



PLANNING BOARD MEETING

Tuesday, March 31, 2026 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.

MEETING PROCEDURE

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Tuesday, March 31, 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:

[After publication, any information in the Planning Board packet is subject to change during the meeting]

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting

Time: Mar 31, 2026 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89652689992?pwd=3HjKueMDmkvkwJ5yquMaP72TlGNMe1.1>

Meeting ID: 896 5268 9992

Passcode: 662498

One tap mobile

+13462487799,,89652689992#,,,,*662498# US (Houston)

Join instructions

<https://us02web.zoom.us/join/89652689992/invitations?signature=fAPktrPILUbKdOWM6Q885RVB6BdNkRHFHJeJrDkA-dE>

ROLL CALL

CALL TO ORDER

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

1. **Approval of Wednesday, March 11, 2026, Special Meeting Minutes**
2. **Consider a request for the expansion of a childcare facility to be located at 329 W. Main St. The legal description is Lots 6 & PT of 2,4,8 of Block 44 of the Georgetown Addition. Property ID 51910.**
3. **Presentation and discussion by Baxter & Woodman on the Comprehensive Plan, including a PowerPoint review of the Future Land Use Map, Character Areas, Thoroughfare Plan, Active Transportation Plan, Truck Route Plan, Downtown Plan, Waterfront Plan, and Zoning Considerations.**

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).*

APPROVAL OF MINUTES

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, March 31, 2026** beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m., **Wednesday, March 25, 2026.**

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 a request for the expansion of a childcare facility to be located at 329 W. Main St. The legal description is Lots 6 & PT of 2,4,8 of Block 44 of the Georgetown Addition. Property ID 51910.

INFORMATION:

CITY OF PORT LAVACA

MEETING: March 31, 2026 AGENDA ITEM _____

DATE: 03.16.2026

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider a request for the expansion of a childcare facility to be located at 329 W. Main St. The legal description is Lots 6 & PT of 2,4,8 of Block 44 of the Georgetown Addition. Property ID 51910.

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 currently operating a childcare facility at 411 W. Main Street. The property at 329 W. Main Street is currently being used as Residential. The request is for the change of use to Commercial to allow the operation of a childcare facility. As shown on the conceptual plan, the applicant is proposing the placement of a modular building and playground in the rear yard. The improvement will be to provide additional classroom and playground space for the applicant. According to the tax roll, the property is currently owned by Samuel R. Chamberlain, III.

Future land Use Map

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

The property is planned for Commercial on the City of Port Lavaca’s Future Land Use Map.



Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multi-Family
- Manufactured Home Park
- Commercial
- Light Industrial
- Industrial
- Parks and Open Space
- Public/Semi-Public
- Mixed Use



CITY OF PORT LAVACA

Property Details		
Account		
Property ID:	51910	Geographic ID: S0130-00140-0002-A0
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	327 W MAIN ST PORT LAVACA, TX 77979	
Map ID:	S0130-00140-0004-A0	Mapsco:
Legal Description:	GEORGETOWN (PORT LAVACA), BLOCK 14, LOT 6 & PT OF 2,4,8	
Abstract/Subdivision:	S0130	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner ?		
Owner ID:	95482	
Name:	CHAMBERLAIN SAMUEL R III	
Agent:		
Mailing Address:	4813 PROMISE LAND FRISCO, TX 75035	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Staff Recommendation: APPROVAL. The request complies with our Future Land Use Plan.

Attachments:

- Application
- Conceptual plan



City of Port Lavaca
Request for Variance

Planning Board Review
Date: 03/31/2026
Time: 5:30 PM
Location: 202 N Virginia
St. Port Lavaca, TX 77979

Date: 3/9/24

Applicant Name: Alex Cobos

Property ID or Address for variance: 327 W. Main St. Port Lavaca Tx.

Variance being requested: placement of a portable classroom

Reason for request:

I am requesting to place a portable classroom/^{building} on this property. This will be an extension to my childcare business located next door. This classroom will provide the additional classroom and playground space needed for our school kids. I believe it will not have a negative impact on the neighborhood as we already care for children next door 411 W. Main St.

Signature: Alex Cobos

Phone No. 361-482-8692

CITY OF PORT LAVACA



privacy fence for separation

COMMUNICATION

SUBJECT: Presentation and discussion by Baxter & Woodman on the Comprehensive Plan, including a PowerPoint review of the Future Land Use Map, Character Areas, Thoroughfare Plan, Active Transportation Plan, Truck Route Plan, Downtown Plan, Waterfront Plan, and Zoning Considerations.

INFORMATION:

port lavaca COMPREHENSIVE PLAN

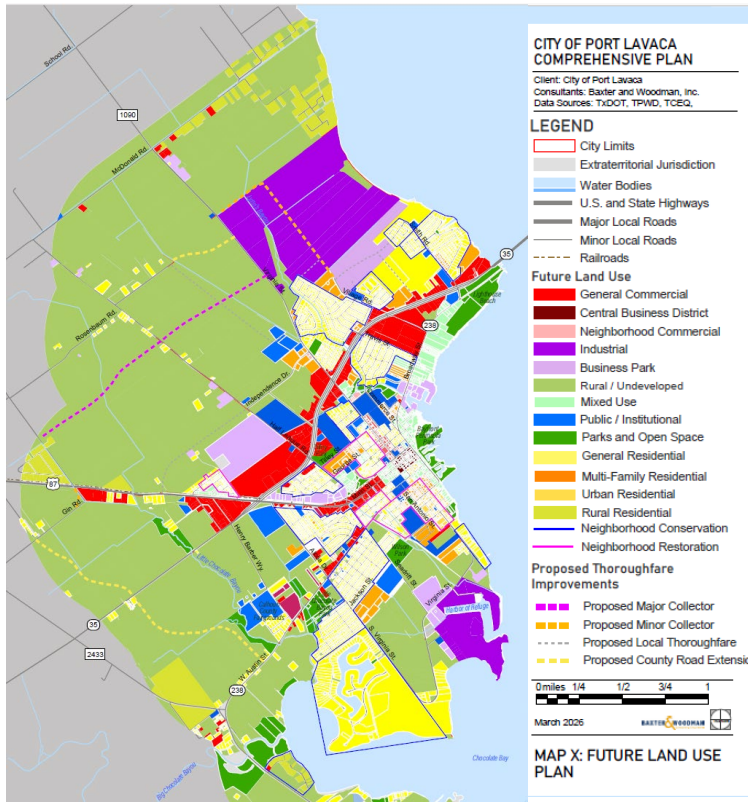
- Planning Board Meeting
- Future Land Use Map
- Character Areas
- Thoroughfare Plan
- Active Transportation Plan
- Truck Route Plan
- Downtown Plan
- Waterfront Plan
- Zoning Considerations

March 31, 2026

Future Land Use Map Versus Zoning Map

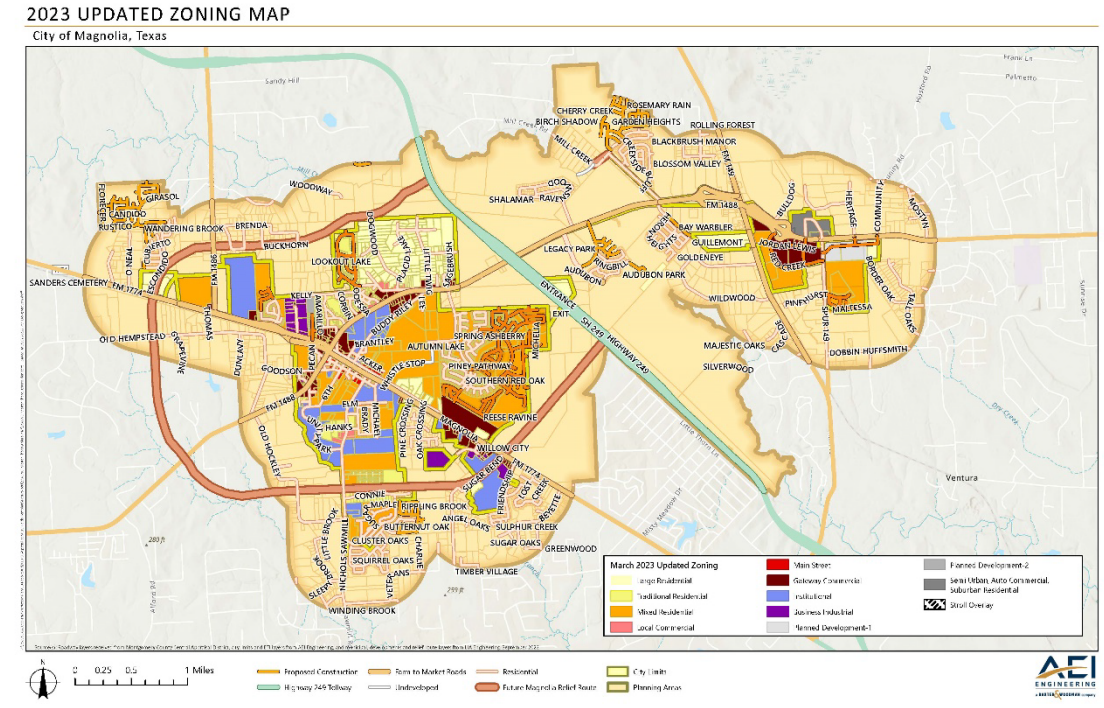
Future Land Use Map is

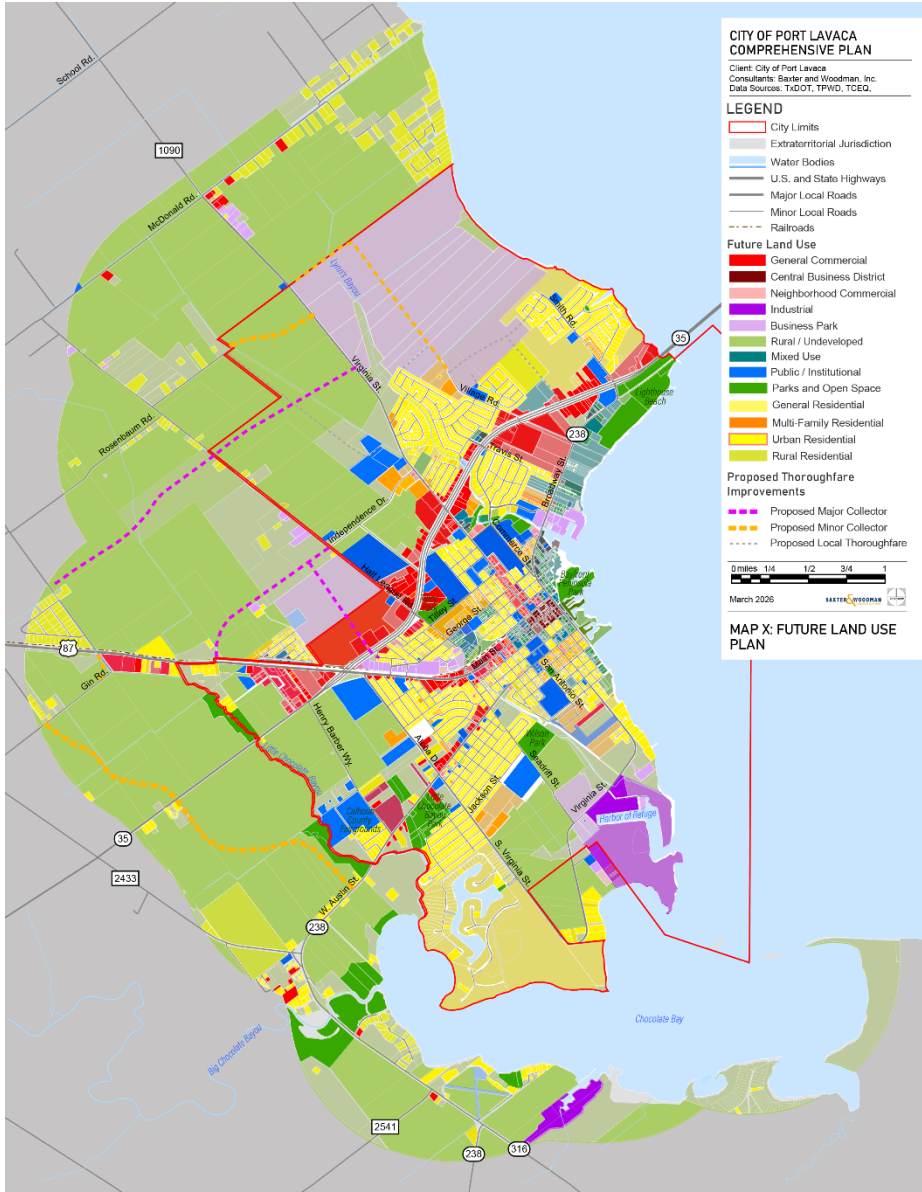
- Created during the Comprehensive Plan as a map
- Serves as a guidance document that depicts the preferred designated land uses (e.g. residential, commercial, industrial, etc.) for each parcel in the community. The FLU Map depicts the land use composition within the Planning Area.



Zoning Map is

- Created after a Comprehensive Plan is adopted, in accordance with the Comprehensive Plan
- A regulatory document that shows the zoning for each parcel (e.g. , residential, commercial, industrial, etc), along with specific rules for the size of the lots, height of buildings, density, parking, landscaping, and buffering within each zoning district.



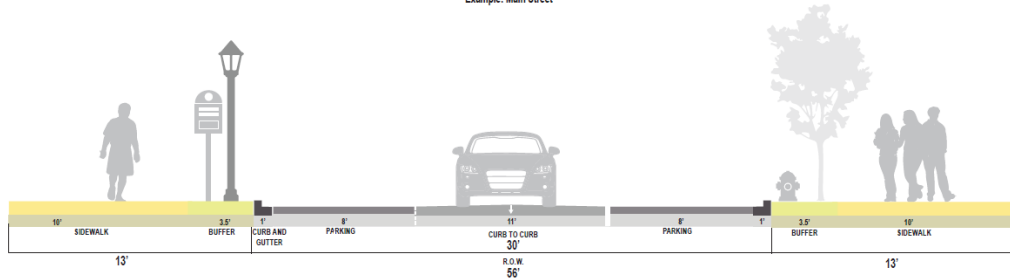


Future Land Use Designations

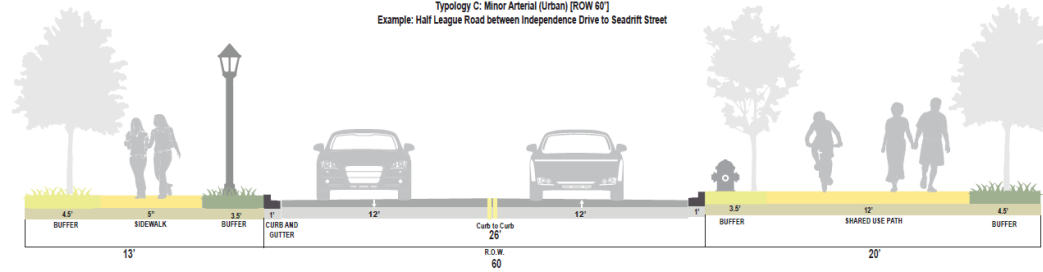
- General Commercial
- Central Business District
- Neighborhood Commercial
- Industrial
- Business Park
- Rural / Undeveloped
- Mixed Use
- Public /Institutional
- General Residential
- Multi-Family Residential
- Urban Residential
- Rural Residential
- Parks and Open Space

Street Types (Local)

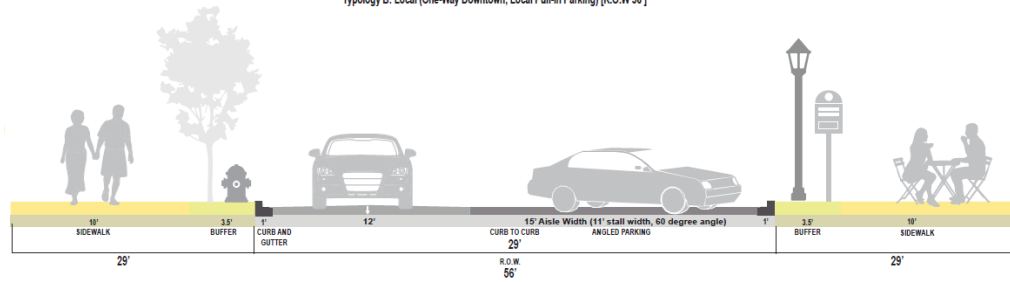
Typology A: Local (One-Way Downtown, Parallel Parking) [R.O.W 56']
Example: Main Street



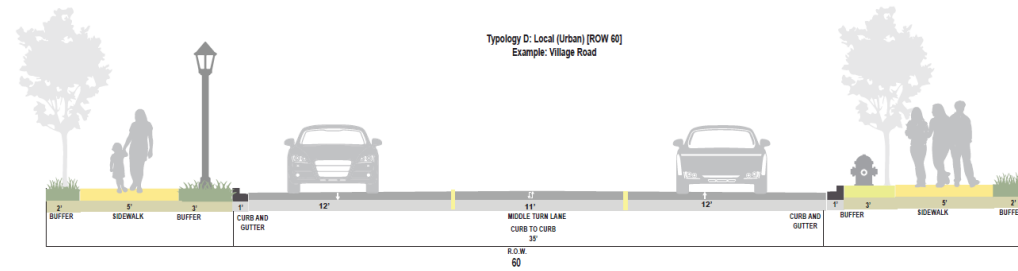
Typology C: Minor Arterial (Urban) [ROW 60']
Example: Half League Road between Independence Drive to Seadrift Street



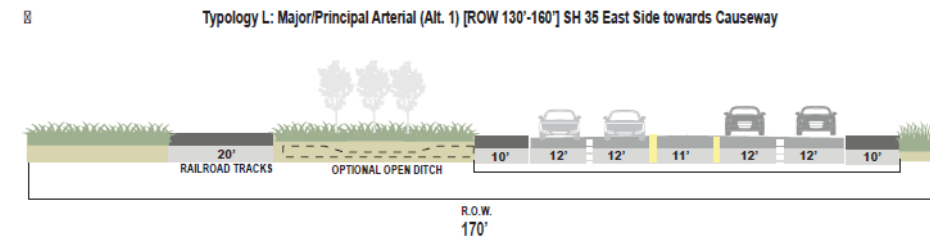
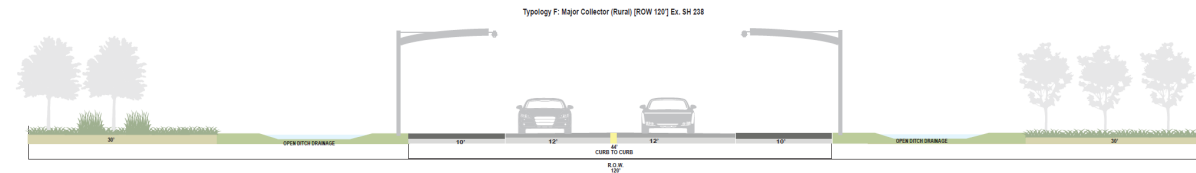
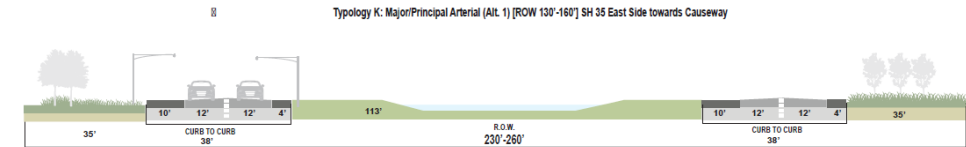
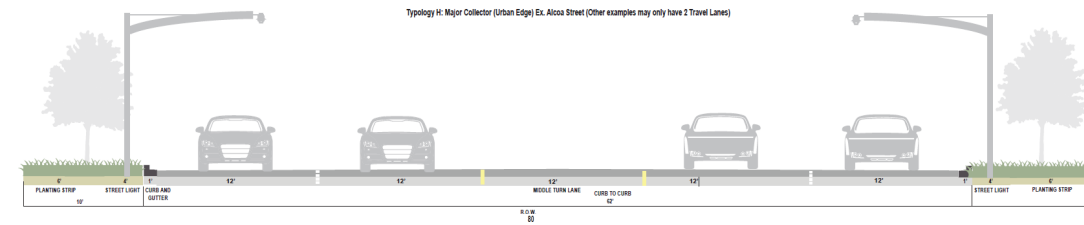
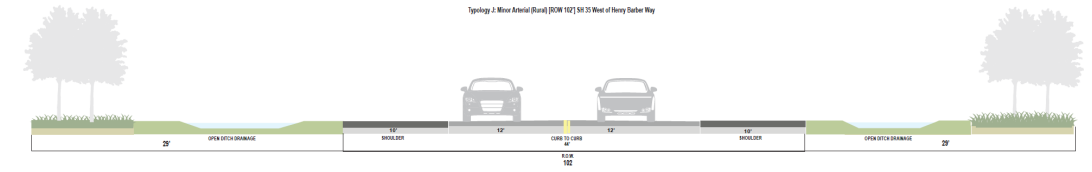
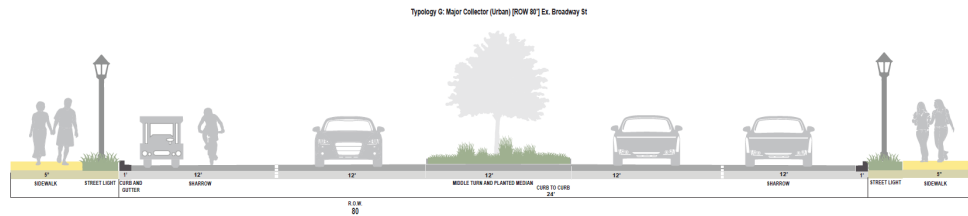
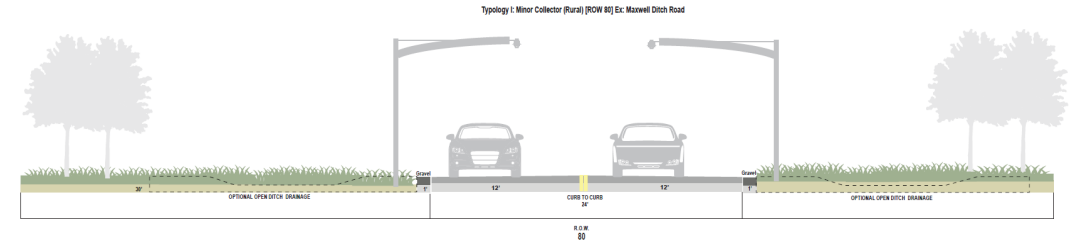
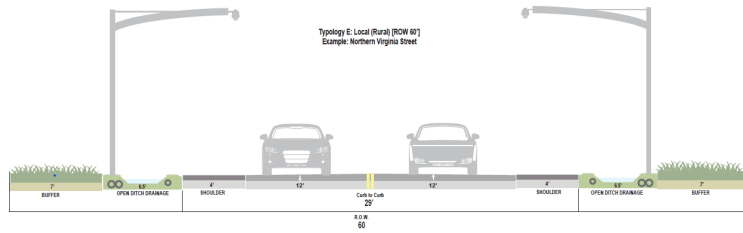
Typology B: Local (One-Way Downtown, Local Pull-in Parking) [R.O.W 56']



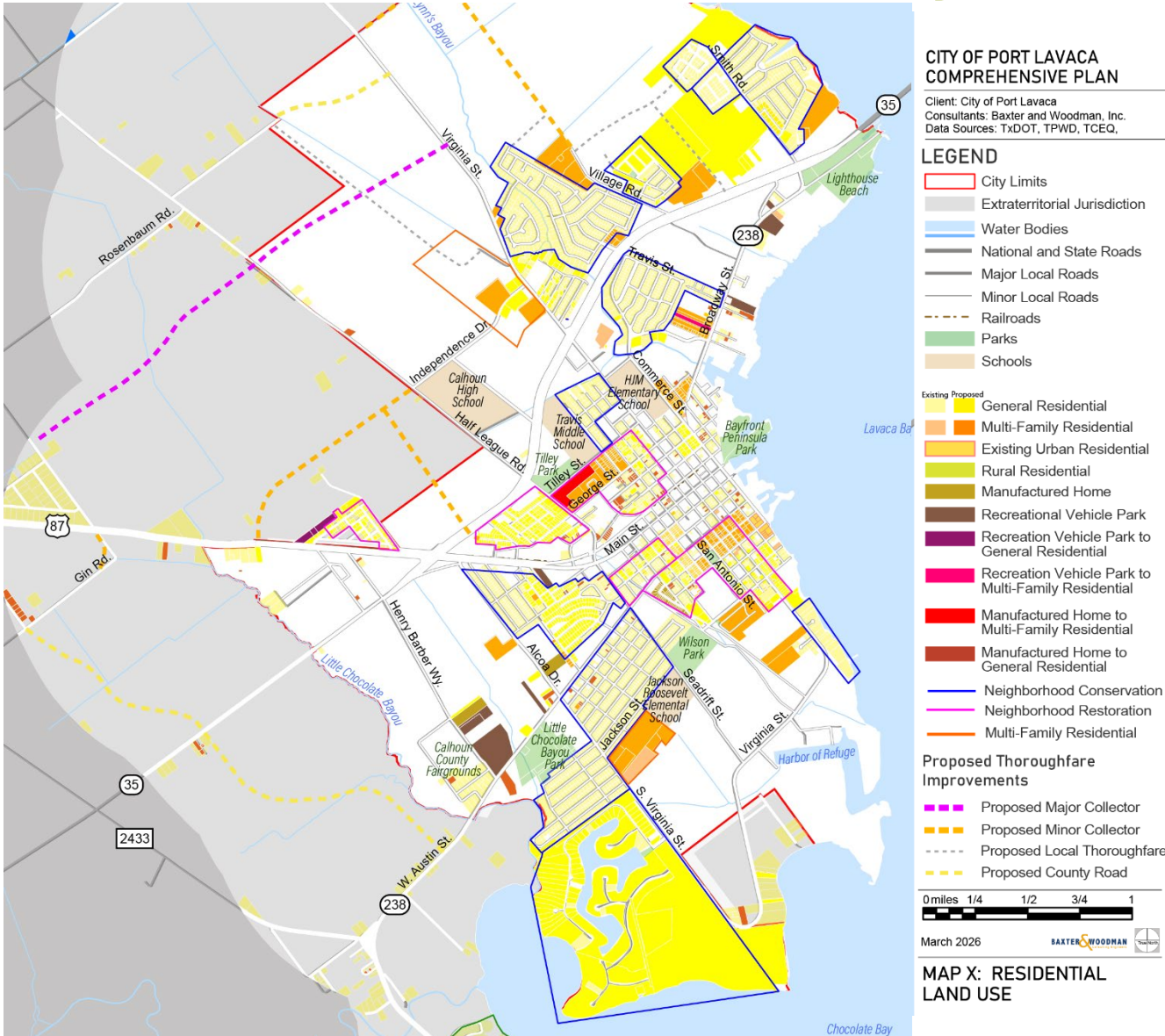
Typology D: Local (Urban) [ROW 60']
Example: Village Road



Street Types (Collector and Arterial)

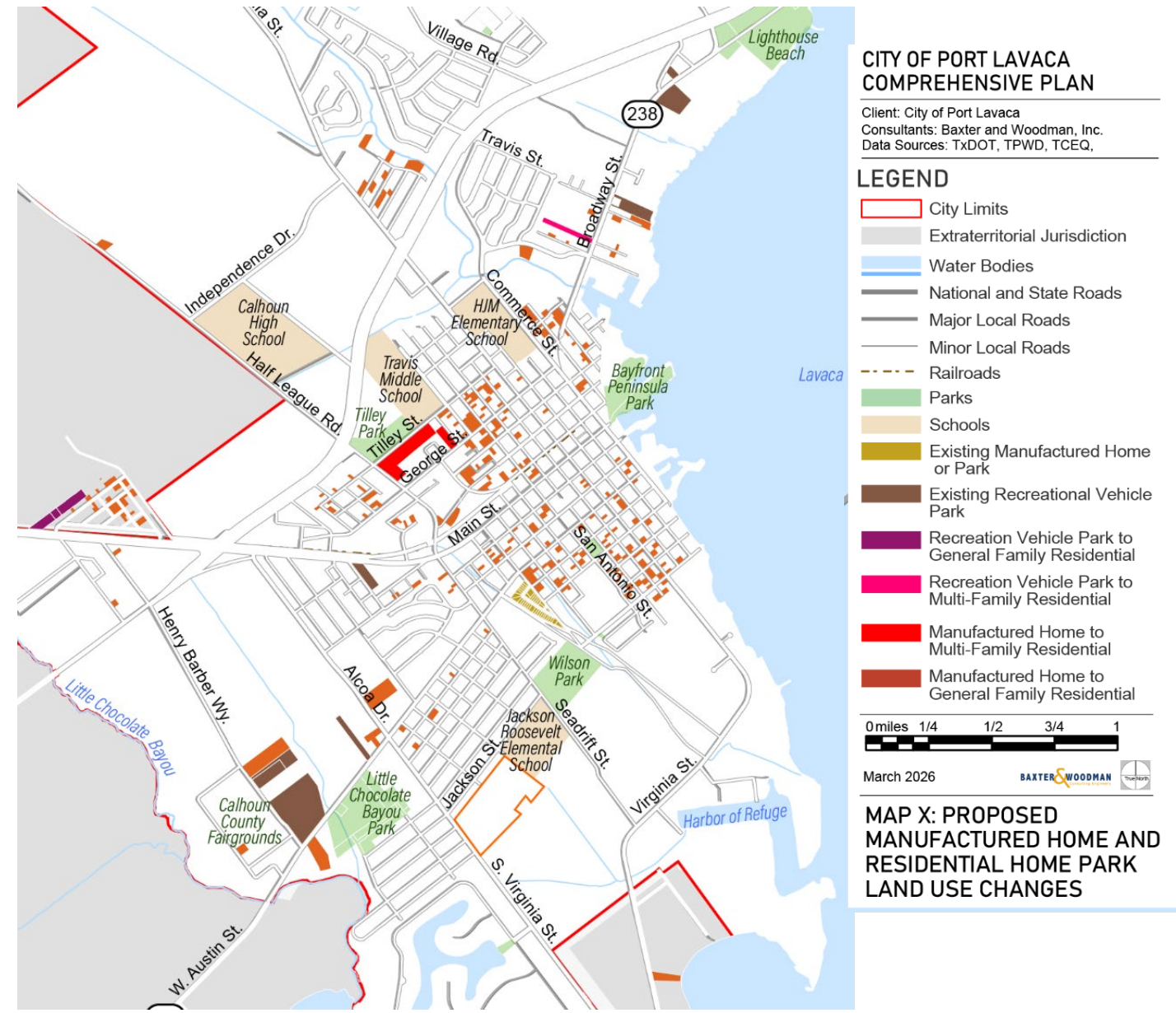


General and Multi-Family Residential



- General Family Residential includes single family detached and duplexes (single family attached)
- Multi-Family
- Rural Residential on North Side and ETJ

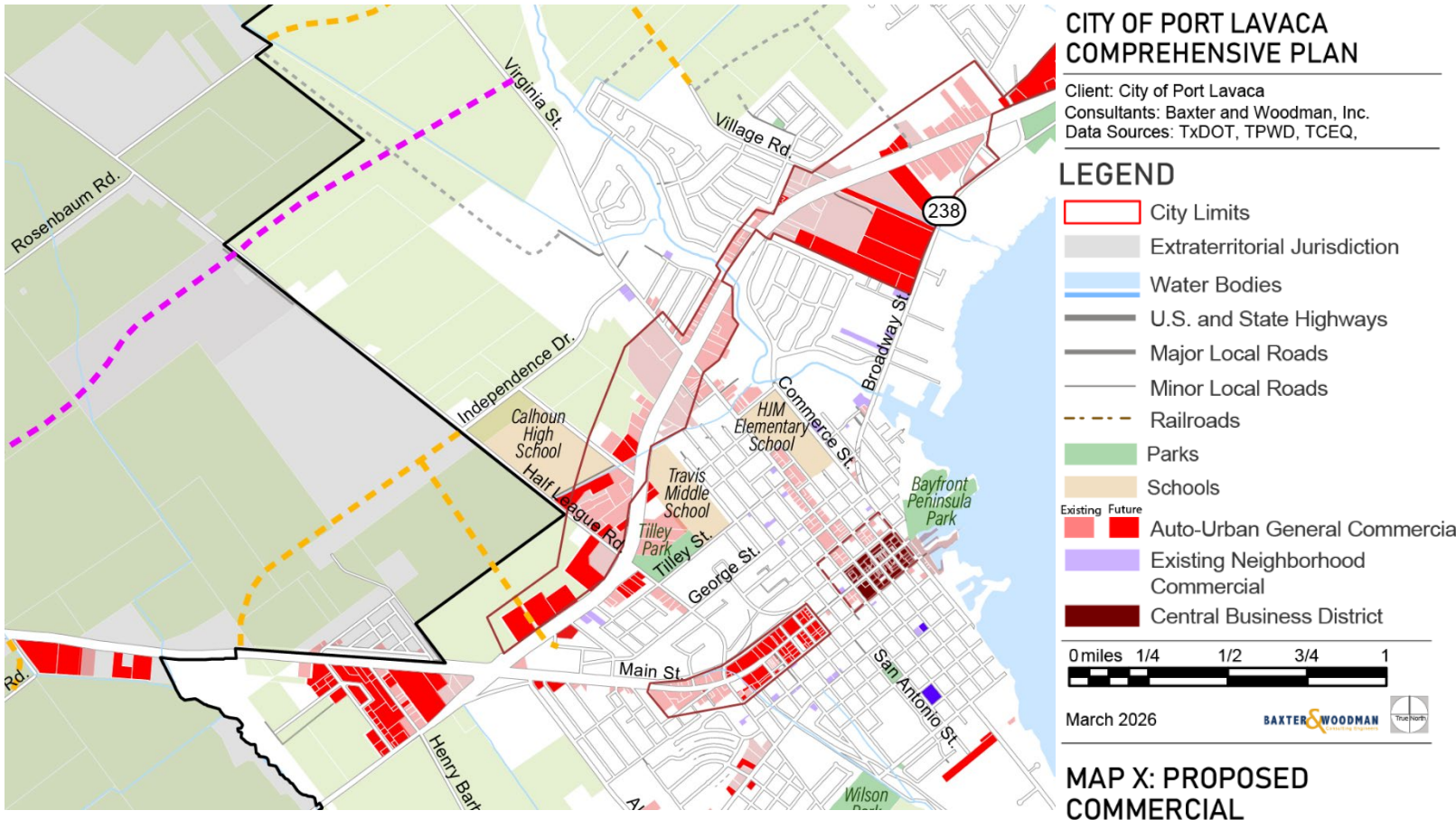
Manufactured Home and RV Parks



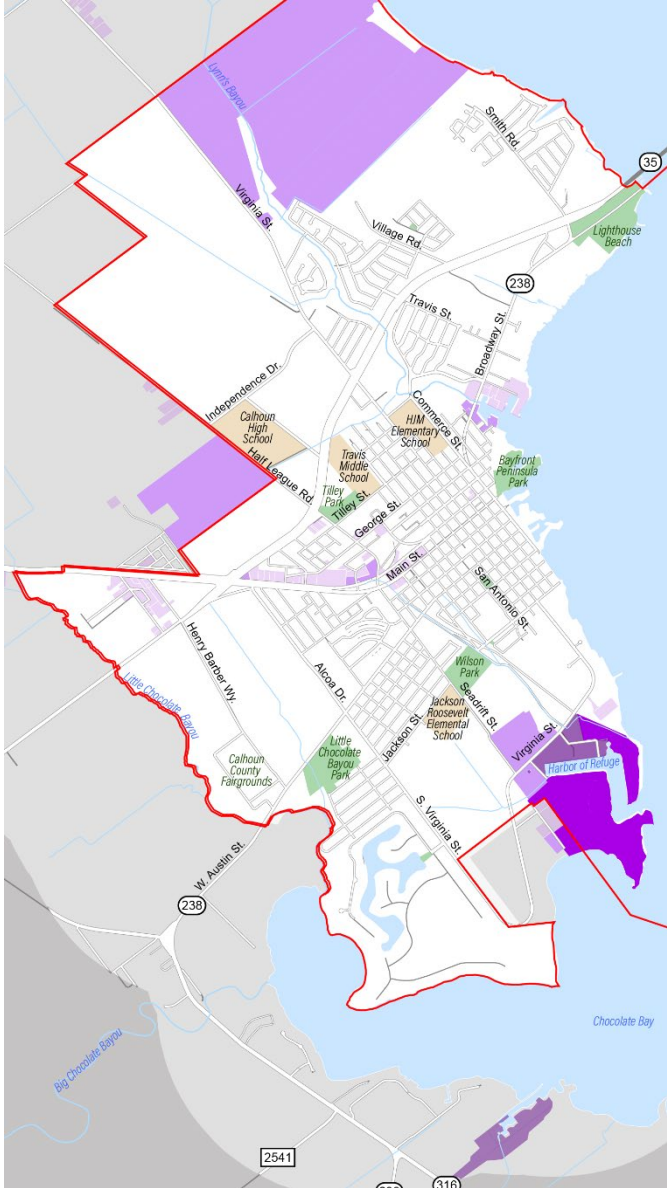
- The goal for manufactured parks are to long term allow them only in existing manufactured home parks
- Manufactured Homes outside of parks will be converted to General Family Residential
- Existing manufactured home park south of Tilley Street is proposed to be eventually redeveloped into Multi-Family Residential
- RV Parks and Manufactured Parks between Alcoa Drive and Henry Barber Way are anticipated to stay put, however homes in these parks need to be brought to code
- The RV park on the west side of Port Lavaca is proposed to be relocated away from the residential area next to it

Commercial (General, Neighborhood, CBD)

- Majority of the commercial development in Port Lavaca is classified as Auto-Urban, and expanded along SH 35 and Main Street outside of downtown
- Existing neighborhood commercial does not change
- The Central Business District is the Downtown commercial district



Business Park and Industrial



CITY OF PORT LAVACA COMPREHENSIVE PLAN

Client: City of Port Lavaca
 Consultants: Baxter and Woodman, Inc.
 Data Sources: TxDOT, TPWD, TCEQ,

LEGEND

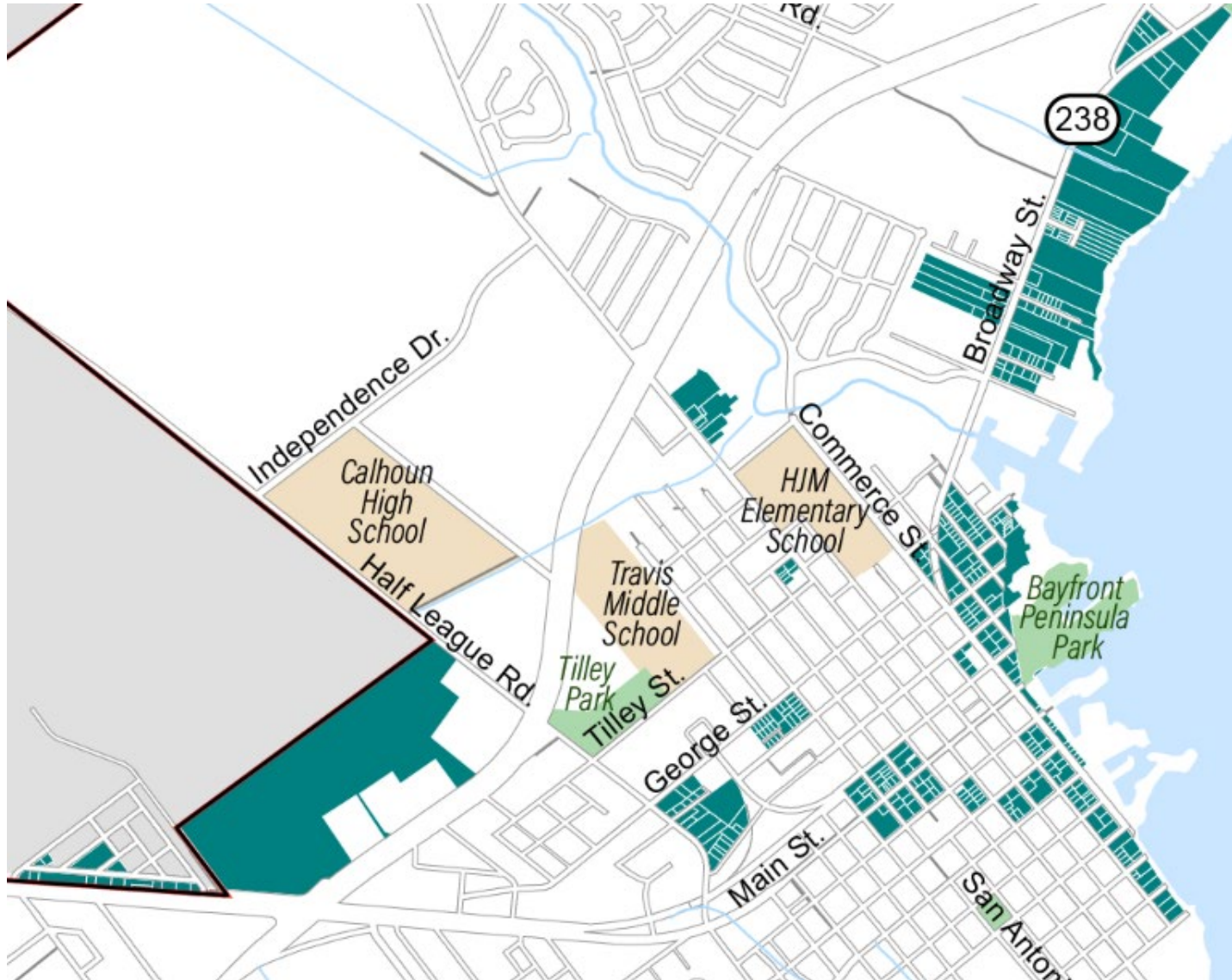
- City Limits
- Extraterritorial Jurisdiction
- Water Bodies
- U.S. and State Highways
- Major Local Roads
- Minor Local Roads
- Railroads
- Parks
- Schools
- Existing Future
- Industrial
- Light Industrial / Business Park



**MAP X: PROPOSED
INDUSTRIAL AND BUSINESS
PARK LAND USE CHANGES**

- Formosa-owned land changed to Business Park after feedback from last meeting
- Additional Proposed Business Park across from Calhoun High School on Half League Road (ETJ)
- Business Park and General Commercial have access to US 87 and SH 35
- Existing Industrial on 316 at Harbor of Refuge and on 316

Mixed Use



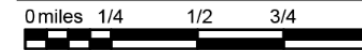
- Proposed Mixed Use is primarily along the coast with pockets throughout central Port Lavaca and close to Downtown

CITY OF PORT LAVACA COMPREHENSIVE PLAN

Client: City of Port Lavaca
Consultants: Baxter and Woodman, Inc.
Data Sources: TxDOT, TPWD, TCEQ,

LEGEND

- City Limits
- Extraterritorial Jurisdiction
- Water Bodies
- U.S. and State Highways
- Major Local Roads
- Minor Local Roads
- Railroads
- Parks
- Schools
- Mixed Use



March 2026



MAP X: MIXED USE LAND USE

**CITY OF PORT LAVACA
COMPREHENSIVE PLAN**

Client: City of Port Lavaca
Consultants: Baxter and Woodman, Inc.
Data Sources: TxDOT, TPWD, TCEQ.

LEGEND

- City Limits
- Extraterritorial Jurisdiction
- Water Bodies
- Railroads
- Parks
- Schools

Functional Classification

- Principal Arterial Thoroughfare
- Minor Arterial Thoroughfare
- Major Collector Thoroughfare
- Minor Collector Thoroughfare
- Local Thoroughfare
- Existing Traffic Signal
- Existing Gateway

Proposed Improvements

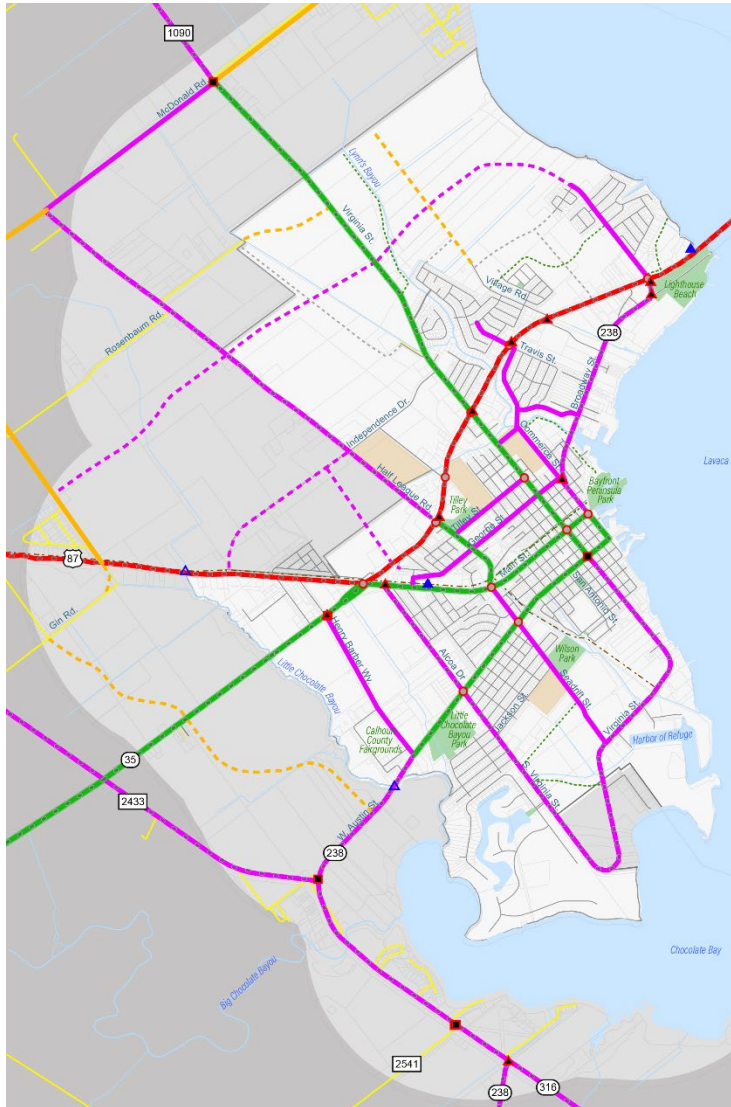
- Proposed Major Collector
- Proposed Minor Collector
- Proposed Local Thoroughfare
- Proposed Trail
- Proposed All-Way Stop
- Proposed Intersection Improvements
- Proposed Regional Gateway

Jurisdiction

- City of Port Lavaca
- Calhoun County
- TxDOT / USDOT

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February 2026 **BAXTER & WOODMAN**

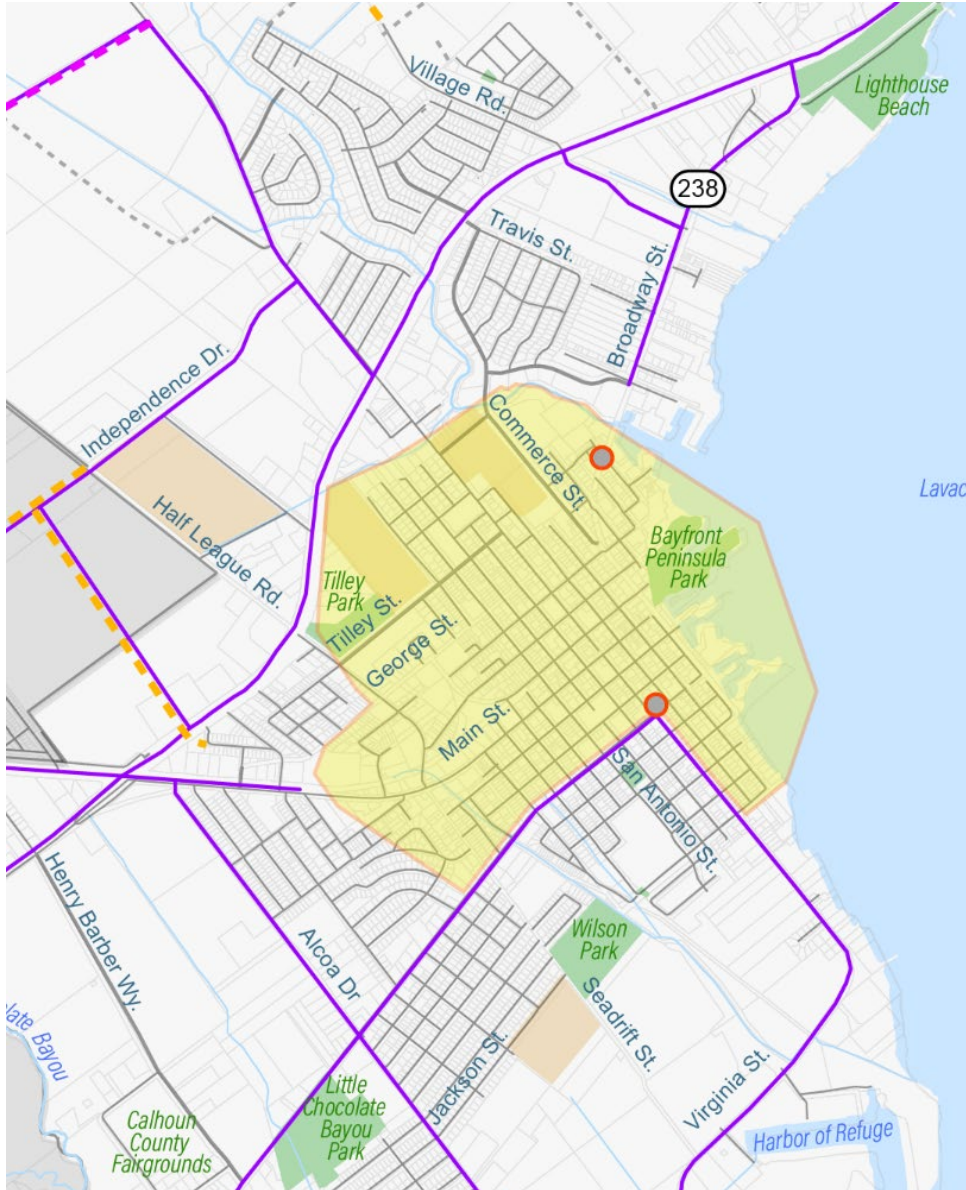


MAP: PROPOSED THOROUGHFARE PLAN

Recommendations

- Proposed Thoroughfares provide additional routes for local traffic
- Proposed intersection improvements and all-way stops at specific intersections with high crash rates
- Proposed regional gateway for in-bound traffic on US 87
- Extension of Independence Drive connecting to 87 would provide additional connection for development on Half League Road

Truck Route Plan

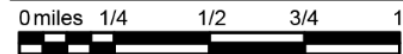


CITY OF PORT LAVACA COMPREHENSIVE PLAN

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Consultants: Baxter and Woodman, Inc.
Data Sources: TxDOT, TPWD, TCEQ,

LEGEND

- City Limits
- Extraterritorial Jurisdiction
- Water Bodies
- Railroads
- Parks
- Schools
- Principal Arterial Thoroughfare
- Proposed Barrier (Clearance)
- No Truck Zone



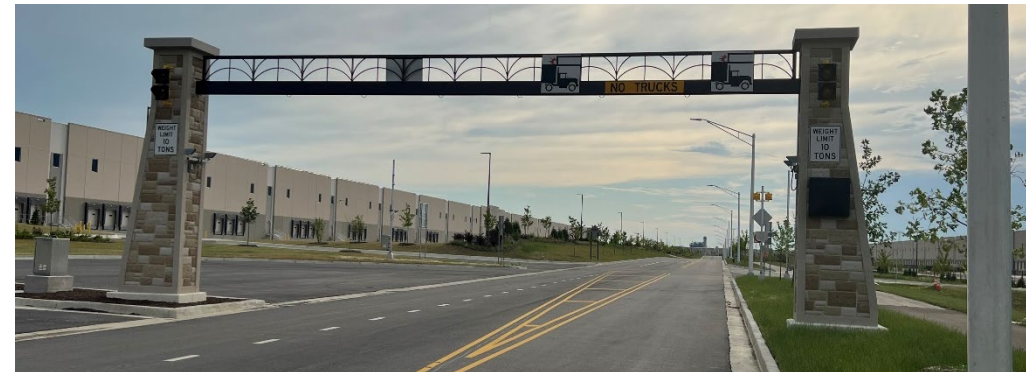
March 2026



MAP: PROPOSED TRUCK THOROUGHFARE PLAN

Recommendations

- Proposed truck route diverts truck traffic from downtown and towards US 87, SH 35, and 238.
- Truck clearance are proposed to keep truck traffic out of areas with high pedestrian traffic (i.e. downtown and school zones)
- Updates from March 10th Meeting: “No Truck Zone” brought further into town



Active Transportation Facilities

- Active Transportation facilities make it safer and more efficient for pedestrians and bicyclists to travel around Port Lavaca.

- Shared Use Path



- Buffered Bike Lane



- Off-Street Bike Path



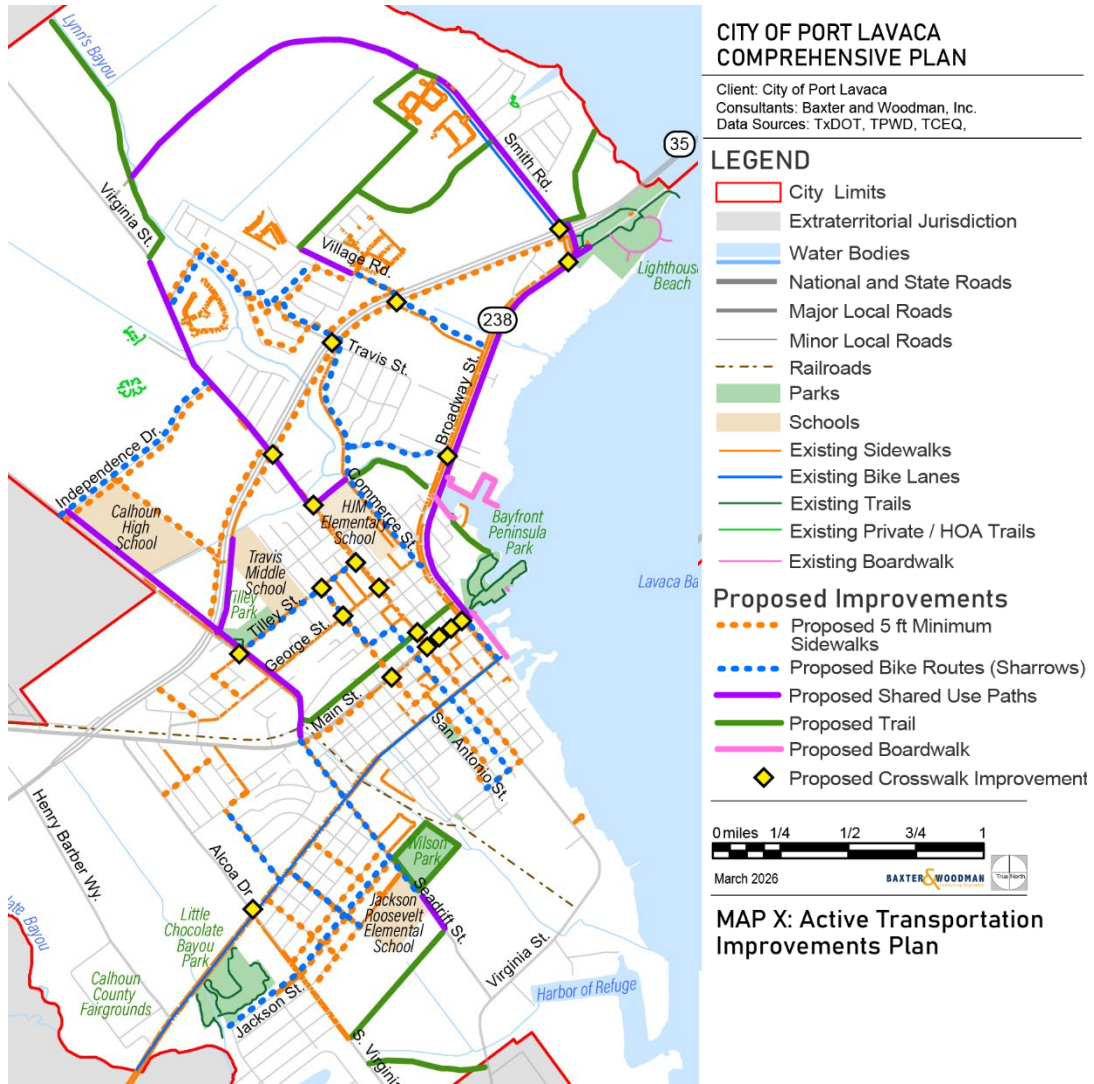
- Bike Route



- Sharrow Marking Example



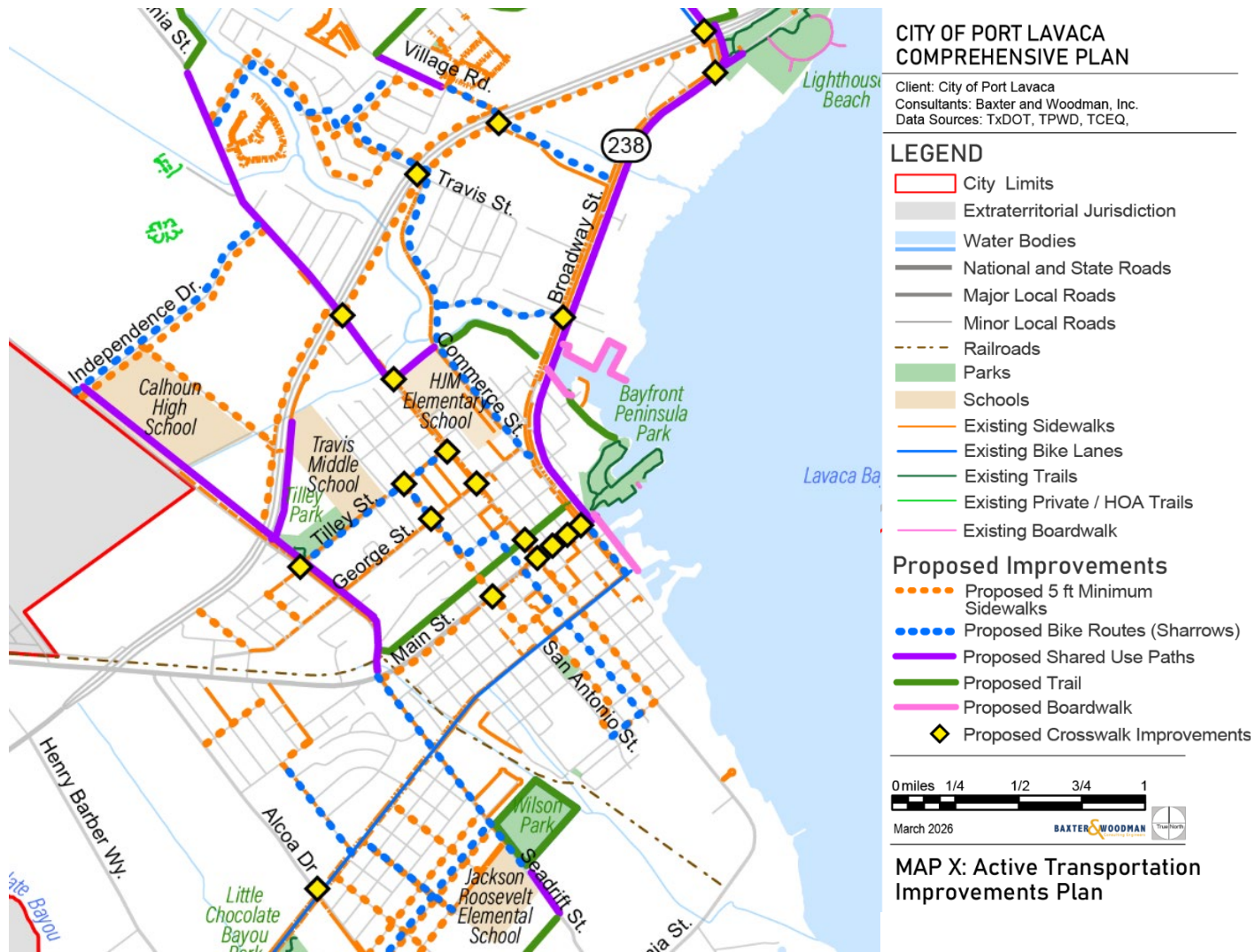
Active Transportation Plan



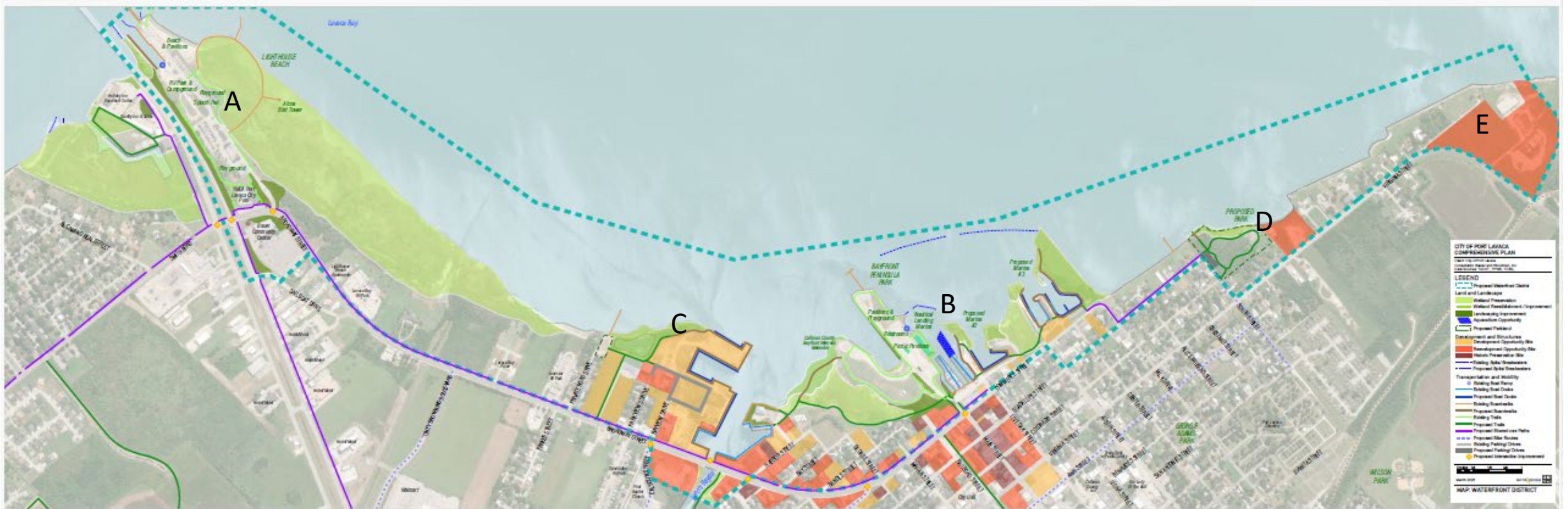
The goal of the new Active Transportation Plan is to create an efficient and safe loop for pedestrians and bicyclists around the city. Improvements include:

- North and south connections to all schools, parks, and shopping centers to neighborhoods.
- Connecting existing and proposed sidewalks by shared-use paths for both pedestrians, bicycles, and golf carts to use.
- Pedestrian access to Lighthouse Beach by moving crosswalk south of the intersection at Lighthouse Beach.
- Off street trails connect provide additional east to west connections.
- Inclusion of bike routes (utilizing sharrows) for residential roads where the ROW is limited, for example, on residential streets.

Active Transportation



Overview of Waterfront District



Waterfront District Key Areas

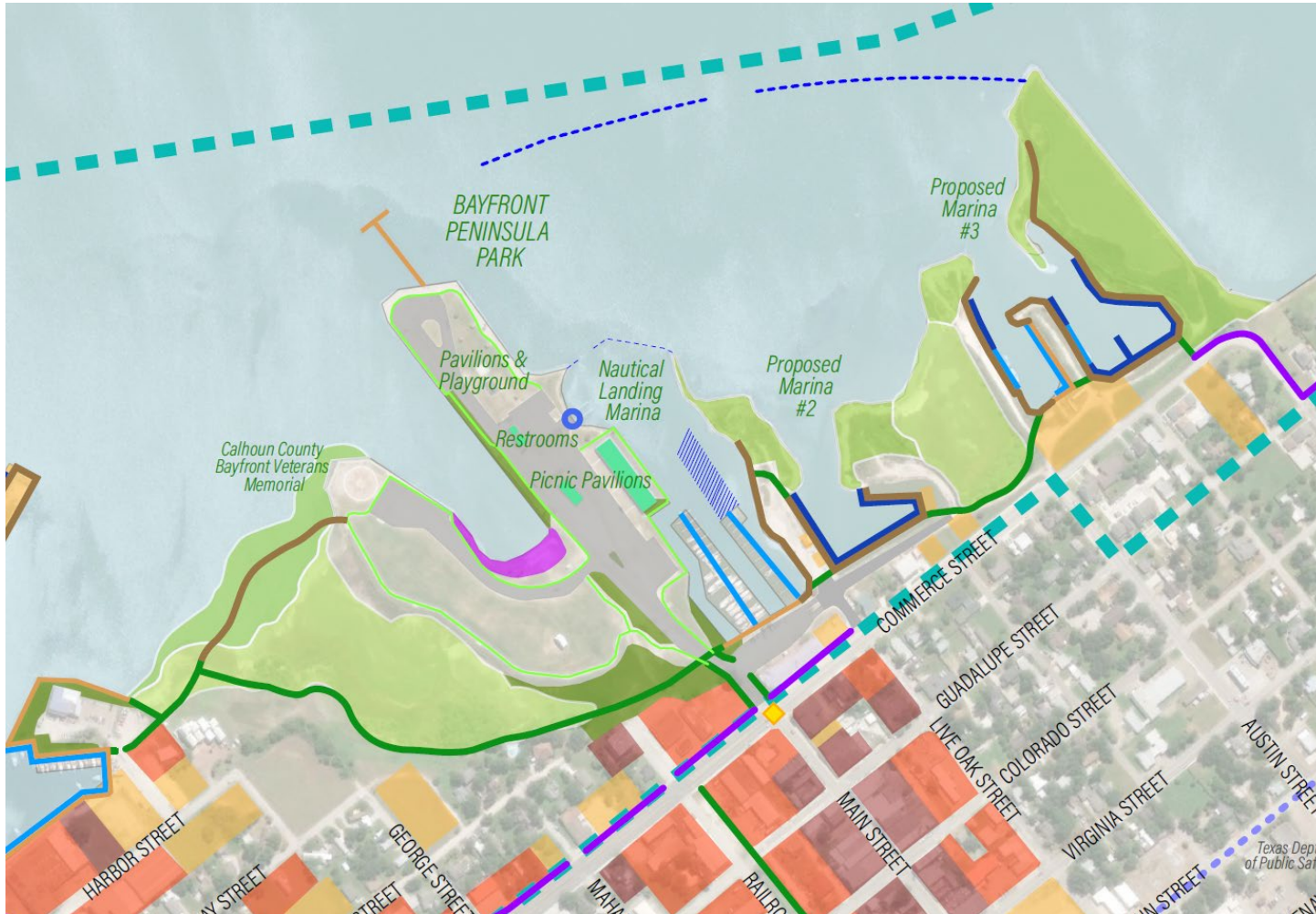
A. Lighthouse Beach Park



- Pedestrian crossing improvements on Broadway Street
- Proposed trail near lodging
- Shared Use Path connecting hotels and destinations
- Continued Lighthouse preservation
- Landscape buffering between parks and SH 35

Waterfront District Key Areas

B. Bayfront Peninsula Park and Marinas



**CITY OF PORT LAVACA
COMPREHENSIVE PLAN**

Client: City of Port Lavaca
 Consultants: Baxter and Woodman, Inc.
 Data Sources: TxDOT, TPWD, TCEQ,

LEGEND

- Proposed Waterfront District
- Land and Landscape**
 - Wetland Preservation
 - Wetland Reestablishment / Improvement
 - Landscaping Improvement
 - Beach Establishment
 - Aquaculture Opportunity
 - Proposed Parkland
- Development and Structures**
 - Development Opportunity Site
 - Redevelopment Opportunity Site
 - Historic Preservation Site
 - Existing Spits/ Breakwaters
 - Proposed Spits/ Breakwaters
- Transportation and Mobility**
 - Existing Boat Ramp
 - Existing Boat Docks
 - Proposed Boat Docks
 - Existing Boardwalks
 - Proposed Boardwalks
 - Existing Trails
 - Proposed Trails
 - Proposed Shared-use Paths
 - Proposed Bike Routes
 - Proposed Parking Lot Edge Improvement
 - Proposed Parking Lots
 - Proposed Intersection Improvement

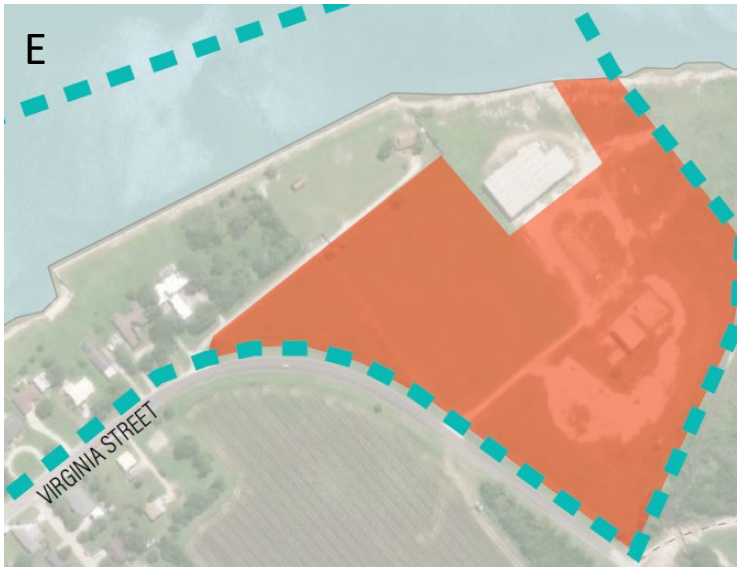
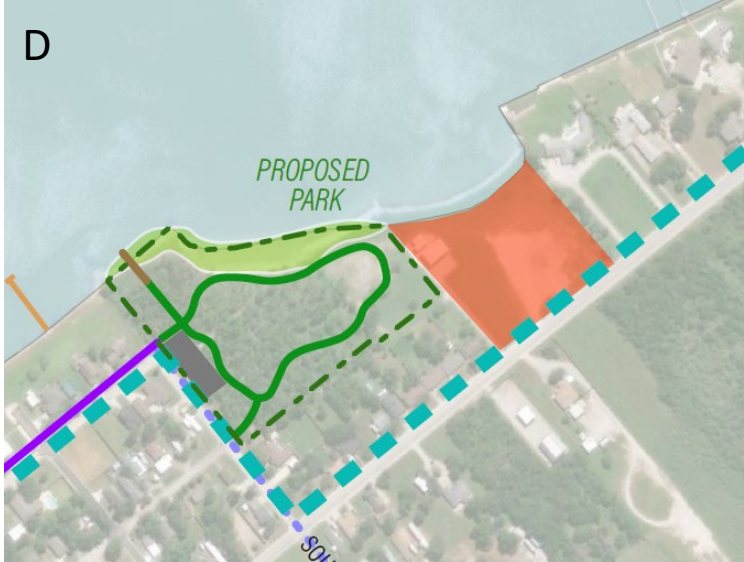
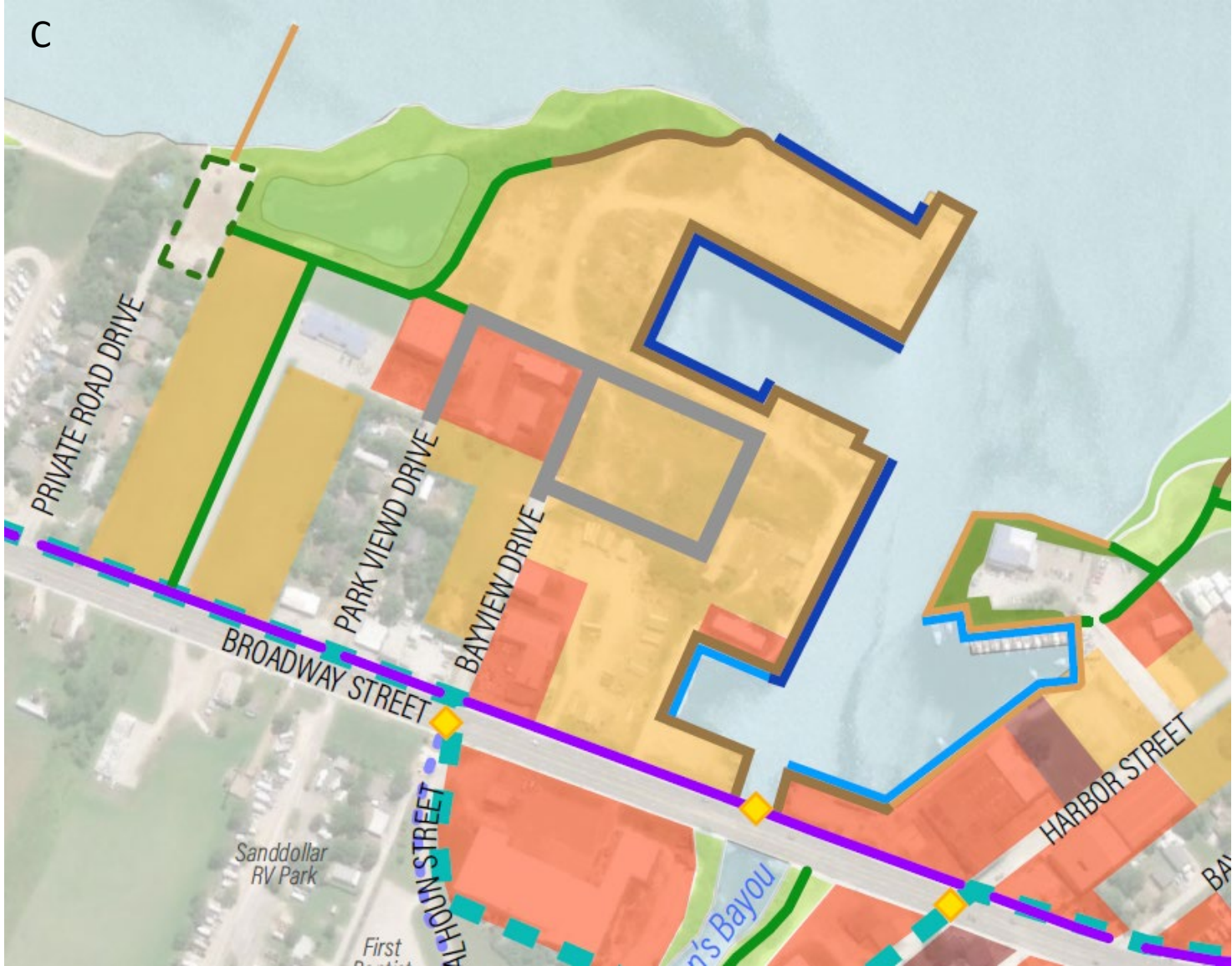
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March 2026

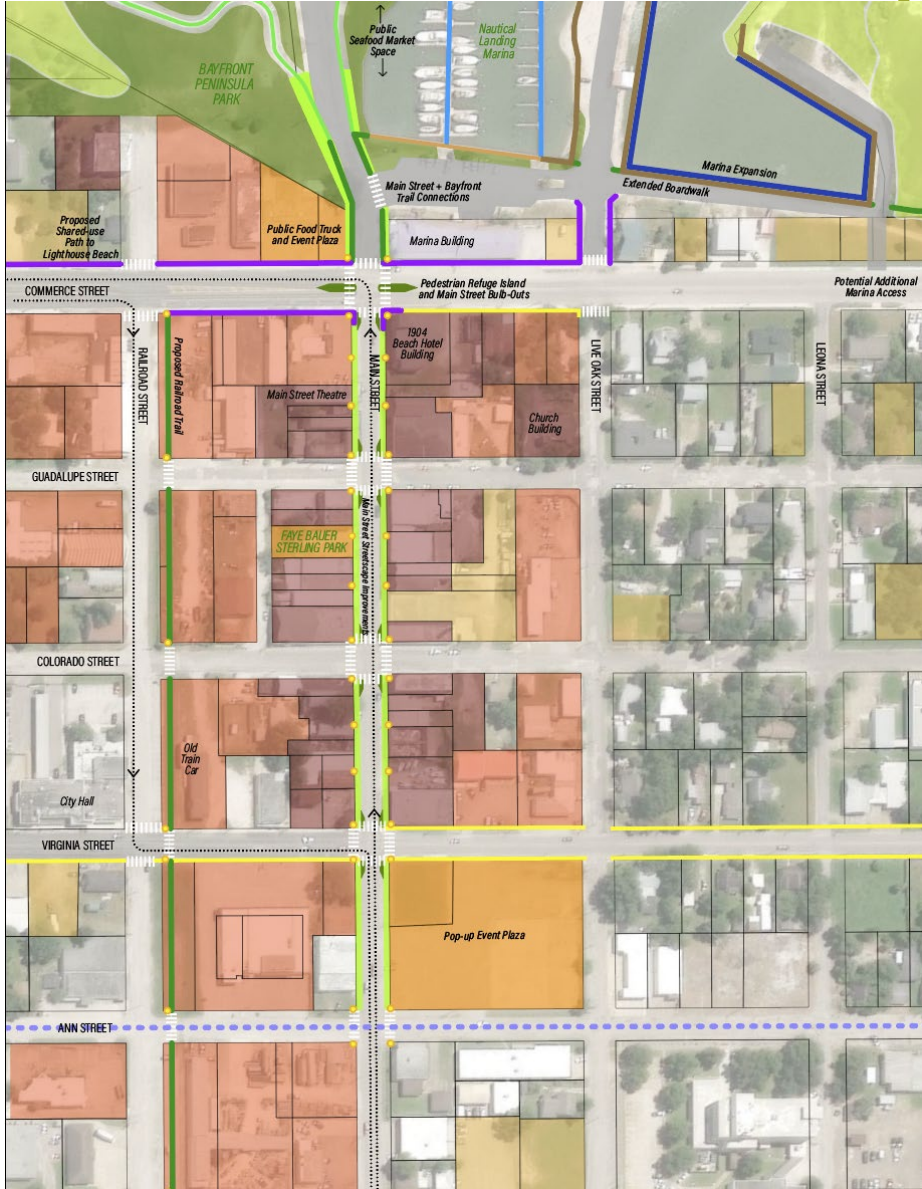
MAP: WATERFRONT DISTRICT

- Establish pocket beach
- Additional Marinas for boat docking
- Proposed shared use path on Broadway St
- Proposed boardwalk and trail corridors
- Wetland enhancement
- Infill and redevelopment
- Breakwaters and aquaculture
- Landscape and driveway edge definition

Waterfront District Key Areas

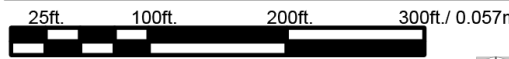


Downtown Streetscape



**CITY OF PORT LAVACA
COMPREHENSIVE PLAN**
 Client: City of Port Lavaca
 Consultants: Baxter and Woodman, Inc.
 Data Sources: TxDOT, TPWD, TCEQ,

- LEGEND**
- Land and Landscape**
 - Wetland Preservation + Reestablishment
 - Landscaping Improvement
 - Streetscape Improvement
 - Lighting Improvement
 - Development and Structures**
 - Development Opportunity Site
 - Redevelopment Opportunity Site
 - Historic Preservation Site
 - Public Plaza + Event Space Opportunity
 - Transportation and Mobility**
 - Proposed Vehicular One-Way Couplet
 - Proposed Sidewalks
 - Existing Boat Docks
 - Proposed Boat Docks
 - Existing Boardwalks
 - Proposed Boardwalks
 - Existing Trails
 - Proposed Trails
 - Proposed Shared-use Paths
 - Proposed Bike Routes
 - Proposed Parking Lot Edge Improvement



March 2026

MAP: DOWNTOWN PLAN

Improvements

The Downtown Plan includes streetscape improvements:

- 10 foot sidewalks and streetscape improvements
- One Way Street Couplet Configuration
- Food Truck Court

Downtown Streetscape

Item 3.



Food Truck Court



Live Music Stage



Creative Seating



Decomposed Granite Floor

Zoning Chapters Proposed



■ 12 Zoning Districts Created from the Future Land Use Plan

- Rural/ Undeveloped (RU)
- Rural Residential (R1)
- General Residential (R2)
- Manufactured Home Park (MP)
- Multi-Family Residential (R3)
- Urban Residential (R4)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Central Business District (CBD)
- Mixed Use (MU)
- Business Park (BP)
- Industrial (I)

■ Zoning Standards

- Building Height
- Lot Size and Setbacks
- Bulk and Density
- Parking
- Sound, Lighting, Signage
- Landscaping and Buffering

■ Permitted Land Uses

- Rural / Undeveloped
- Residential, Single Family Detached
- Residential, Missing Middle
- Residential, Multi-Family
- Commercial, Neighborhood
- Commercial, General
- Commercial, Central Business District
- Public / Institutional
- Business Park
- Parks / Open Space

■ Specific Use Permit

■ Non-Conforming Uses

■ Update Definitions

■ Processes and Procedures for Zoning