property is 14186.
5. Consider and discuss a final replat of Lot 1, Block 1 of W. Peikert Subdivision. Located on the southwest corner of Peikert and Henry Barber Way. The property identification for this site is 19688.
6. Consider and Discuss a Variance Request for manufactured homes to be permanently placed on two of the lots of a 3-lot proposed replat that is not a manufactured home park or in a block with at least half of the residential homes are manufactured homes. Being Lot 2A and Lot 3A, of Block 1, of the original W. Peikert Subdivision.
7. Consider and discuss a conceptual liquor store to be located north of Austin and west on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 90212. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96, Port Lavaca, Calhoun County, Texas.
8. Consider and discuss approval of a 3-lot Final Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.
9. Consider and discuss candidate nominees to represent the Planning Board for the Economic Development Vision Committee.

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 on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation.*

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 **Wednesday, December 6, 2021**, beginning at 6:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, December 3, 2021**.

Jessica Carpenter, *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: Approval of November 1, 2021 minutes.

INFORMATION:

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

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application “ZOOM”. The Planning Board meeting begins at 5:30 PM central time on the first Monday of every month. You may make public comments in-person and on Zoom by logging on with your computer and/or smart phone as described in the Zoom invitation.

This November 1, 2021, meeting was a regular Planning Board meeting held on the first Monday of the month.

Members in attendance in-person or by Zoom are as follows:

Mike Elgin	Board Chairman
Gary Crone	Board Member
Sheryl Cuellar	Board Member
Mark Howell	Board Member
Betty Birdwell	Board Member

And with the following Board Members absent:

Justin Weaver	Board Member
Lindsey Huang	Board Member

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

Board Chairman Mike Elgin called the meeting to order and presided.

COMMENTS FROM THE PUBLIC:

Chairman Mike Elgin asked for comments from the public and there were no responses.

APPROVAL OF MINUTES:

Board Member Cuellar made a motion

THAT the Planning Board hereby approves the minutes of the meeting held June 21, 2021, August 2, 2021, September 7, 2021

Board Member Betty Birdwell seconded the motion.

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Consider and discuss approval of a 2-lot Preliminary Plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.

Board Member Crone made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve a 2-lot Preliminary Plat. Generally located at the northeast corner of Austin Street and Alcoa Street.

Board Member Cuellar seconded the motion.

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Consider and discuss approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

Board Member Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road.

Board Member Birdwell seconded the motion.

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Consider and discuss approval of a Preliminary Plat. The proposed Preliminary Plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

Board Member Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve of a Preliminary Plat located at 2248 FM 3084, also known as Half League Road.

Board Member Birdwell seconded the motion

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Consider and discuss approval of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way. The legal description for this location is A0137 SAMUEL SHUPE, TRACT PT 1, ACRES 12.449. The PIN # for this property is 14186.

Comment from Chairman Elgin the area is a high visible area and prosed the question if the area will be fenced. Response from applicant Arnulfo Gonzalez representing Gonzalez Industrial Insulation Inc. responded yes.

Comment from Cuellar if traffic of this business will give problems for the emergency management next door. Applicant Gonzalez responded no.

Birdwell made comment to the number of employees. Applicant responded maybe twelve to ten employees.

Howell made comment on deliveries. Applicant responded maybe once or twice a week. Howell made comment on drainage. Jessica Carpenter commented applicant will have to provide drainage plan which will be discussed further in the predevelopment meeting.

Comment from Cuellar and Birdwell concerning daily traffic and wear and tear on the road. Applicant responded there is staging on site therefore is not a lot of back and forth.

Board Member Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way.

Board Member Crone seconded the motion

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Consider and discuss approval of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

Board Member Crone made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing.

Board Member Cuellar seconded the motion

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Consider and discuss candidates to represent the Planning Board to be considered for the Economic Development Vision Committee.

Action for Planning Board Members to nominate a representative of Planning Board for the Economic Development Vision Committee.

ADJOURN

Chairman Mike Elgin asked for a motion to adjourn.

Board Member Crone made a motion to adjourn the meeting.

Board Member Birdwell seconded this motion.

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

Meeting adjourned.

CHAIRMAN

ATTEST:

Jessica Carpenter, Director of Development Services

COMMUNICATION

SUBJECT: Consider and discuss approval of the Final Plat, Rafei Subdivision No. 2. The proposed final plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

INFORMATION:

CITY OF PORT LAVACA

MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.23.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of the Final Plat, Rafei Subdivision No. 2. The proposed final plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH42SUP_L_ARTIINGE_S42-5PO

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Final Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning board, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning board. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-79. - Approval.

Once the final plat has been approved by the city council, the city secretary shall complete the city secretary's certification on the two reproducible positives.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

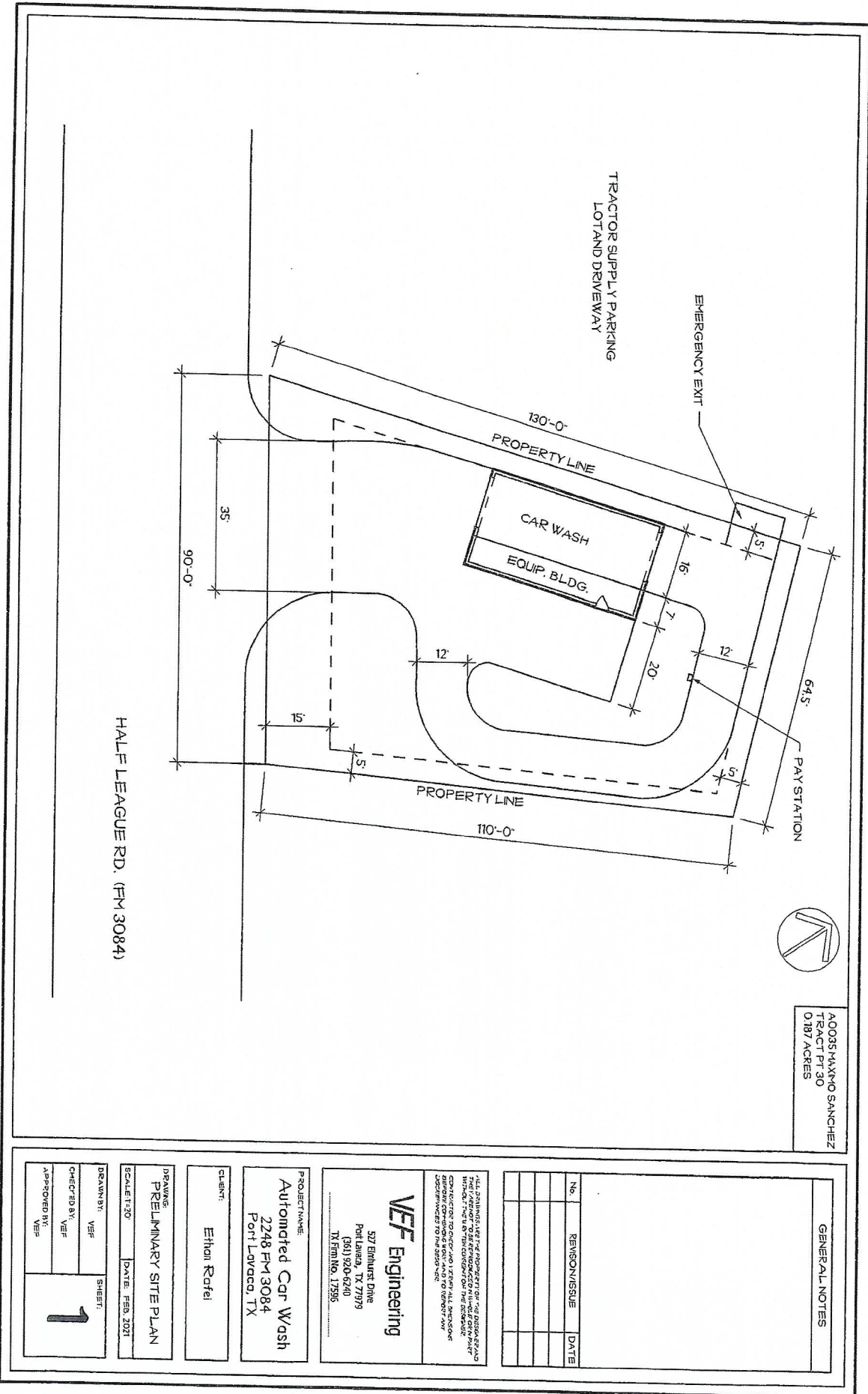
This final plat if approved and recorded, is anticipated to be developed for a proposed car wash. The applicant has completed a predevelopment meeting with city staff.

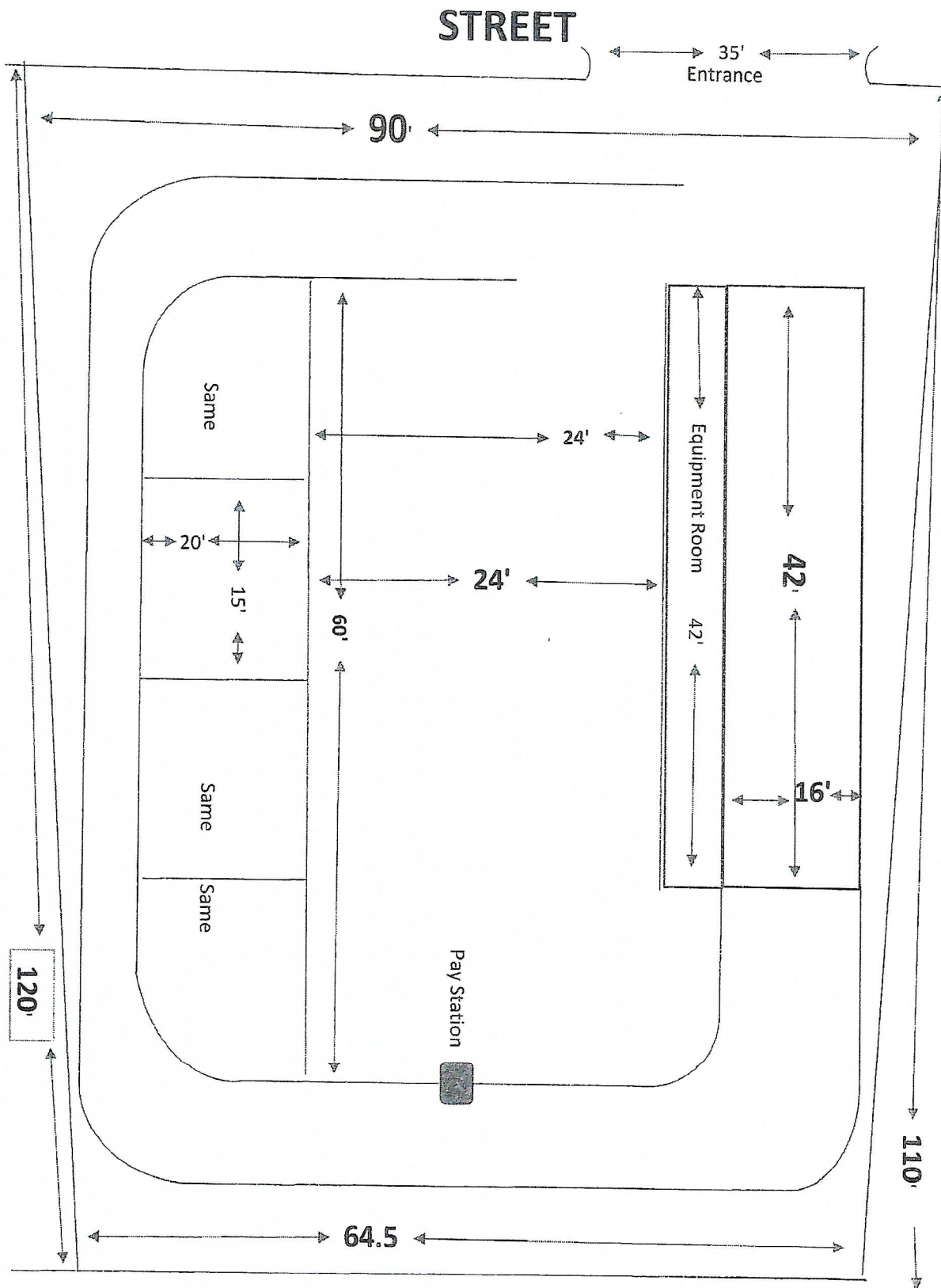
Staff Recommendation: Approval

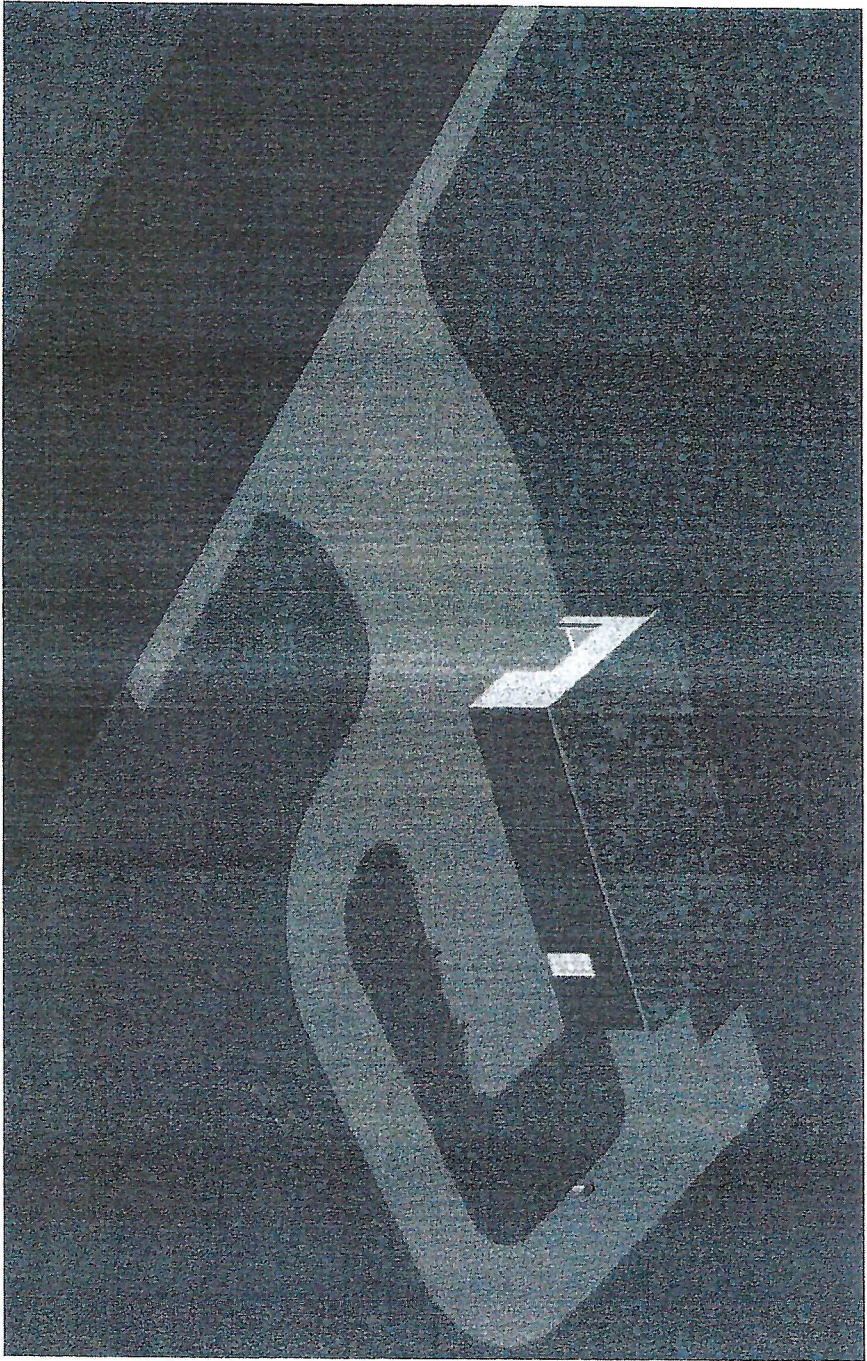
City Council approved the Preliminary Plat on October 11, 2021.

Attachments:

- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Final Plat Map
- Parcel CAD map







GENERAL NOTES

No.	REVISION/ISSUE	DATE

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NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER
USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF VEF ENGINEERING. ANY REUSE OF THESE
DRAWINGS WITHOUT THE WRITTEN CONSENT OF VEF
ENGINEERING IS STRICTLY PROHIBITED.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77999
(361) 920-6240
TX Perm No. 17256

PROJECT NAME:

Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:

Ethan Rofel

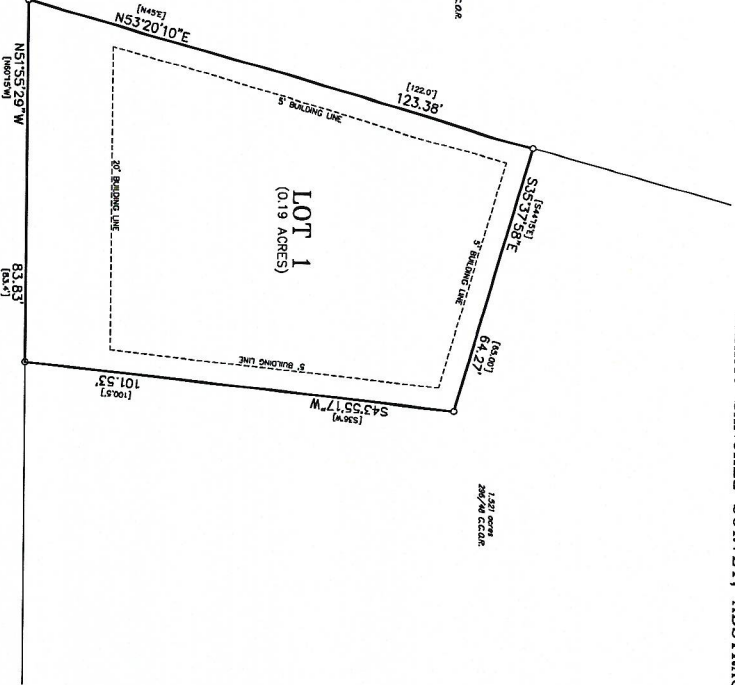
DRAWING:
PRELIMINARY RENDERING

SCALE: 1" = 10'-0" DATE: FEB. 2021

DRAWN BY: VEF	2
CHECKED BY: VEF	
APPROVED BY: VEF	



BEING ALL OF 0.187 ACRE IN GENERAL WARRANTY DEED RECORDED
IN FILE NO. 2020-00204 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD 83 GRID BASED ON STATION HAPC-0219 ON THE RTR NETWORK.

STATE OF TEXAS
COUNTY OF CALHOUN

1. THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PARTY SUBDIVISION NO. 2, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ETHAN RATEI (QUEST TRUST COMPANY FBO REPRESENTATIVE)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETHAN RAUL, 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 _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

COUNTY CLERK CERTIFICATE
STATE OF TEXAS
COUNTY OF CALHOUN

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MAYOR GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAN WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE REGULATION APPEARING 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 _____, 2021.

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

CATHOON 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 (COMPARTMENT RULE 4.3040) OR PROPERTY OMITTED FROM THE APPRAISAL, NOW AS DESCRIBED UNDER TAX CODE SECTION 20.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.06 (9)).

STOCKED THIS THE DAY OF 2021

87:

CHIEF APPRAISER

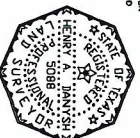
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

11-05-2021

RELEASE DATE

I, HENRY A. DANESH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND IN MY DIRECTION ON OCTOBER 20, 2021.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086



G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY

FILE NO.:
7118-002
JOB NO.:
7118-002
SHEET NO.:
1 OF 1

DR. J.H.D.

19

Property Identification #: 38209

Property Information: 2022

Owner Identification #: 116115

Geo ID: A0035-00000-0153-00
Situs: 2248 FM 3084 PORT LAVACA,
Address: TX 77979
Property Type: Real
State Code: C1

Legal: A0035 MAXIMO SANCHEZ,
Description: TRACT PT 30, ACRES .187
Abstract: A0035
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: QUEST TRUST COMPANY
Exemptions:
DBA: Null

Re-Center Map

Calhoun CAD Map Search



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 and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.

COMMUNICATION

SUBJECT: Consider and discuss approval of a 2-lot final plat, Gorgies Subdivision. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.

INFORMATION:

CITY OF PORT LAVACA

MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.23.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a 2-lot final plat, Gorgies Subdivision. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH_42SUPL_ARTIINGE_S42-5PO

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning board, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning board. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-79. - Approval.

Once the final plat has been approved by the city council, the city secretary shall complete the city secretary's certification on the two reproducible positives.

CITY OF PORT LAVACA

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

This plat is unnamed at this time. This final plat is a 1.96-acre parcel. The intent is to subdivide this parcel into two (2) lots. Lot one being 1.37 acres and is vacant. Lot two being 0.69 acres and has an existing retail food establishment on site. Each lot has full frontage. Lot one has frontage on Alcoa Drive and lot two has frontage on Austin Street. The existing restaurant on lot two has all of the proper permits in the record of file back to 2015 when the structure was built.

Staff Recommendation: Approval

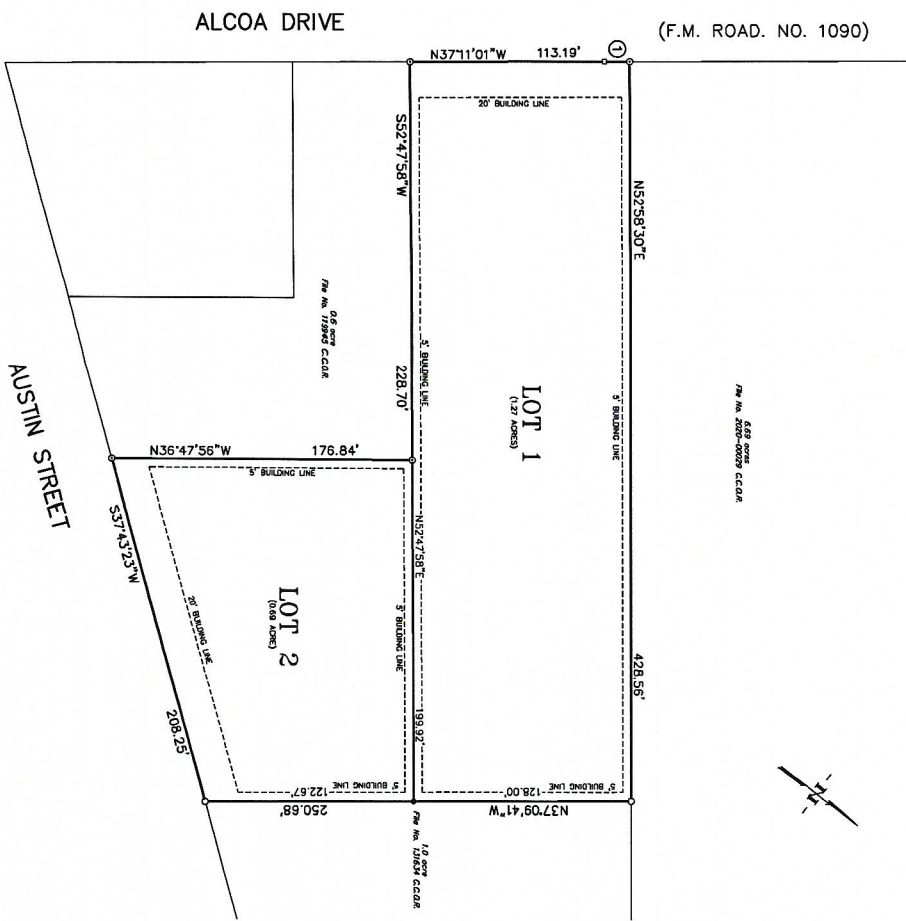
City Council approved the Preliminary Plat on October 11, 2021.

Attachments:

- Unnamed Preliminary Plat
- CAD for PIN 39302
- Image of lot 1
- Image of lot 2

GORGIES SUBDIVISION

1.96 ACRE SUBDIVISION
BEING ALL OF 1.96 ACRES IN GENERAL WARRANTY DEED RECORDED IN FILE NO. 129673 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



① CURVE DATA
DELTA = 00°08'48"
RADIUS = 5774.65'
LONG CH. = N35°45'30"W
14.77'

- LEGEND
- EXISTING 6\"/>

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH MAGNETIC NORTH ON THE GROUND, AND BASED ON STATION MAGNETIC NORTH ON THE GROUND.



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND RESIDENT HEREIN AS THE CORRESPONDING OWNER, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEED TO THE USE OF PUBLIC PURPOSES, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

MAXIMO SANCHEZ

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAXIMO SANCHEZ, KNOWN TO ME 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 HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

CALHOUN COUNTY APPRAISAL DISTRICT

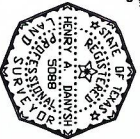
STATE OF TEXAS
COUNTY OF CALHOUN

I, HENRY A. DANFORTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON OCTOBER 23, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

11-05-2021
RELEASE DATE

C & W ENGINEERS, INC.
10000 W. LIVE OAK STREET, SUITE 200
PORT LAVACA, TEXAS 77979
RECORDED PROFESSIONAL LAND SURVEYOR NO. 5088



FINAL PLAT

FILE NO.: 10127-001
JOB NO.: 10127-001
SHEET NO.: 1 OF 1

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

PREPARED BY	J. L.
CHECKED BY	H.A.D.
DATE	OCT. 25, 2021
SCALE	1" = 50'

erty Identification #: 39302

Property Information: 2022

Owner Identification #: 97172

Geo ID: A0035-00000-0313-00
Situs 1901 W AUSTIN ST PORT
Address: LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96
Abstract: A0035
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

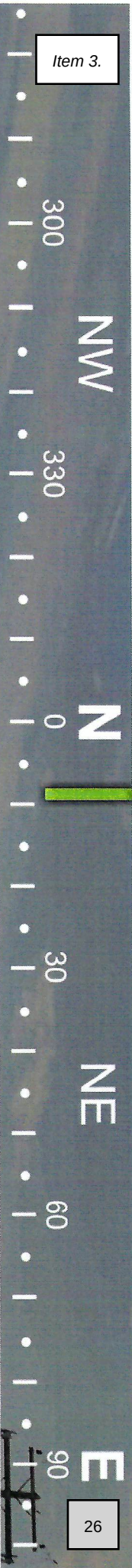
Name: OLACHIA-RODRIGUEZ
Exemptions: EMILIANA
DBA: Null

Re-Center Map

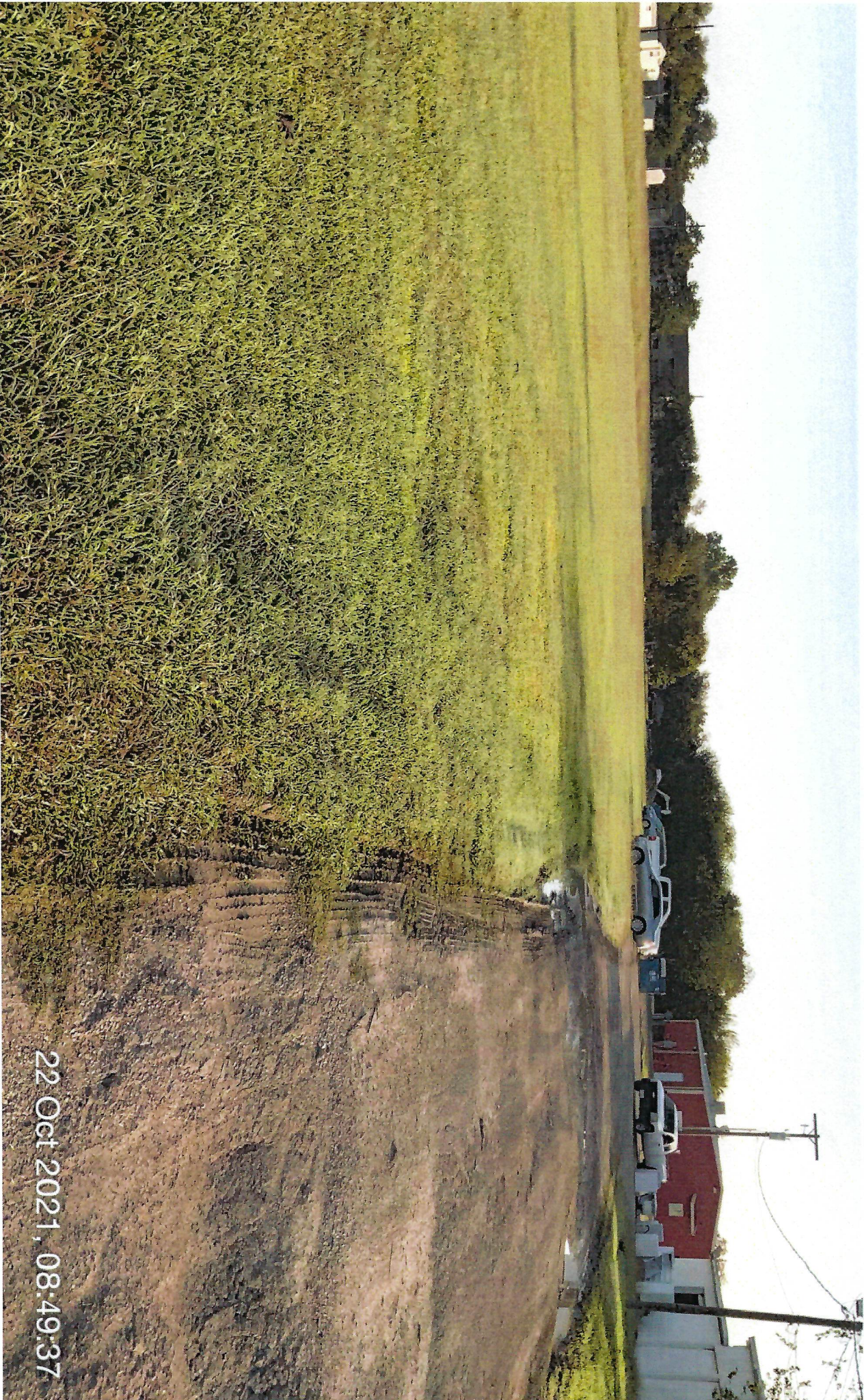
Calhoun CAD Map Search

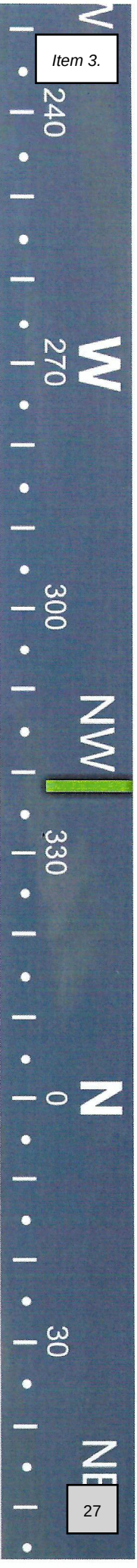


This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



☀ 9°N (T) ● 28°36'3"N, 96°38'15"W ±22ft ▲ 20ft





☉ 322°NW (T) ● 28°36'3"N, 96°38'11"W ±13ft ▲ 20ft



22 Oct 2021, 08:47:20

COMMUNICATION

SUBJECT: Consider and discuss approval of the Gonzalez preliminary plat. Located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, Port Lavaca, Calhoun County, Texas. Being 12.449 acres. The PIN # for this property is 14186.

INFORMATION:

CITY OF PORT LAVACA

MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.27.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a preliminary plat. Located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, Port Lavaca, Calhoun County, Texas. Being 12.449 acres. The PIN # for this property is 14186.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

The applicant, Gonzalez Industrial Insulation Inc, is proposing an industrial and business office use located on Henry Barber Way. The site location is currently not platted and has a cell tower on site and drainage to the rear of the property adjacent to Chocolate Bayou.

The preliminary plat is the next step in the process to provide a legal lot of record for the proposed development.

The proposal is to develop the site with the following:

- 1(one) building serving as a general office and industrial shop
- 1(one) Storage Building
- Parking
- Driveway to shop from Henry Barber Way
- Driveway access to general (private/public) parking adjacent to office

Future Land Use Map

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

The Future Land Use map designates this parcel as Light Industrial. Therefore, the proposed industrial maintenance services servicing Formosa is compliant with the Future Land Use map.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Commission.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning commission in accordance with this chapter.

The parcel is being platted and prepared to be developed for an industrial development in compliance of Sec. 42-5. – Policy.

Department Comments:

Engineering: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

Fire: A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

Development Services: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Staff Recommendation: Approval

Staff recommends approval of a preliminary plat. Located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, Port Lavaca, Calhoun County, Texas. Being 12.449 acres. The PIN # for this property is 14186.

Attachments:

- Preliminary Plat
- Calhoun CAD PIN 14186
- Applicant's Letter

Property Identification #: 90212

Geo ID: A0137-00000-0047-00
Site Address: Null
Property Type: Real
State Code: E4

Property Information: 2022

Legal Description: A0137 SAMUEL SHUPE, TRACT PT 62, ACRES 6.96
Abstract: A0137
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: C04, CAD RAIL, G05, GWD, NV6, S01

Owner Identification #: 101093

Name: MCDANIEL, JANICE
Exemptions:
DBA: Null

Re-Center Map



Calhoun CAD Map Search

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 and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



Gonzalez Industrial Insulation, Inc.
 3706 E. Rio Grande
 Suite B
 Victoria, TX 77901
 Office 361-987-2770

October 15, 2021

Ms. Jessica Carpenter
 City of Port Lavaca
 Director of Development Services
 202 North Virginia
 Port Lavaca, TX 77979

RE: Conceptual Approval Request – Gonzalez Industrial Insulation, Inc. (Property Identification #: 14186)

Dear Ms. Carpenter:

GII, Inc. sincerely appreciates the opportunity to present this request for conceptual approval for the improvements to the property located off Henry Barber Way (CR 101), approximately 2,400 lf east of SH 238 and 3,000 lf west of SH 35, in Port Lavaca, Calhoun County, Texas. GII, Inc., based in Victoria, Texas, has provided professional industrial maintenance services for local chemical plants such as Formosa for over 30 years and intends to expand their facilities to a more appropriate location within the City of Port Lavaca.

It is our understanding that the said property is currently appropriately zoned for commercial/industrial. GII intends to develop the site in accordance with this zoning to include the following general elements:

- 1 (one) building structure serving as general office and industrial shop
- 1 (one) storage building
- Parking
- Driveway access to shop from Henry Barber Way (CR 101)
- Driveway access to general (private/public) parking adjacent to office

Dimensions and geometry of office/shop building, storage building, and parking facilities are to be determined and will comply with city code and requirements.

Per our conversation on October 12, 2021, this project is subject to the following:

1. Review and Approval of the site improvements concept by Planning Board and City Council
2. Predevelopment Meeting with appropriate City Departments
3. Platting Process – Approval of preliminary/final plats by Planning Board and City Council

GII, Inc. thanks you for this opportunity to provide this plan and we look forward to working with you to complete this project. If you have any questions, please feel free to call 361-571-5739 or email at gii@hughes.net.

Sincerely,

Arnulfo Gonzalez
 President

COMMUNICATION

SUBJECT: Consider and discuss a final replat of Lot 1, Block 1 of W. Peikert Subdivision. Located on the southwest corner of Peikert and Henry Barber Way. The property identification for this site is 19688.

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.27.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss a final replat of Lot 1, Block 1 of W. Peikert Subdivision. Located on the southwest corner of Peikert and Henry Barber Way. The property identification for this site is 19688.

The property owner, Onel Diaz is replatting to 3-lots. Lot 1A has an existing single-family residence. Lot 2A and Lot 3A are proposed for manufactured homes upon the variance approval to permit manufactured homes to be placed on these lots.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-106. - Application—Required.

The subdivider or his duly authorized representative shall appear before the planning commission, at an official meeting, and submit a formal application for replat approval.

Applicant has adhered to the proper subdivision replat application submittal and review procedural process prior to presentation before the Planning Commission.

The preliminary replat was approved by the Planning Board on August 5th of 2019. The only change from the preliminary replat approval to the final replat is lot 2A and lot 3A have a 15ft. front yard setback reduced from the original proposed 25ft. front yard setback from Peikert. This was reviewed and approved.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning commission in accordance with this chapter.

The property owner is adhering to the replat process prior to applying for building permits.

Department Comments:

Engineering: Reviewed and approved of the site standards when it was approved in 2019.

Fire: No comment

Public Works: No Comment

Development Services: Comply with building permit processes upon replat approval and recordation.

Staff Recommendation: Approval

The final replat of part of Lot 1, Block 1 of W. Peikert Subdivision. Located on the southwest corner of Peikert and Henry Barber Way. The property identification for this site is 19688.

Attachments:

- Replat
- Calhoun CAD 19688
- Aerial map



Property Information: 2022

Legal Description: PEIKERT, BLOCK 1, LOT 1, 1.087 ACS
Abstract: S0340
Neighborhood: PEIKERT
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

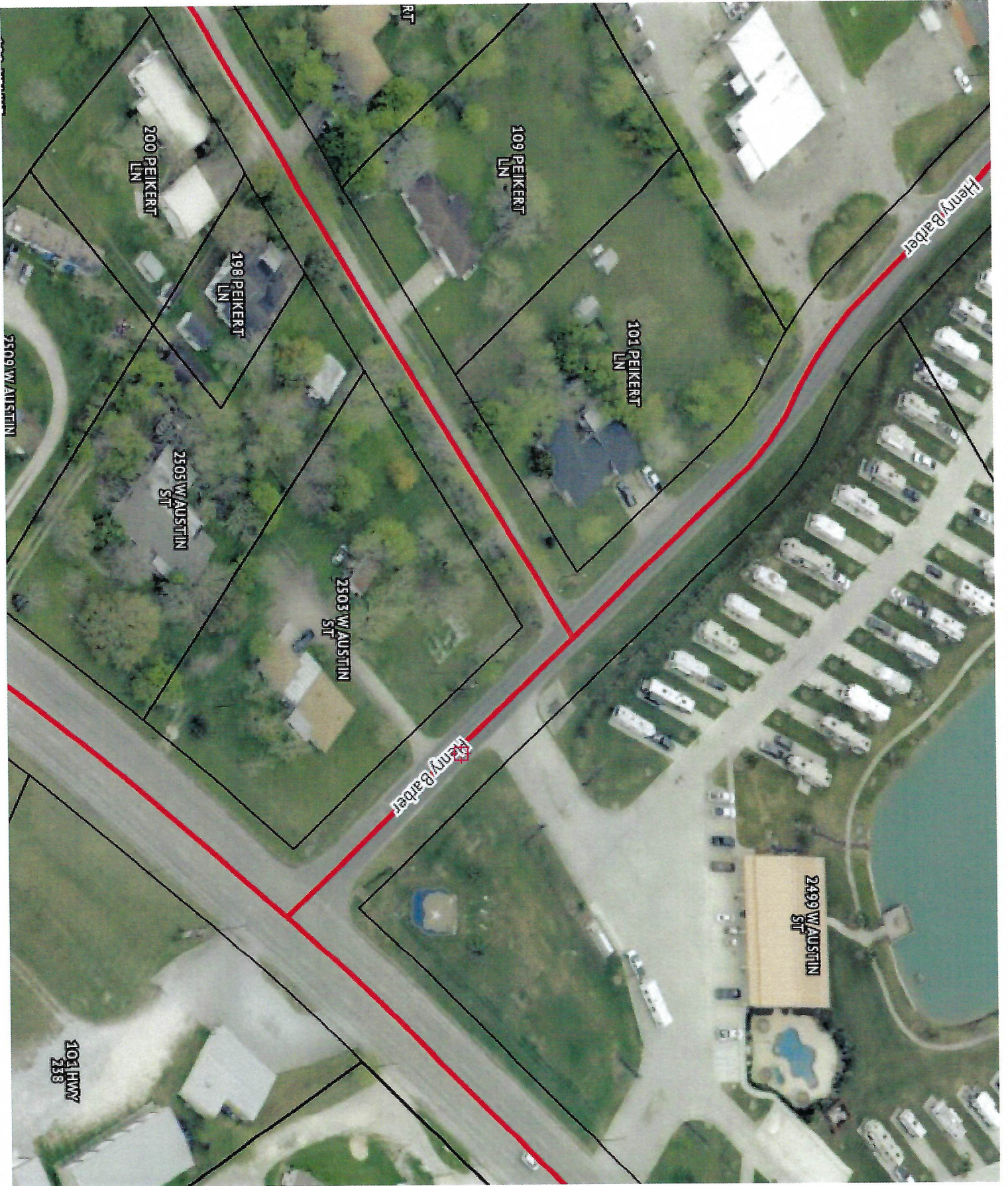
Owner Identification #: 112

Name: DIAZ ONEL
Exemptions: HS
DBA: Null

Calhoun CAD Map Search

This product is for information; engineering, or surveying purpose approximate relative location only and all liability in connection





COMMUNICATION

SUBJECT: Consider and Discuss a Variance Request for manufactured homes to be permanently placed on two of the lots of a 3-lot proposed replat that is not a manufactured home park or in a block with at least half of the residential homes are manufactured homes. Being Lot 2A and Lot 3A, of Block 1, of the original W. Peikert Subdivision.

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.27.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and Discuss a Variance Request for manufactured homes to be permanently placed on two of the lots of a 3-lot proposed replat that is not a manufactured home park or in a block with at least half of the residential homes are manufactured homes. Being Lot 2A and Lot 3A, of Block 1, of the original W. Peikert Subdivision.

Chapter 26 – Manufactured housing

No person shall place a manufactured home on property not approved for a manufactured home as per Chapter 26 of the City of Port Lavaca Code of Ordinances without a variance approval of said manufactured home by the Planning Commission.

Onel Diaz is presenting this proposed site plan for a variance request to place two manufactured homes on a parcel currently being platted from one lot to three lots. The two proposed lots requested for a variance for manufactured homes are accessed from Peikert Road. The remaining lot has an existing primary single-family residence.

Below references City Code of Ordinances, Chapter 26 – Manufactured Housing, Section 26.2, where this variance request is compliant and will meet the ordinance as presented.

Sec. 26-2. - Mobile home requirements.

(a) Connection to water/sewer system prohibited. From and after the effective date of the ordinance from which this chapter is derived, placement permits shall not be issued for the installation of a mobile home, as defined in section 26-1, within or outside of the city limits where it is to be connected to the city's water and sewer systems.

Applicant will adhere to the proper permitting prior to placement of the manufactured home.

(c) Use. No mobile home shall be used for any purpose other than residential occupancy without the planning commission's recommendation and the city council's approval.

The intent for the manufactured homes is to be utilized as a residence for perpetuity.

Below references the City Code of Ordinances, Chapter 26, Section 26.4, where this variance request is non-compliant and does not meet the ordinance as presented.

Sec. 26-4. - HUD-Code manufactured housing.

(2) Installation, habitability, and use.

c. 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 or any block with a mobile home density of at least 50 percent of existing structures, as of the effective date of the ordinance.

The proposed manufactured homes are to be permanently installed on vacant lots that are not a manufactured home park and is not in a block with at least 50 percent of the existing structures are manufactured homes.

Future Land Use Map

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

The location of this variance request for manufactured homes is in proximity to the Future Land Use Map designated area for manufactured homes, and the Lakeside RV Resort is directly across Henry Barber Way from this plat. The two lots proposed for the manufactured homes are accessed from Peikert which is not a block with a mobile home density of at least 50 percent of existing structures per the aforementioned code.

Department Comments:

Fire: Manufactured homes meets all ordinance requirements for installation.

Public Works: Manufactured homes meets all ordinance requirements for installation.

Development Service: If the Planning Commission approves this variance request from Chapter 26 Manufactured Housing Sec 26.4(2)(c), the applicant must achieve compliance with all conditions of approval. Including, adherence to the site plan as approved. Ensure all installation permits and inspections are administered and followed.

Attachments:

- Replat
- Calhoun CAD
- Aerial map

Property Identification #: 19688

Geo ID: S0340-00100-0001-00
Site Address: 2503 W AUSTIN ST PORT LAVACA, TX 77979
Property Type: Real
State Code: A1

Property Information: 2022

Legal Description: PEIKERT, BLOCK 1, LOT 1, 1.087 ACS
Abstract: S0340
Neighborhood: PEIKERT
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Owner Identification #: 11264

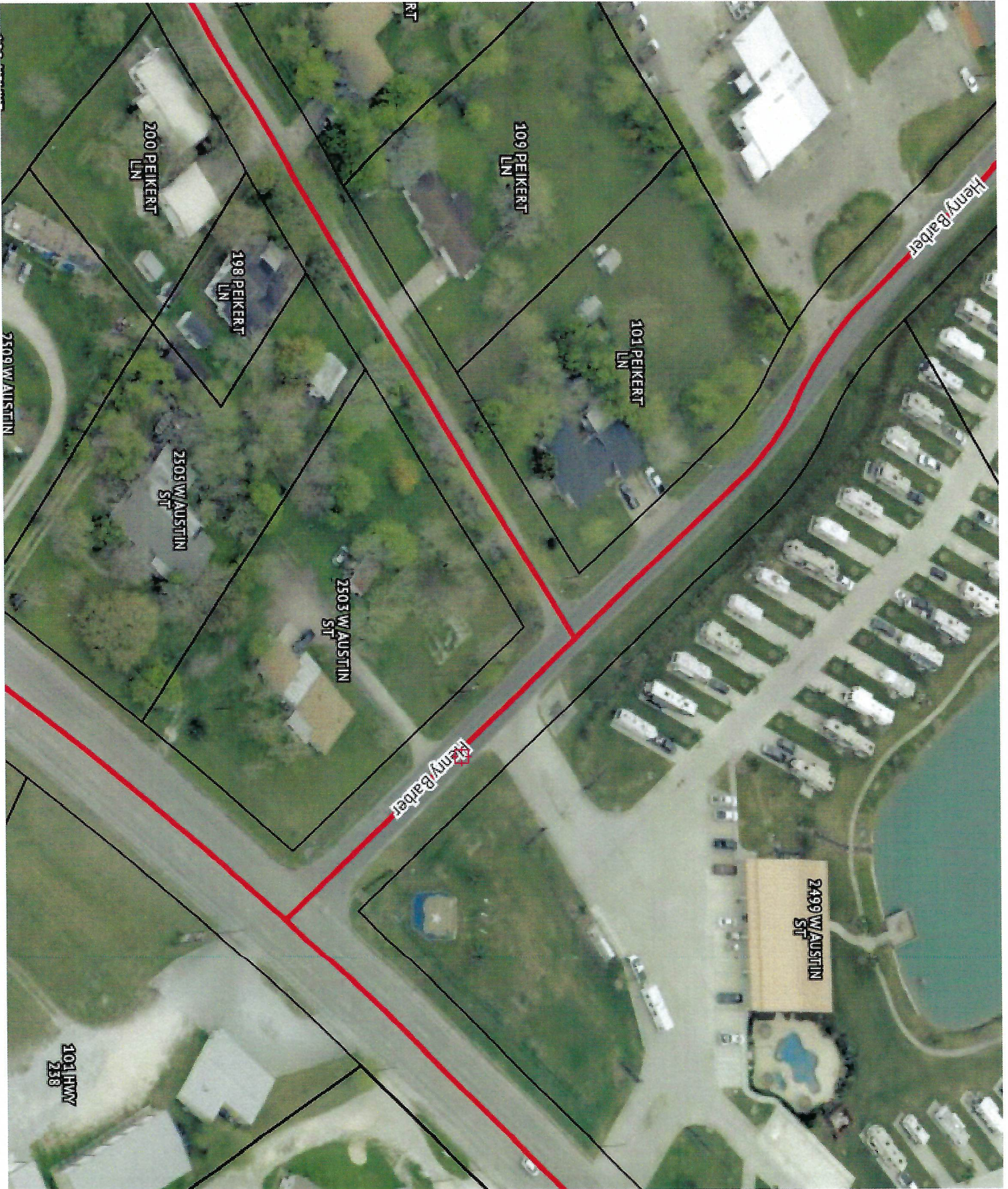
Name: DIAZ ONEI
Exemptions: HS
DBA: Null

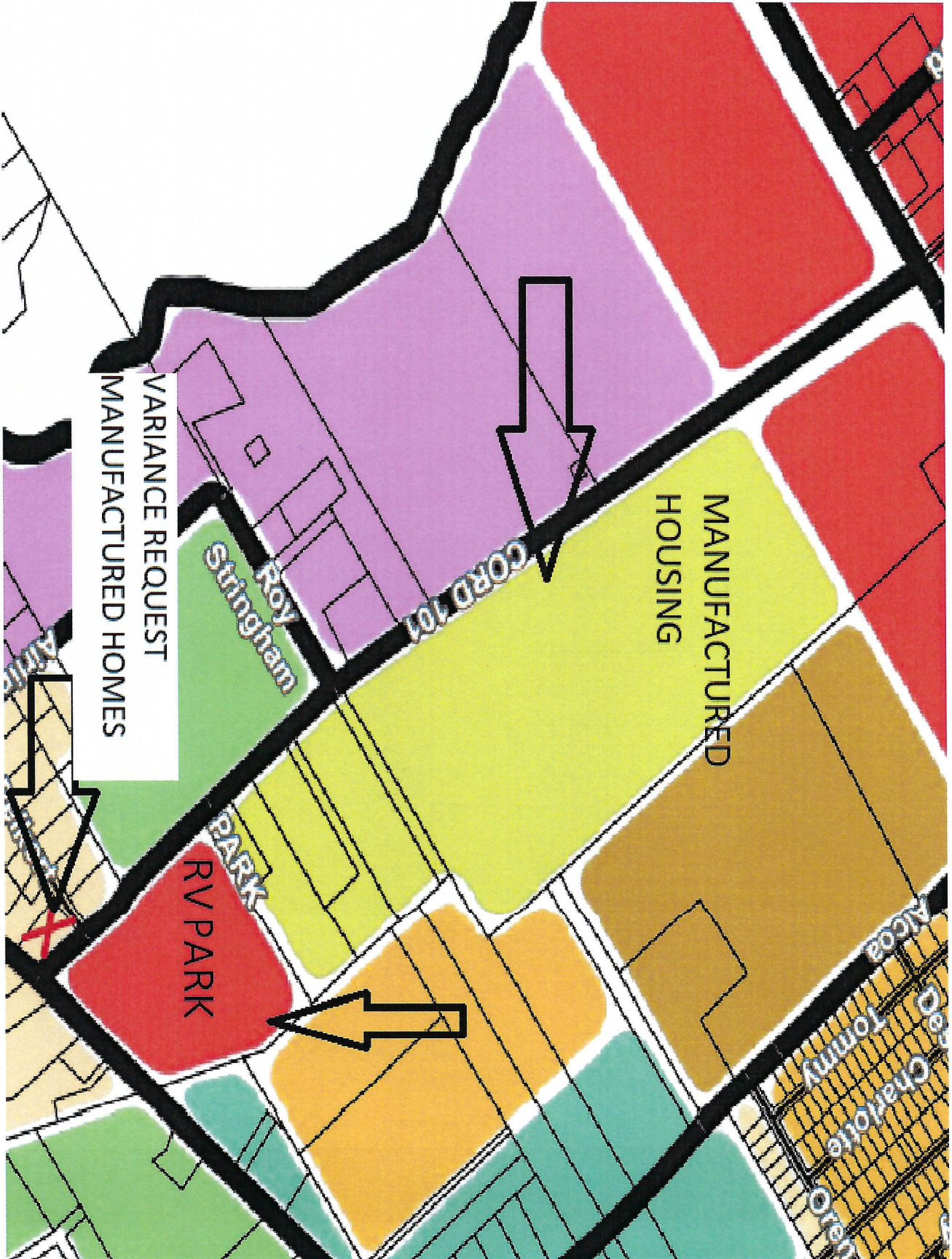
Caltoun CAD Map Search

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Re-Center Map









TEXAS WINDSTORM
INSURANCE ASSOCIATION

Certificate of Compliance for Completed Improvement WPI-8-C

Date of Construction:
Application ID:

11/29/2020 **Certification Number:**
3037421 **Building Type:**

8037421
House

Certification Type:
Foundation Repairs
Roof

Certification Detail:
Relocation, Beams, Framing, Repair:
building relocated, placed on new pier and beam foundation,
repairs made to damaged roof framing in front center of house,
roof deck repaired in same location

Certification Date:
5/8/2020

Location of Property:
Street
106 Peikert

Engineer/Non-Engineer:
Engineered

City, Zip, County
Port Lavaca, 77979, Calhoun

State:
TEXAS

Wind Zone & Building Code Details:

Inland I - Inland I - International Building Code, 2006 Edition (Amended with 2006 Texas Revisions)

This certification has been issued in reliance on the information submitted to TWIA. By issuing this certification, TWIA has not warranted, guaranteed, or approved the design, construction, installation or condition of the building components made subject to this certification. Issuance of this certification only effects eligibility for windstorm insurance through TWIA per Texas Insurance Code section 2210.2515 and corresponding Rules adopted by the Texas Department of Insurance and does not guarantee the insurability or future condition of the subject property.

COMMUNICATION

SUBJECT: Consider and discuss a conceptual liquor store to be located north of Austin and west on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 90212. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96, Port Lavaca, Calhoun County, Texas.

INFORMATION:

CITY OF PORT LAVACA

PB MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.27.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss a conceptual liquor store to be located north of Austin and west on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 90212. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96, Port Lavaca, Calhoun County, Texas.

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 Dana Gonzales has been a Port Lavaca resident since childhood. They are proposing to buy 6.96 acres on Alcoa Drive. The development would be to construct a metal building, a barn dominium style, to open a sole proprietor liquor store business to be owed and family operated and name it Starting Gate.

This proposed liquor store location on Alcoa Drive is adjacent to the Cornerstone church.

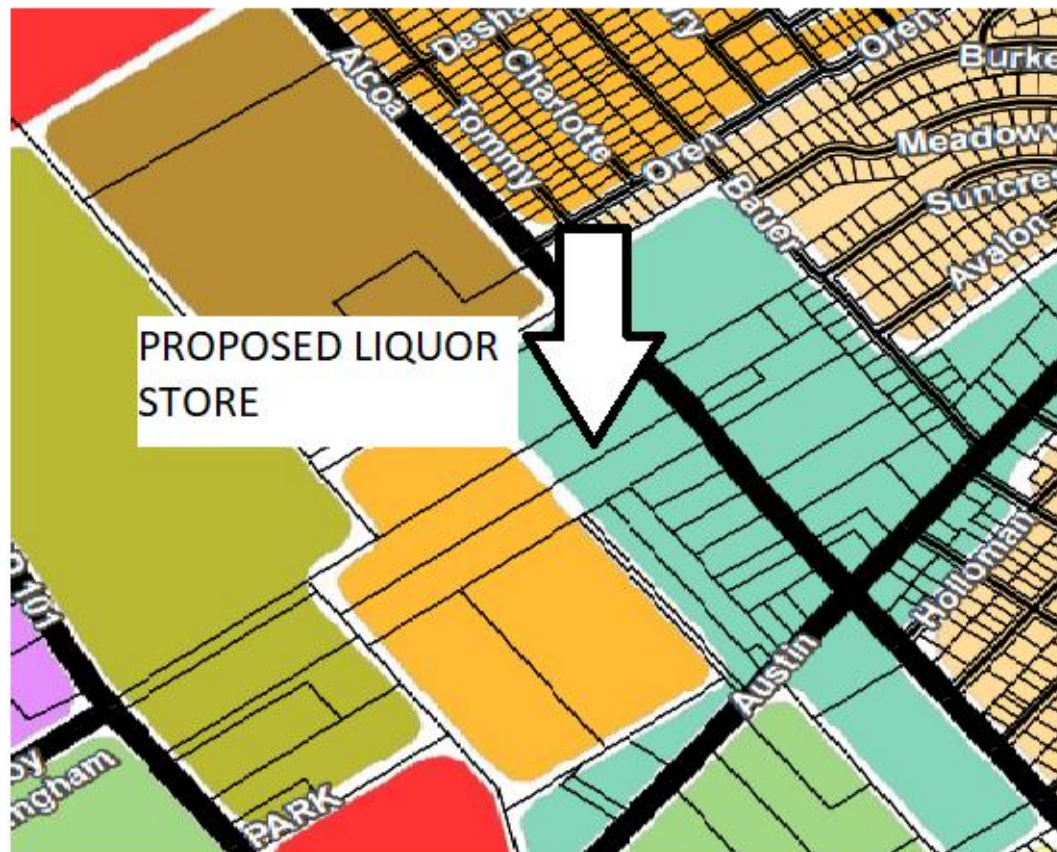
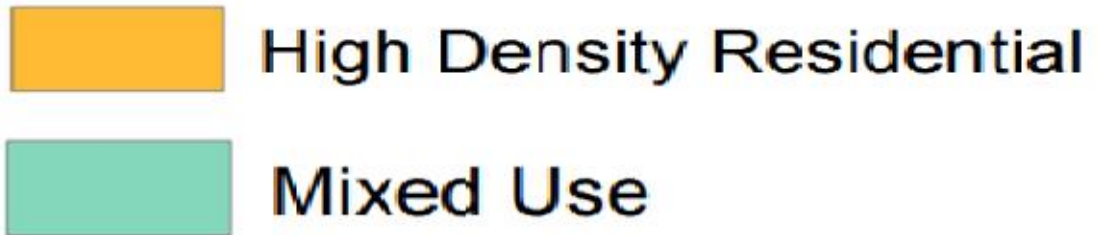
The emails (attached as exhibits herein) between TABC and the applicant provide information that there is no stipulation about being around a church, only bonds if within 1000 ft of a school. A liquor store does not require the Texas Alcoholic Beverage Code Notice sign for 60 days, because it is a liquor store and not an on-premise consumption establishment, such as a restaurant or bar. This will be a package store not a bar or restaurant.

The applicant's personal statement is as follows:

"People won't be loitering around, they won't be drinking on my premises. Nor will I sell to intoxicated people. They will be in and out or come through a drive thru window. Will be brand new building and be a very respectable locally owned and operated business. If you look at the land, there is a big and wide ditch that is in between from where the church is. Plus, a liquor store's hours are Mon thru Sat 10 Am to 9 Pm. Closed all day on Sundays and Closed Thanksgiving and Christmas and New Year's Day and if it falls on Sunday you are required by law to be closed the following day on Monday. Plus, I have been looking all over in Port Lavaca and there is no building in this town that doesn't rent for less than a \$1.00 a square ft and is anywhere from \$4,500 to \$8,000 a month to rent. I would hope as a long-term resident of Calhoun County, former business owner, In Port Lavaca, you would support a Local Business, Family owned and operated business and Promote growth to our City of Port Lavaca."

Future Land Use Map:

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

FUTURE LAND USE MAP

The designation of the parcel in accordance with the Future Land Use Map is High Density Residential and Mixed Use.

The applicant has provided a petition of approval from the surrounding property owners.

If this site is approved to be developed as a liquor store, the property will require platting and the applicant will be requested to participate in a predevelopment meeting with city staff to discuss site development standards prior to any issuance of permits.

CITY OF PORT LAVACA

Links for reference:

Future Land Use Map:

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

Calhoun County aerial for location of property in accordance to approved and existing comparable land uses:

<https://propaccess.trueautomation.com/mapSearch/?cid=83&p=90212>

Attachments:

- Applicant Letter
- Applicant Emails with TABC
- Applicant Petition

Jessica

Good afternoon, I am a Port Lavaca resident for some time since I was a child, and I'm wanting to buy 6.96 acres on Alcoa dr. and clear it and put a metal building, a barn dominium style to open a sole proprietor Liquor store business to be owed and family operated, and name it Starting Gate. And needing approval if it can be done in that zoning area. Please advise on approval for me to start on purchasing this land for my business.

Thank you,

Dana Lynne Gonzales

Material Coordinator, Bay Ltd

C: **361.746.0793**

Gonzalesdl@Bayltd.com

ssanchez@portlavaca.org

From: Gonzales, Dana <GonzalesDL@bayltd.com>
Sent: Monday, November 15, 2021 6:54 AM
To: jcarpenter@portlavaca.org
Cc: ssanchez@portlavaca.org; 'Jody Weaver'; jperez@portlavaca.org
Subject: FW: Liquor store permits

Good morning Jessica, Please see below, This is from Licensing @ TABC and there is no stipulation about being around a church, only bonds if within 1000 ft of a school. Plus I don't have to even post a Texas Alcoholic Beverage code Notice sign for 60 days for it to be protested by the people. This is a package store I am wanting to open, not a bar or restaurant. People won't be loitering around, they won't be drinking on my premises. Nor will I sell to intoxicated people. They will be in and out or come through a drive thru window. Will be brand new building and be a very respectable locally owned and operated business. If you look at the land there is a big and wide ditch that is in between from where the church is. Plus a liquor store's hours are Mon thru Sat 10 Am to 9 Pm. Closed all day on Sundays and Closed Thanksgiving and Christmas and New Years Day and if it falls on Sunday you are required by law to be closed the following day on Monday. Plus I have been looking all over in Port Lavaca and there is no building in this town that doesn't rent for less than a \$1.00 a square ft and is anywhere from \$4,500 to \$8,000 a month to rent. I would hope as a long term resident of Calhoun County, former business owner, In Port Lavaca, you would support a Local Business, Family owned and operated business and Promote growth to our City of Port Lavaca. And with this being said, Can I attend these meetings to have my opinion in this matter?

Thank you,
 Dana

Dana Gonzales
Material Coordinator
 O: 361.533.4247
Gonzalesdl@bayltd.com | www.bayltd.com

From: licensing <licensing@tabc.texas.gov>
Sent: Friday, October 8, 2021 1:24 PM
To: Gonzales, Dana <GonzalesDL@bayltd.com>
Subject: RE: Liquor store permits

Greetings,

Bonds are required if your business is within 1000 ft of a school.

From: Gonzales, Dana <GonzalesDL@bayltd.com>
Sent: Friday, October 8, 2021 12:53 PM
To: licensing <licensing@tabc.texas.gov>
Subject: [EXT] Re: Liquor store permits

Good afternoon, do you have to have any bonds for the Package store P or the LP or the BQ licensing? And do you have to be so far from schools or churches? Please advise. Thank you

Sent from my iPhone

On Oct 6, 2021, at 7:46 AM, Gonzales, Dana <GonzalesDL@bayltd.com> wrote:

Oh ok thank you!

Dana Gonzales
Material Coordinator
 O: 361.533.4247
[Formosa, Point Comfort, Tx 77978](mailto:GonzalesDL@bayltd.com)
GonzalesDL@bayltd.com | www.bayltd.com

From: licensing <licensing@tabc.texas.gov>
Sent: Wednesday, October 6, 2021 7:46 AM
To: Gonzales, Dana <GonzalesDL@bayltd.com>
Subject: RE: Liquor store permits

Greetings,

If you are applying for a package store permit then you are not required to post a 60 days sign. The sign is only required for on premise permits such as a bar or restaurant.

From: Gonzales, Dana <GonzalesDL@bayltd.com>
Sent: Wednesday, October 6, 2021 7:33 AM
To: licensing <licensing@tabc.texas.gov>
Subject: [EXT] RE: Liquor store permits

Good morning, So when I post the Texas Alcoholic Beverage code 11.391 Notice by sign how do I let you know the day I posted it to start my 60 days?

Thank you

Dana Gonzales
Material Coordinator
 O: 361.533.4247
[Formosa, Point Comfort, Tx 77978](mailto:GonzalesDL@bayltd.com)
GonzalesDL@bayltd.com | www.bayltd.com

From: licensing <licensing@tabc.texas.gov>
Sent: Tuesday, October 5, 2021 7:27 AM
To: Gonzales, Dana <GonzalesDL@bayltd.com>
Subject: RE: Liquor store permits

You can download the sign here:

Print From Work or Home

Instead of picking up a 60-day notice sign from a TABC office, you can download, print and assemble your own sign from a standard home or business printer.

[Download a printable 60-day notice sign here \(standard printer version\).](#)

Commercial or Large-Size Printing

To print this version of the sign, you'll need the ability to print on paper big enough to meet the size requirements in law*. The sign must both:

- Be 24 by 36 inches
- Use two-inch lettering

[Download a printable 60-day notice sign here \(large printer version\).](#)

*Texas Alcoholic Beverage Code § 11.391. Notice by Sign.

From: Gonzales, Dana <GonzalesDL@bayltd.com>
Sent: Monday, October 4, 2021 3:03 PM
To: licensing <licensing@tabc.texas.gov>
Subject: [EXT] RE: Liquor store permits

Wow ok so how do you get to be able to post sign? Do you just go in the TABC office?

Dana Gonzales
Material Coordinator
 O: 361.533.4247
Gonzalesdl@bayltd.com | www.bayltd.com

From: licensing <licensing@tabc.texas.gov>
Sent: Monday, October 4, 2021 2:57 PM
To: Gonzales, Dana <GonzalesDL@bayltd.com>
Subject: RE: Liquor store permits

If you are applying for an on premise permit and there has not been a permit for on premise consumption in the past 2 years, you will have to post the 60 Day sign which would need to be posted 60 days before you can submit your application.

If you are referring to the Newspaper Publication, it has to be in two consecutive issues.

From: Gonzales, Dana <GonzalesDL@bayltd.com>
Sent: Monday, October 4, 2021 10:35 AM
To: licensing <licensing@tabc.texas.gov>
Subject: [EXT] RE: Liquor store permits

Good morning, How long do you have to post notice of the license application being applied for at the location?

Thank you

Dana Gonzales
Material Coordinator
 O: 361.533.4247
Gonzalesdl@bayltd.com | www.bayltd.com

From: licensing <licensing@tabc.texas.gov>
Sent: Tuesday, September 7, 2021 7:56 AM
To: Gonzales, Dana <GonzalesDL@bayltd.com>
Subject: RE: Liquor store permits

Greetings,

That is correct.

From: Gonzales, Dana <GonzalesDL@bayltd.com>
Sent: Saturday, September 4, 2021 10:57 AM
To: licensing <licensing@tabc.texas.gov>
Subject: [EXT] Liquor store permits

Good morning, I was wanting to know if I wanted to open a liquor store and sell to businesses with a mixed beverage license, would the Package store permit (P) \$1,800, and Local Distributor's Permit (LP) \$1,300 be the only two Licenses I would need to apply for. Please advise.

Thank you

Dana Gonzales
Material Coordinator
O: 361.533.4247
Gonzalesdl@bayltd.com | www.bayltd.com

Owner Identification #: 101093
Name: MCDANIEL JANICE
Exemptions:
DBA: Null

Property Information: 2022
Legal Description: A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96
Abstract: A0137
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: C04, CAD, FML, G05, GWD, NV6, S01

Property Identification #: 90212
Geo ID: A0137-000000-0047-00
Site Address: Null
Property Type: Real
State Code: E4

Calhoun CAD Map Search

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COMMUNICATION

SUBJECT: Consider and discuss approval of a 3-lot Final Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

INFORMATION:

CITY OF PORT LAVACA

MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.23.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a 3-lot Final Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

G & W Engineering, the applicant for the proposed Port Lavaca Crossing Subdivision plat is requesting to subdivide the 9.678-acre parcel and a 1.07-acres parcel totaling 10.748-acres into three (3) lots. A remainder tract will be left unplatted being 7.558-acres to the east of the Wal-Mart subdivision.

The current legal description for tract-1 is A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 9.678. The Calhoun County CAD property identification number for this 9.678-acres is PIN# 29954. The current legal description for tract-2 is A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 1.07. The Calhoun County CAD property identification number for this 1.07-acres is PIN# 86163.

The Proposed Port Lavaca Crossing Final Plat is being subdivided into three (3) lots. Lot one (1) being 1.05-acres, lot two (2) being 1.07-acres. Lot three (3) also being 1.07-acres. Lot 1 has a proposed development of a Verizon store and a Quick Service Restaurant to be constructed at this location. Lot 2 has a proposed Burger King to be developed at this location. Lot 3 has the existing White Oak development on site.

The developers for the proposed Burger King on Lot 2 has attended a predevelopment meeting with the city and are preparing to submit the building plans for the Burger King.

The remainder tract of 7.558-acres that is not included in the Port Lavaca Crossing Preliminary Minor Plat is under contract for purchase. The future owners of this parcel have attended a predevelopment meeting with the city for a proposed future residential development. The new tentative owners are aware this tract of land will be required to be platted prior to any permits issued and development to occur.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Commission.

Sec. 42-79. - Approval.

Once the final plat has been approved by the city council, the city secretary shall complete the city secretary's certification on the two reproducible positives.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning commission in accordance with this chapter.

Each lot is being platted and prepared to be developed for retail development in full compliance of Sec. 42-5. – Policy.

Staff Recommendation: Approval

City Council approved the Preliminary Plat on October 11, 2021.

Attachments:

Port Lavaca Crossing Final Plat
Port Lavaca Crossing Final Utility Plan
CAD PIN# 86163
CAD PIN# 29954

Item 8.

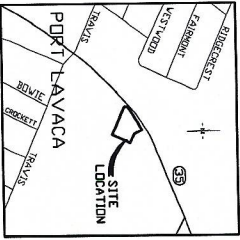
- LEGEND
- 1. EXISTING ROAD, R.O.M. AND R.O.D.
 - 2. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK
 - 3. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER
 - 4. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA
 - 5. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE
 - 6. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE
 - 7. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE
 - 8. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE
 - 9. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE
 - 10. EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE

① CURVE DATA
DELTA = 085°56' (85.933°)
RADIUS = 2749.79'
LONG CH = 15730.36'E
LONG CH = 427.46'
[82237]

② CURVE DATA
DELTA = 085°56' (85.933°)
RADIUS = 2749.79'
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NOTE: EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE

NOTE: EXISTING ROAD, R.O.M. AND R.O.D. WITH 10' WIDE SIDEWALK AND 10' WIDE SHOULDER AND 10' WIDE GRASSY AREA AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE AND 10' WIDE ASPHALT DRIVE



CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN
CITY OF PORT LAVACA
I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF MY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 1, 2021.

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

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF MY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 1, 2021.

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF MY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 1, 2021.



CALHOUN COUNTY APPRAISAL DISTRICT

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND SHOWN HEREON ARE CORRECT AND ACCORDING TO THE PROVISIONS OF THE TAX CODE.

COUNTY CLERK CERTIFICATE
COUNTY OF CALHOUN
STATE OF TEXAS

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF MY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 1, 2021.

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF MY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 1, 2021.

PORT LAVACA CROSSING

3.19 ACRE SUBDIVISION

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREON AS THE PORT LAVACA CROSSING, AND WHERE MADE IS SUBMITTED HERETO, HEREBY DECLARE TO THE USE OF PUBLIC RECORDS, ALL STREETS, ALLEYS, PARKS, WINDROCKS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER OF LOTS 1 & 2
ROBERT LEBOW TRUST
STATE OF TEXAS
COUNTY OF _____
I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, ON THIS DAY PERSONALLY APPEARED ROBERT LEBOW, KNOWN TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE PUBLIC RECORDS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS

OWNER OF LOTS 1 & 2
DAVID LEBOW TRUST
STATE OF TEXAS
COUNTY OF _____

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, ON THIS DAY PERSONALLY APPEARED DAVID LEBOW, KNOWN TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE PUBLIC RECORDS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS

OWNER OF LOTS 1 & 2
LEONARD LEBOW TRUST
STATE OF TEXAS
COUNTY OF _____

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, ON THIS DAY PERSONALLY APPEARED LEONARD LEBOW, KNOWN TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE PUBLIC RECORDS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS

OWNER OF LOT 3
PORT LAVACA CROSSING, LLC
STATE OF TEXAS
COUNTY OF _____

I, HENRY A. DANISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, ON THIS DAY PERSONALLY APPEARED PORT LAVACA CROSSING, LLC, KNOWN TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE PUBLIC RECORDS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

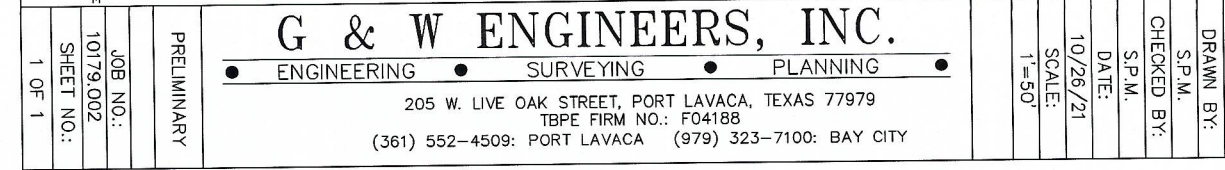
NOTARY PUBLIC, STATE OF TEXAS

G & W ENGINEERS, INC.

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPFS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.: 10179-001
JOB NO.: 10179-001
SHEET NO.: 1 OF 1

FINAL PLAT



Property Identification #: 86163

Property Information: 2022

Owner Identification #: 104560

Geo ID: A0012-00000-0222-A0
Situs 300 TINEY BROWNING BLVD
Address: PORT LAVACA, TX 77979
Property Type: Real
State Code: F1

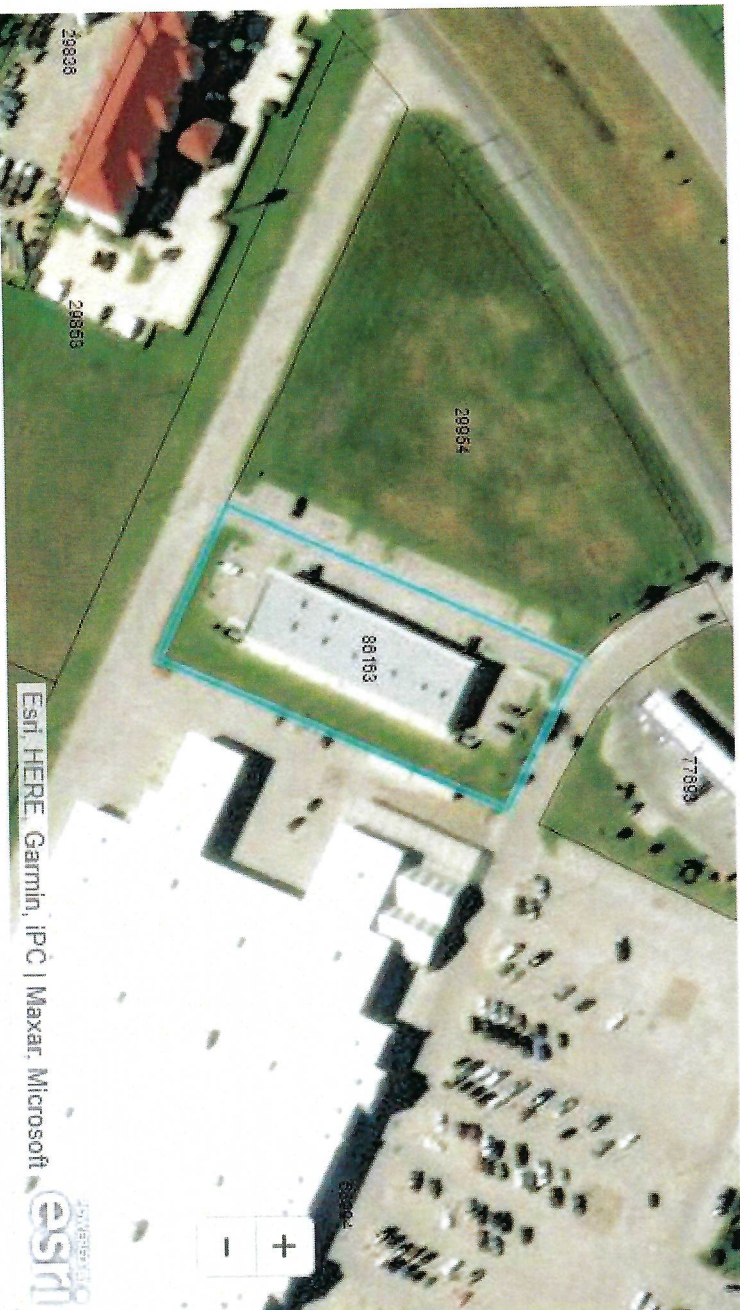
A0012 ALEJANDRO
Legal Description: ESPARZA, TRACT PT 1
WILSON, NOBLE & BOYDE,
ACRES 1.07
Abstract: A0012
Neighborhood: PORT LAVACA
COMMERCIAL
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: PORT LAVACA CROSSING LLC
Exemptions:
DBA: Null

Re-Center Map

Calhoun CAD Map Search

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 and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



Property Identification #: 29954

Property Information: 2022

Owner Identification #: 55412

Geo ID: A0012-00000-0222-00
Sitius 300 TINEY BROWNING BLVD
Address: PORT LAVACA, TX 77979
Property Type: Real
State Code: D1

A0012 ALEJANDRO
LEGAL ESPARZA, TRACT PT 1
Description: WILSON, NOBLE & BOYDE,
ACRES 9.678
Abstract: A0012
Neighborhood: PORT LAVACA
COMMERCIAL
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: LEBOW ROBERT TRUST
Exemptions:
DBA: Null

Re-Center Map

Calhoun CAD Map Search

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COMMUNICATION

SUBJECT: Consider and discuss candidate nominees to represent the Planning Board for the Economic Development Vision Committee.

INFORMATION:

CITY OF PORT LAVACA

MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 12.01.2021

TO: PLANNING BOARD MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss candidates to represent the Planning Board for the Economic Development Vision Committee.

Consider and discussion the candidates nominees to represent the Planning Board for the Economic Development Vision Committee.

Mike Elgin nominated Glenn Heim

Betty Birdwell nominated Rhonda Neilson

There will be Vision Committee members from the planning committee that was involved with the zoning ordinance, as well as representatives from the City Council, Parks Board, Planning Board, Main Street, the Comprehensive Plan Committee, the medical community, the school district, and equitable representation of underrepresented ethnic groups, religious organizations, and age demographics.