



PLANNING BOARD MEETING

Tuesday, October 28, 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, October 28, 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.

Join Zoom Meeting:

<https://us02web.zoom.us/j/89880197887?pwd=m7igr8AWMXbIA64D0GbX6ioQfmXfJ8.1>

Meeting ID: 898 8019 7887

Passcode: 568435

One tap mobile

+13462487799,,89880197887#,,,,*568435# US (Houston)

Join instructions

<https://us02web.zoom.us/join/89880197887/invitations?signature=6gmdDF7Elle9uVqUTsza4fzvTsVnGOHQrLOqIpgUpU>

ROLL CALL

CALL TO ORDER

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).*

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

1. Consider approval of Tuesday, September 30, 2025 Regular Meeting Minutes.
2. Consider and discuss approval of a conceptual plan for part of the property described as A0035 MAXIMO SANCHEZ, TRACT PT 32, ACRES 12.01, (PORT LAVACA AUTO GROUP SUBD BLK 1 LOT 1R) (2001 South Highway 35) Property ID #66260.
3. Consider and discuss approval of a conceptual plan for part of the property described as A0035 MAXIMO SANCHEZ, TRACT PT 21, 49, 57 & 58, ACRES 69.52 Property ID # 37357.

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, OCTOBER 28, 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 22, 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 a conceptual plan for part of the property described as A0035 MAXIMO SANCHEZ, TRACT PT 32, ACRES 12.01, (PORT LAVACA AUTO GROUP SUBD BLK 1 LOT 1R) (2001 South Highway 35) Property ID #66260.

INFORMATION:

CITY OF PORT LAVACA

MEETING: October 28, 2025 AGENDA ITEM _____

DATE: 10.21.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual plan for part of the property described as A0035 MAXIMO SANCHEZ, TRACT PT 32, ACRES 12.01, (PORT LAVACA AUTO GROUP SUBD BLK 1 LOT 1R) (2001 S HWY 35) PID# 66260.

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 construct a 9.9 MW battery energy storage system that will be located on less than one acre of land. The storage system will provide two hours of electricity when the power grid is down. The proposed site will need a minor re-plat prior to approving permit applications.

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



CITY OF PORT LAVACA



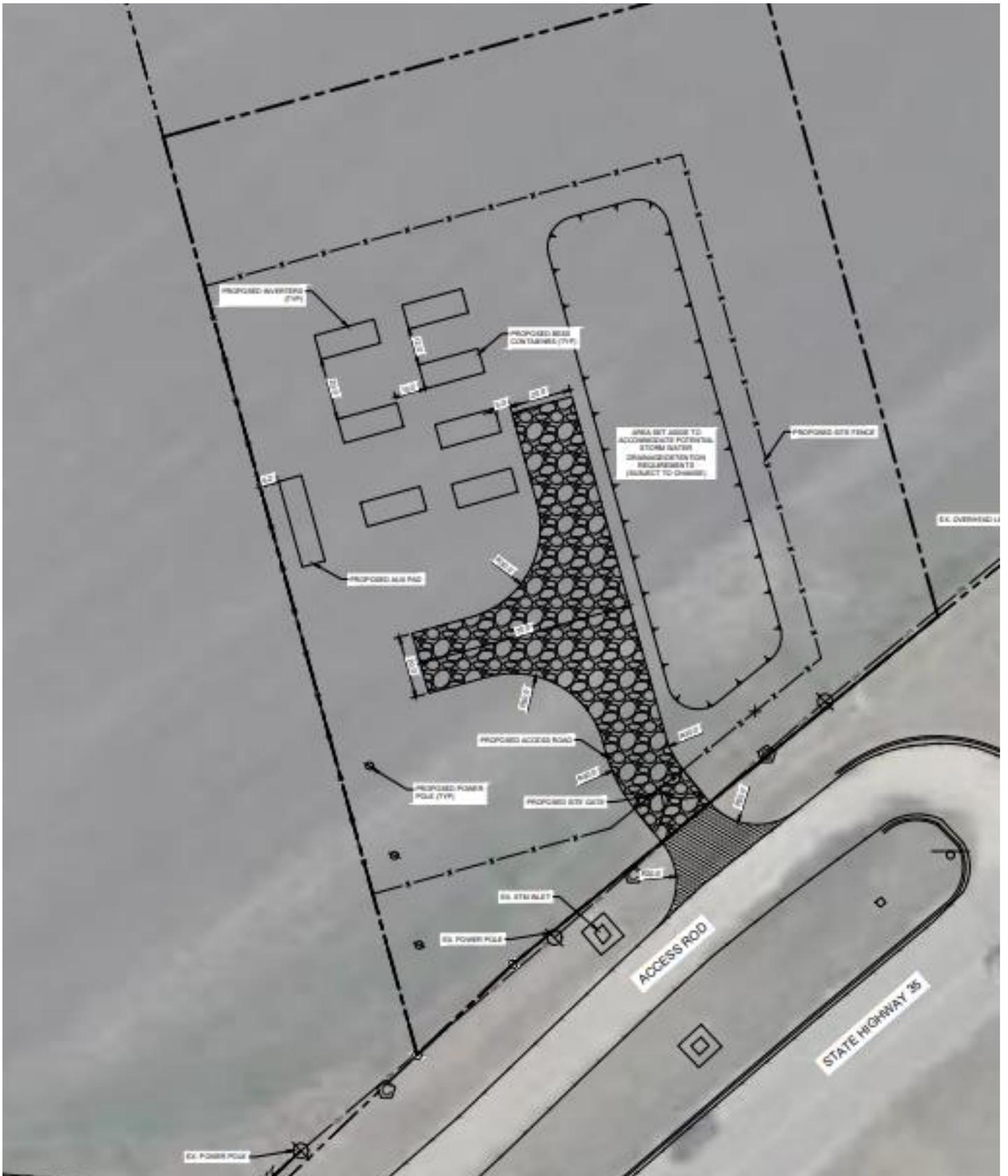
CITY OF PORT LAVACA

Property ID: 66260 For Year

2025

Property Details		
Account		
Property ID:	66260	Geographic ID: A0035-00000-0164-AA
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1901 S HWY 35 PORT LAVACA, TX 77979	
Map ID:	A0035-00070-0004-A0	Mapsco:
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 32, ACRES 12.01, (PORT LAVACA AUTO GROUP SUBD BLK 1 LOT 1R)	
Abstract/Subdivision:	A0035	
Neighborhood:	(1550) PORT LAVACA COMMERCIAL	
Owner ?		
Owner ID:	71942	
Name:	BKCK LTD	
Agent:	JUNEK CONSULTING	
Mailing Address:	1801 STATE HWY 35 S PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

CITY OF PORT LAVACA



COMMUNICATION

SUBJECT: Consider and discuss approval of a conceptual plan for part of the property described as A0035 MAXIMO SANCHEZ, TRACT PT 21, 49, 57 & 58, ACRES 69.52 Property ID # 37357.

INFORMATION:

CITY OF PORT LAVACA

MEETING: October 28, 2025 AGENDA ITEM _____

DATE: 10.21.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual plan for part of the property described as A0035 MAXIMO SANCHEZ, TRACT PT 21, 49, 57 & 58, ACRES 69.52. PID# 37357

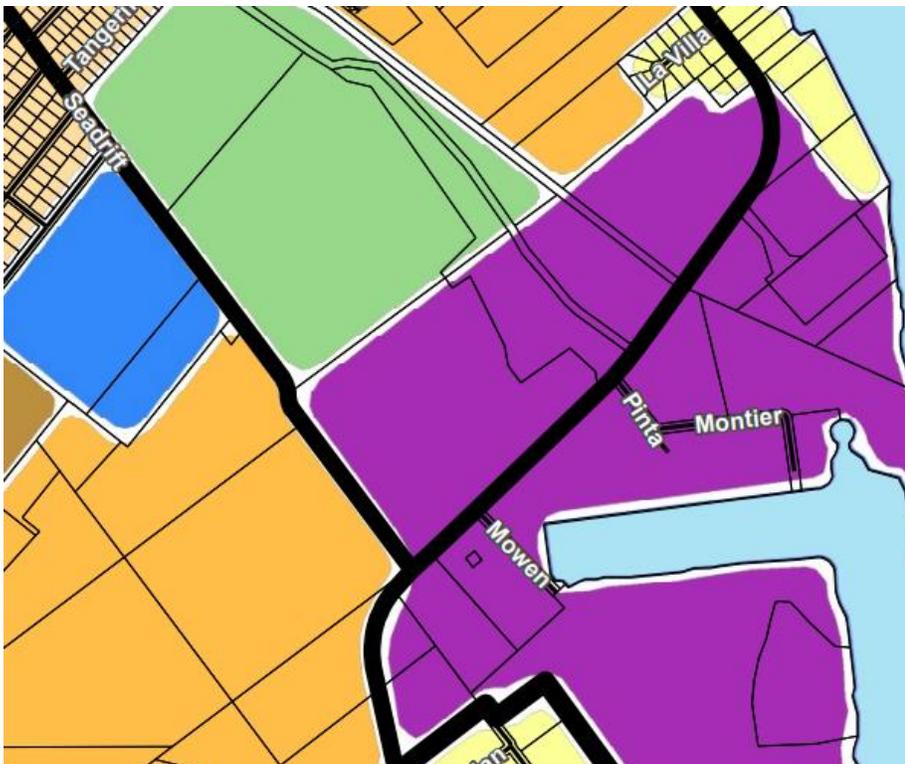
Sec. 42-159. - Approval of planning commission required.

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 construct a storage & distribution terminal in Port Lavaca, TX. The existing railway access will facilitate a storage tank farm for liquid fertilizer and liquid feed. Plans include the construction of six (6) liquid storage tanks of varying sizes, a containment yard with berm and a 2 story, 15,000 sf+/- office and warehouse / truck mechanic shop. Misc equipment includes truck scales, load out racks and mixing tanks. The office will be provided with 10 parking spaces. Existing tree buffers will be maintained.

The property will need to be platted prior to approval of permit applications.

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



CITY OF PORT LAVACA



CITY OF PORT LAVACA

Property ID: 37357 For Year

2025

\$ Pay Tax

Property Details

Account

Property ID:	37357	Geographic ID:	A0035-00000-0078-01
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	FM 1090 PORT LAVACA, TX 77979		
Map ID:	A0035-00160-0003-01	Mapsc0:	
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 21, 49, 57 & 58, ACRES 69.52		
Abstract/Subdivision:	A0035		
Neighborhood:	(1575) PORT LAVACA SOUTH		

Owner

Owner ID:	14331
Name:	EQUALIZER INC
Agent:	
Mailing Address:	PO BOX 154579 WACO, TX 76715-4579
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

CITY OF PORT LAVACA

