



PLANNING BOARD SPECIAL MEETING

Tuesday, November 04, 2025 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, November 04, 2025** 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 Special Meeting

Time: Nov 4, 2025 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81866699061?pwd=GSEgwlDourQGGc4KrlKNisb3VuO8l.1>

Meeting ID: 818 6669 9061

Passcode: 397847

One tap mobile

+13462487799,,81866699061#,,,,*397847# US (Houston)

Join instructions

https://us02web.zoom.us/join/81866699061/invitations?signature=-bYoq_sgyDkkc4_-w8VMJuTb8_yvapD2rWXLHP0S1jk

ROLL CALL

CALL TO ORDER

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

- 1. **Approval of Tuesday, October 28, 2025 Regular Meeting Minutes**
- 2. **Consider and discuss approval of the variance of the sign ordinance for the property A0035 MAXIMO SANCHEZ, TRACT PT 30, ACRES 2.577**
- 3. **Consider and discuss approval of a auto maintenance and tire shop on Lot 4 of MIMI'S SUBDIVISION**

COMMENTS FROM THE PUBLIC

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

ADJOURN

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Tuesday, November 4, 2025** beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m., **Wednesday, October 29, 2025.**

_____/s/ Derrick Smith_____

Derrick Smith, Director of Development Services

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: Consider and discuss approval of the variance of the sign ordinance for the property A0035 MAXIMO SANCHEZ, TRACT PT 30, ACRES 2.577

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 4, 2025 **AGENDA ITEM** _____

DATE: 10.29.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss a Variance Request for the proposed Speedy Stop Food Stores. The variance request is for a sign exceeding maximum square footage requirements according to On-Premises Freestanding Sign Ordinance this sign will be located at 1019 Hwy 35 S Port Lavaca, Tx 77979

Chapter 36 – SIGNS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH36SI

Sec. 36-6. - On-premises signs.

Freestanding signs shall be subject to the following:

- Only one freestanding sign will be allowed on each lot that front only one public street. For lots fronting more than one public street a freestanding sign will be allowed for each street.
- The maximum allowable effective area for freestanding signs will be 60 square feet
- Multifaced signs shall have a maximum effective area of 180 square feet.
- The maximum allowable height shall not exceed 30 feet on State Highway 35, and 20 feet elsewhere within the city limits.
- Such signs may not rotate.
- Such signs shall meet the setback requirements of [section 36-3\(a\)](#).

Staff Recommendation: APPROVAL. The request is a typical design for a convenience store.

CITY OF PORT LAVACA



CITY OF PORT LAVACA



CITY OF PORT LAVACA

Property ID: 38066 For Year

2025

\$ Pay Tax

Property Details

Account

Property ID:	38066	Geographic ID:	A0035-00000-0146-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1019 HWY 35 S PORT LAVACA, TX 77979		
Map ID:	A0035-00090-0022-00	Mapsco:	
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 30, ACRES 2.577		
Abstract/Subdivision:	A0035		
Neighborhood:	(1550) PORT LAVACA COMMERCIAL		

Owner ?

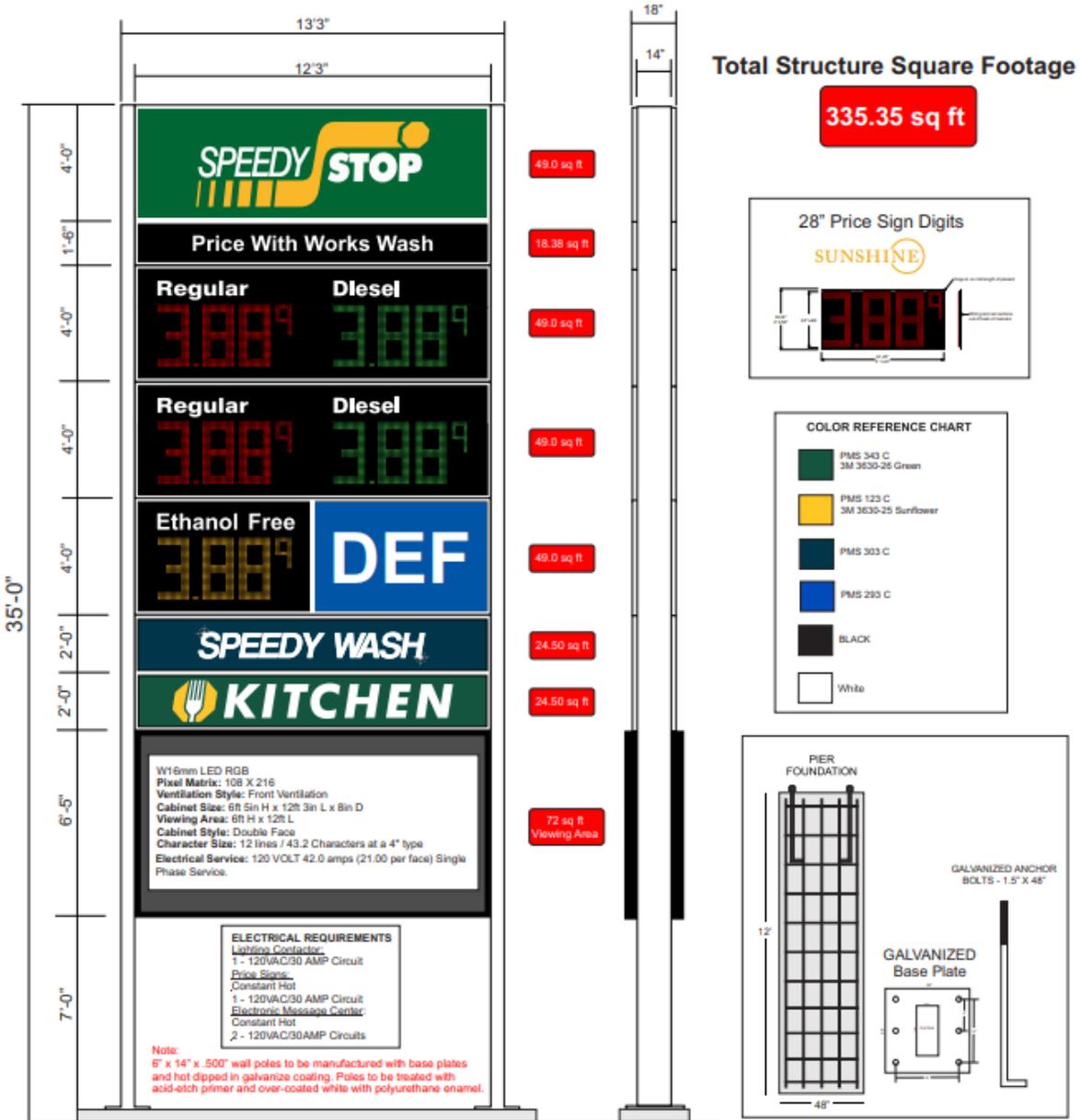
Owner ID:	55674
Name:	SPEEDY STOP FOOD STORES
Agent:	TAX ADVISORS GROUP INC
Mailing Address:	PO BOX 1876 VICTORIA, TX 77902-1876
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

CITY OF PORT LAVACA

SIGN PACKAGE PROPOSAL

Port Lavaca, TX

SIGN TYPE: QTY. 1 - SS 124_Pylon Sign_35' OAH



CLIENT: SS 124 - Port Lavaca, TX
SALES REP: Mark Pullin
ADDRESS:

CONCEPT: 10/09/2025
REVISION 1
REVISION 2

REVISION 3
REVISION 4
REVISION 5

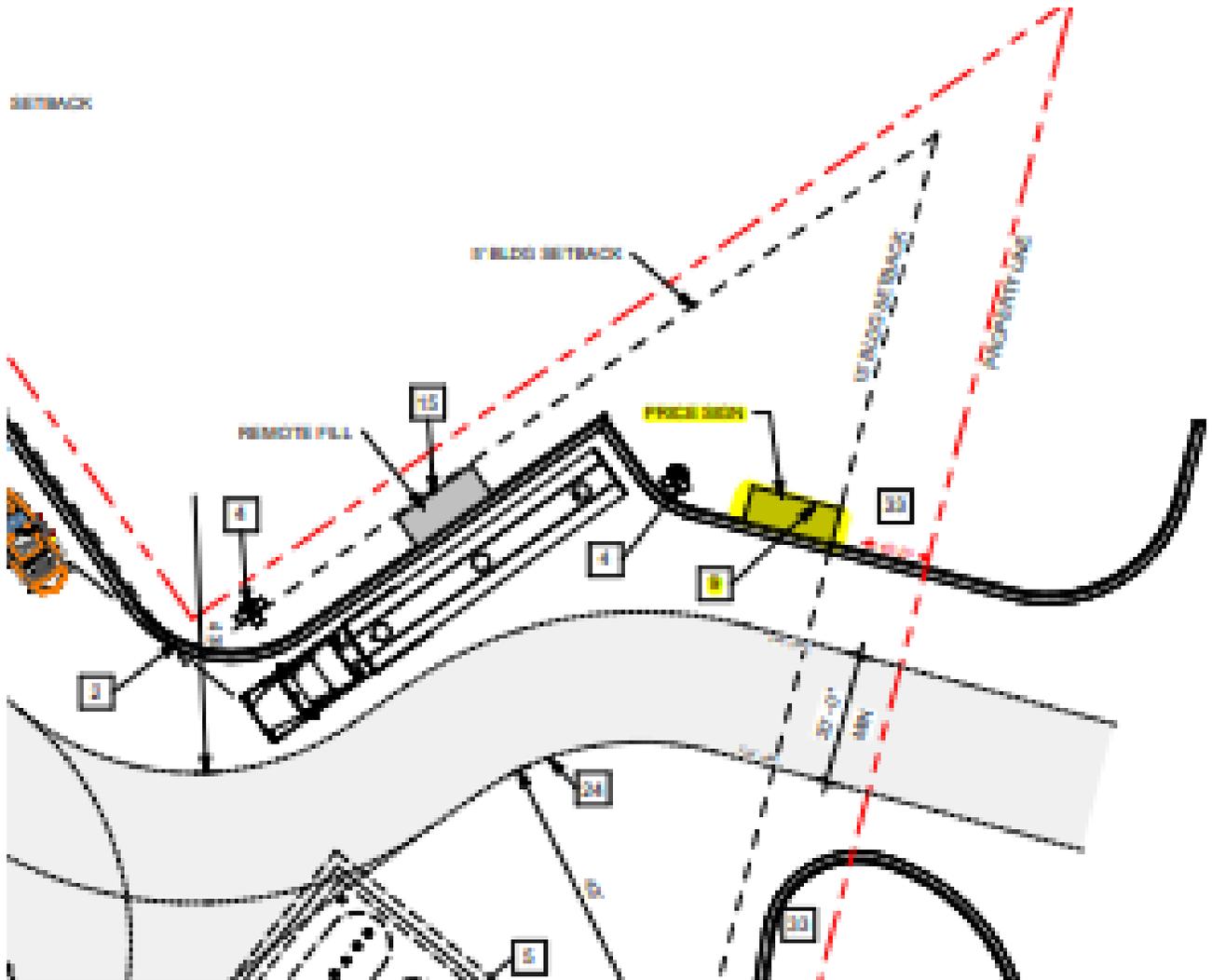
APPROVAL SIGNATURE

DATE



CLAIM: BY APPROVING THIS ARTWORK YOU ARE APPROVING ALL COLORS, SIZES AND SPELLING OF PROPOSED. IF ERRORS ARE FOUND AFTER APPROVAL, IS RECEIVED AND PRODUCTION HAS STARTED, YOU THE CUSTOMER ARE RESPONSIBLE FOR ALL ADDITIONAL FEES.
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THE FOLLOWING PROPER ORGANIZATION NUMBERS OF THE SIGN

CITY OF PORT LAVACA



COMMUNICATION

SUBJECT: Consider and discuss approval of a auto maintenance and tire shop on Lot 4 of MIMI'S SUBDIVISION

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 4, 2025 **AGENDA ITEM** _____

DATE: 10.29.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of conceptual plan for the proposed auto maintenance and tire shop that will be located at Lot 4 of Mimi’s Subdivision.

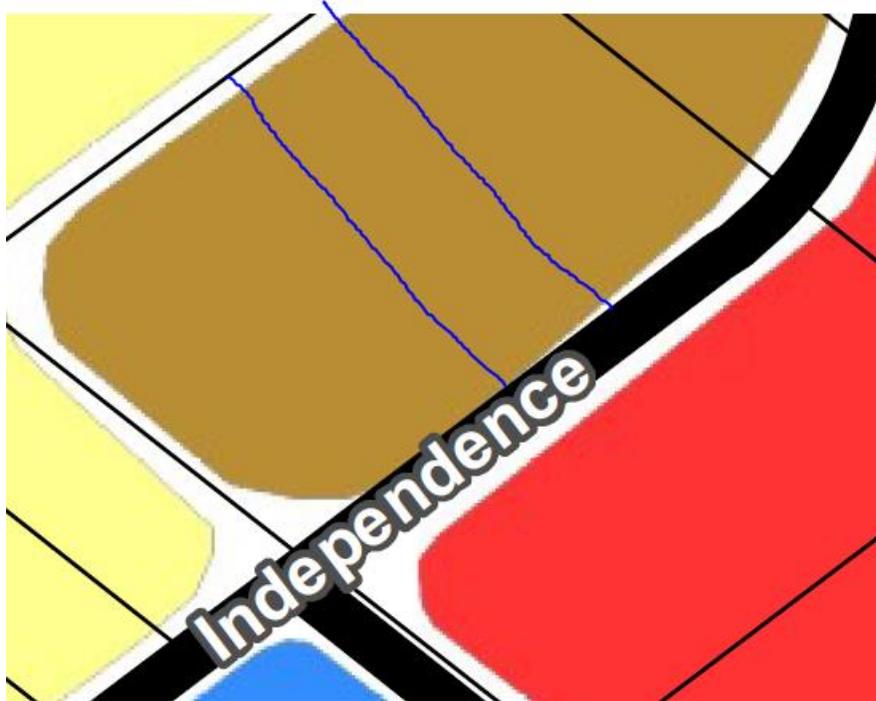
Sec. 42-159. - Approval of planning commission required.

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

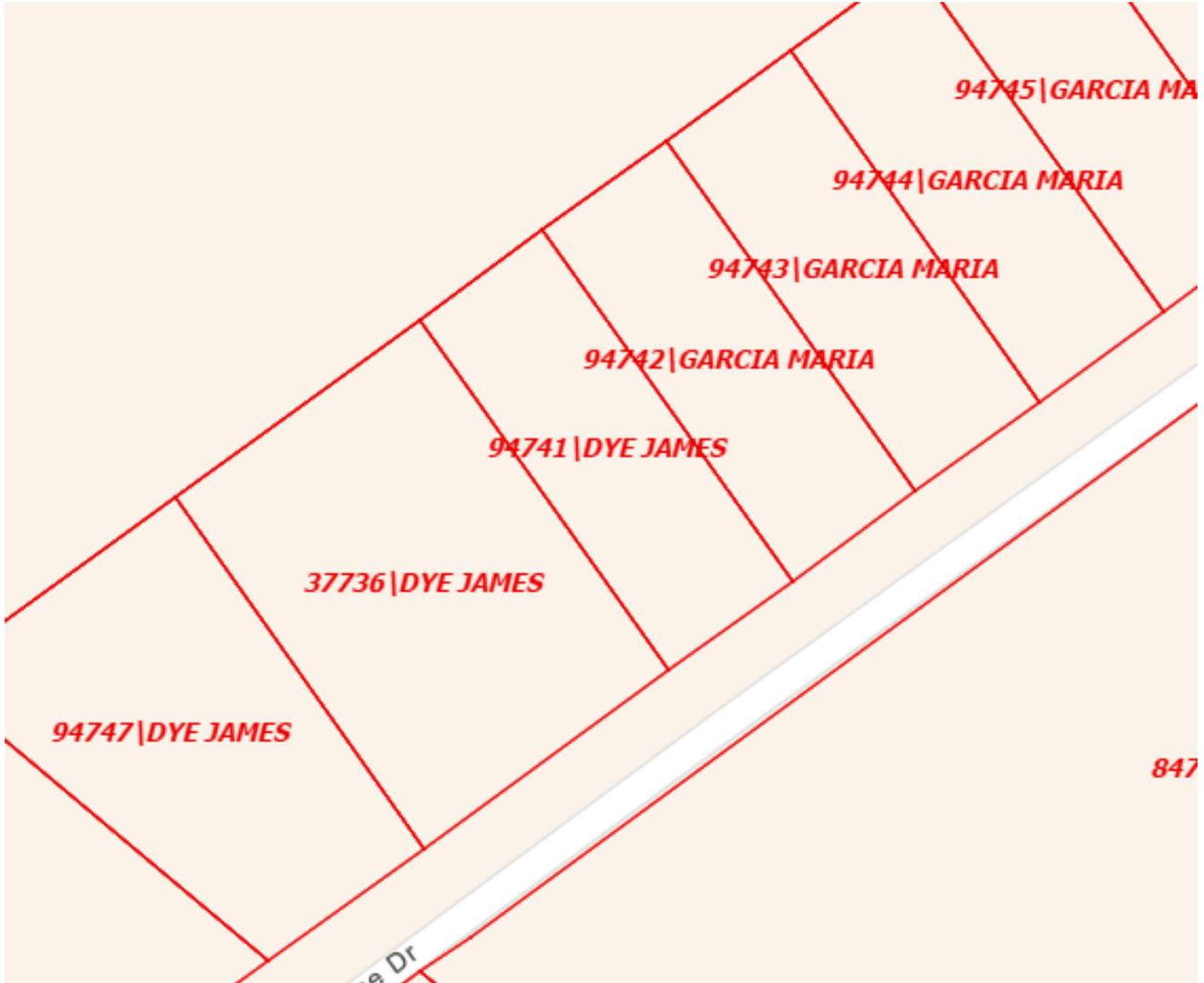
The applicant is proposing to operate an automotive service establishment specializing in minor vehicle maintenance, including tire repair, oil changes, and general service work. The proposed use does not include major engines, transmission, or body repair activities.

Staff Recommendation: APPROVAL. The request does comply with Future Land Use Plan

CITY OF PORT LAVACA



CITY OF PORT LAVACA



CITY OF PORT LAVACA

Property ID: 94742 For Year

2025 ▾

Property Details		
Account		
Property ID:	94742	Geographic ID: S0337.5-00000-0004-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	A0035-00090-0016-00	Mapsc0:
Legal Description:	MIMI'S SUBD (RURAL), LOT 4	
Abstract/Subdivision:	S0337..5	
Neighborhood:	(1565) PORT LAVACA EAST	
Owner ⓘ		
Owner ID:	118469	
Name:	GARCIA MARIA	
Agent:		
Mailing Address:	PO BOX 1462 PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

CITY OF PORT LAVACA



Monarch Metal Buildings

12002 Interstate 27
Amarillo, TX 79119-2528
800 677-2428

JOB / QUOTE #: **M25-3**

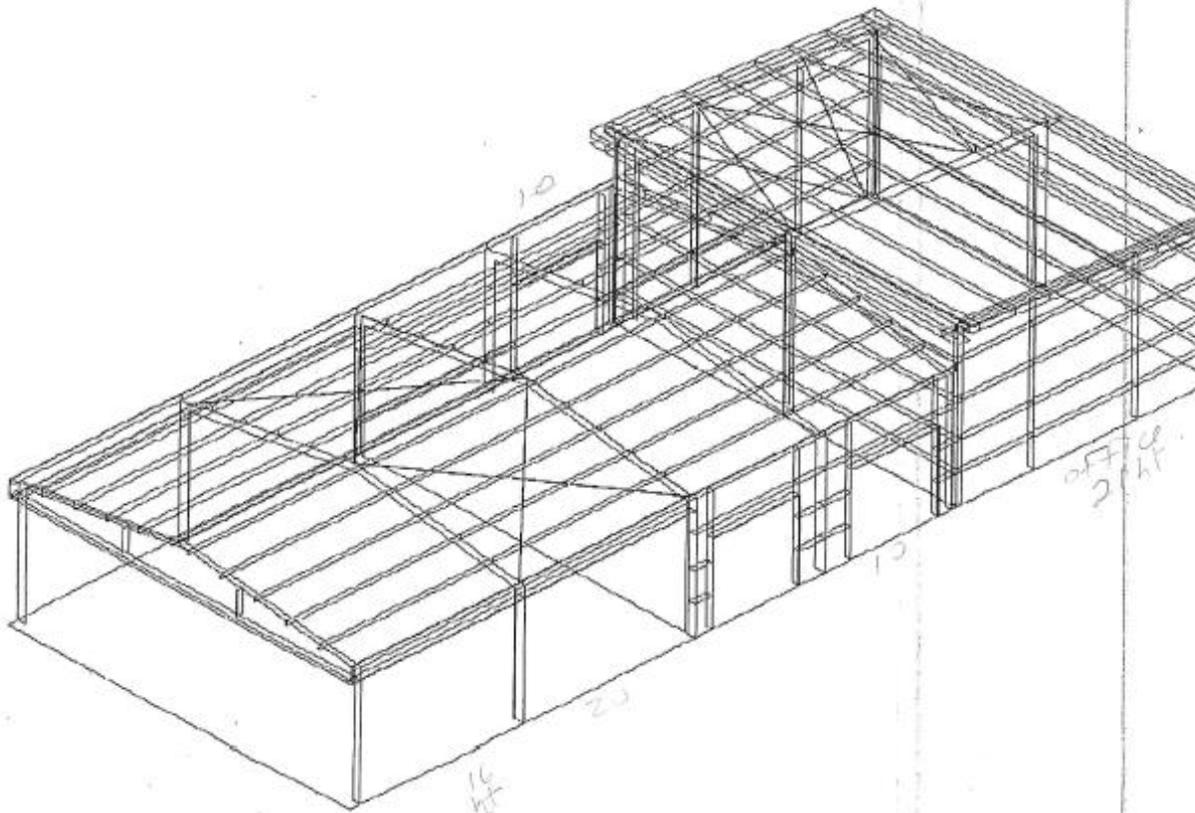
SALESPERSON: **Jerrell Mitchi**

DATE: **9/22/20**

CUSTOMER CONTRACT

STORE Metal Mart #28
ADDRESS 16502 NW Zac Lentz Pkwy
Victoria, TX 77905
EMAIL: metalmart28@mcelroymetal.com

CUSTOMER: Albert
PROJECT:
LOCATION: Port Lavaca, TX 77979



CUSTOMER COLOR SELECTION

<u>FINISHING</u>		<u>TRIM</u>		
ROOF	_____	GABLE	_____	WALL BASE
FLASHING	_____	EAVE	_____	GUTTERS*
FASTENERS*	_____	OUTSIDE CORNER	_____	DOWNSPOUTS*
FASTENERS*	_____	JAMB	_____	
FASTENERS*	_____	HEADER	_____	*IF APPLICABLE