



JUNE PLANNING BOARD MEETING

Monday, June 06, 2022 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, May 22, 2022 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/81418975497?pwd=WlQxakZNbEg1NHhtMUtsZGgvQjMrUT09>

Meeting ID: 814 1897 5497

Passcode: 962727

One tap mobile

+13462487799,,81418975497#,,, *962727# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 814 1897 5497

Passcode: 962727

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of meeting minutes conducted May 2, 2022.

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

2. Consider and discuss approval of a replat of A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES 2.82, ACRES TOTAL & A0034 FELIX SANCHEZ, TRACT PT 29 WESTERLUND S/D. The property identification number for this replat is as follows: 38503.

PUBLIC COMMENTS

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 below or on Facebook Live through the comment section, which will be monitored and answered.

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 **Monday, June 06, 2022**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, Month DD, 202Y**.

Sara Sanchez, *Permit Clerk*

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 meeting minutes conducted May 2, 2022.

INFORMATION:



PLANNING BOARD MEETING - MAY 2, 2022

Monday, May 02, 2022 at 5:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

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 Monday May 2, 2022, meeting was a regular Planning Board meeting.

ROLL CALL

PRESENT

Chairman Mike Elgin
Board Member Justin Weaver
Board Member Sheryl Cuellar
Board Member Gary Crone
Board Member Lindy Cain

ABSENT

Board Member Betty Birdwell

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

APPROVAL OF MINUTES

1. Approval of March 7, 2022 meeting minutes.

Chairman Elgin made a motion to approve minutes as written.

Motion was seconded by Board Member Weaver

AYES: Chairman Elgin, Board Member Weaver, Board Member Cuellar, Board Member Crone, Board Member Cain

NAYES: None

2. Approval of April Special Meeting minutes.

Board Member Weaver made a motion to approve minutes as written.

Motion was seconded by Board Member Cain.

AYES: Chairman Elgin, Board Member Weaver, Board Member Cuellar, Board Member Crone,
Board Member Cain

NAYES: None

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

3. Consider and discuss a Variance Request for the proposed Prosperity Bank sign. The variance request is for a 30 ft. high freestanding pole sign with an approximate 100 sq. ft. surface area. This sign will be located at 1107 N SH 35 on the Prosperity Bank property.

Board Member Cain made a motion

THAT the Planning Board hereby approve the Variance Request to the sign ordinance for Prosperity Bank to allow a 30 ft. high freestanding pole sign with an approximate 100 sq ft. surface area. By approving this sign variance, the Planning Board is also approving an update to the sign ordinance that the new standard for signs along State Highway 35 be 30 ft in height for freestanding signs.

Motion was seconded by board member Crone

AYES: Chairman Elgin, Board Member Weaver, Board Member Cuellar, Board Member Crone,
Board Member Cain

NAYES: None

PUBLIC COMMENTS- *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.*

No comments from the public.

ADJOURN

Motion made by Board Member Weaver.

Seconded by Board Member Cain

AYES: Chairman Elgin, Board Member Weaver, Board Member Cuellar, Board Member Crone,
Board Member Cain

NAYES: None

These minutes were approved on June 6, 2022

Mike Elgin, Chairman of the Planning Board

Sara Sanchez, Permit Clerk

COMMUNICATION

SUBJECT: Consider and discuss approval of a replat of A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES 2.82, ACRES TOTAL & A0034 FELIX SANCHEZ, TRACT PT 29 WESTERLUND S/D. The property identification number for this replat is as follows: 38503.

INFORMATION:

CITY OF PORT LAVACA

MEETING: 06/06/2022 **AGENDA ITEM** _____

DATE: 05.16.2022

TO: PLANNING BOARD

FROM: SARA SANCHEZ, BUILDING DEPARTMENT

SUBJECT: Consider and discuss approval of a replat of A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES 2.82, ACRES TOTAL & A0034 FELIX SANCHEZ, TRACT PT 29 WESTERLUND S/D. The property identification number for this replat is as follows: 38503.

The intent of this replat of property 38503 is to separate the Buc-ee's #12 from the TDECU bank and provide legal lots for each.

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 board, at an official meeting, and submit a formal application for replat approval.

Applicants have adhered to the proper subdivision replat application 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 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 owners have prepared this replat in accordance of this policy.

Department Comments:

Engineering: No Comment

Fire: No comment

Public Works: No Comment

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

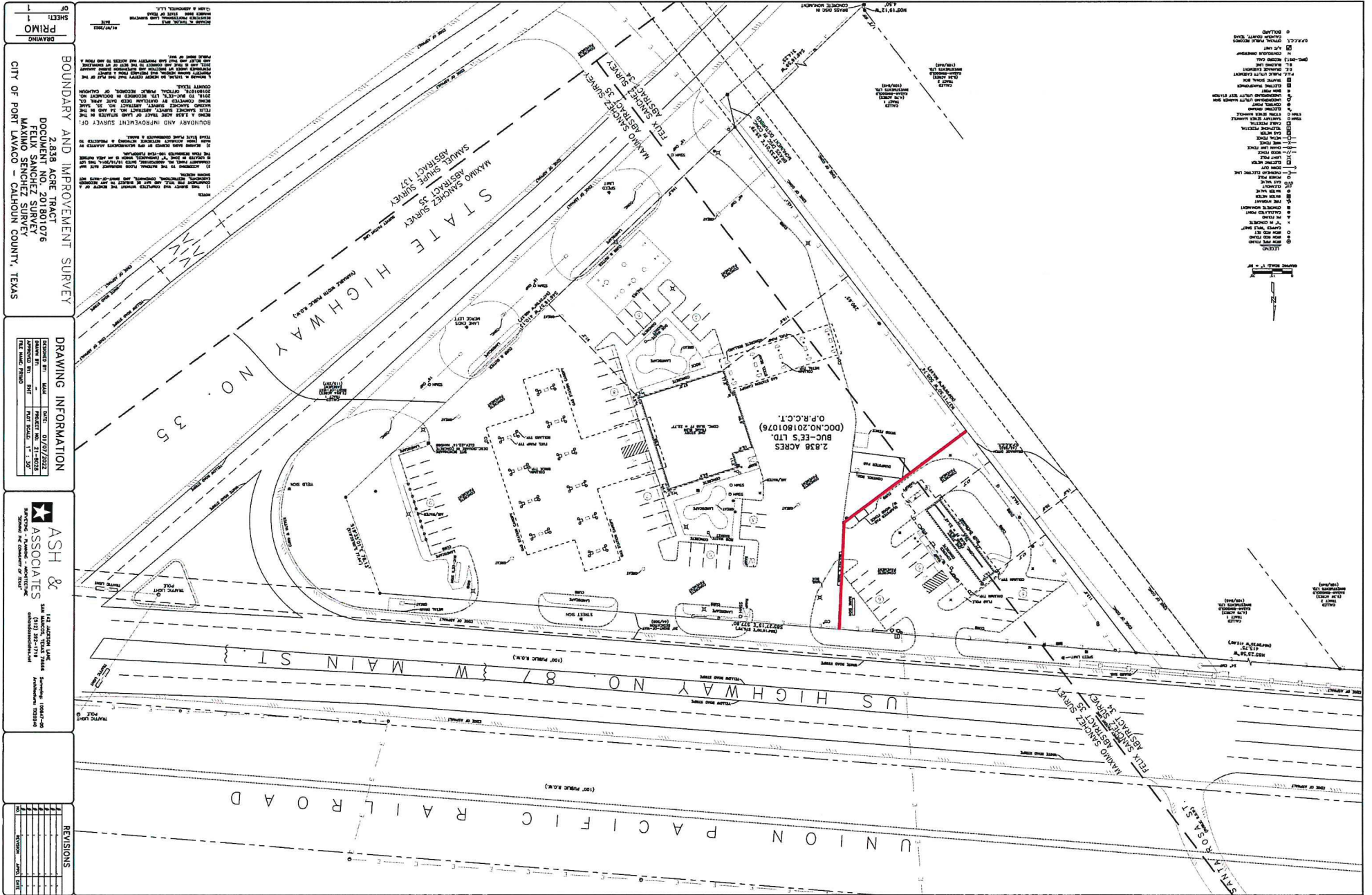
PB 06.06.22

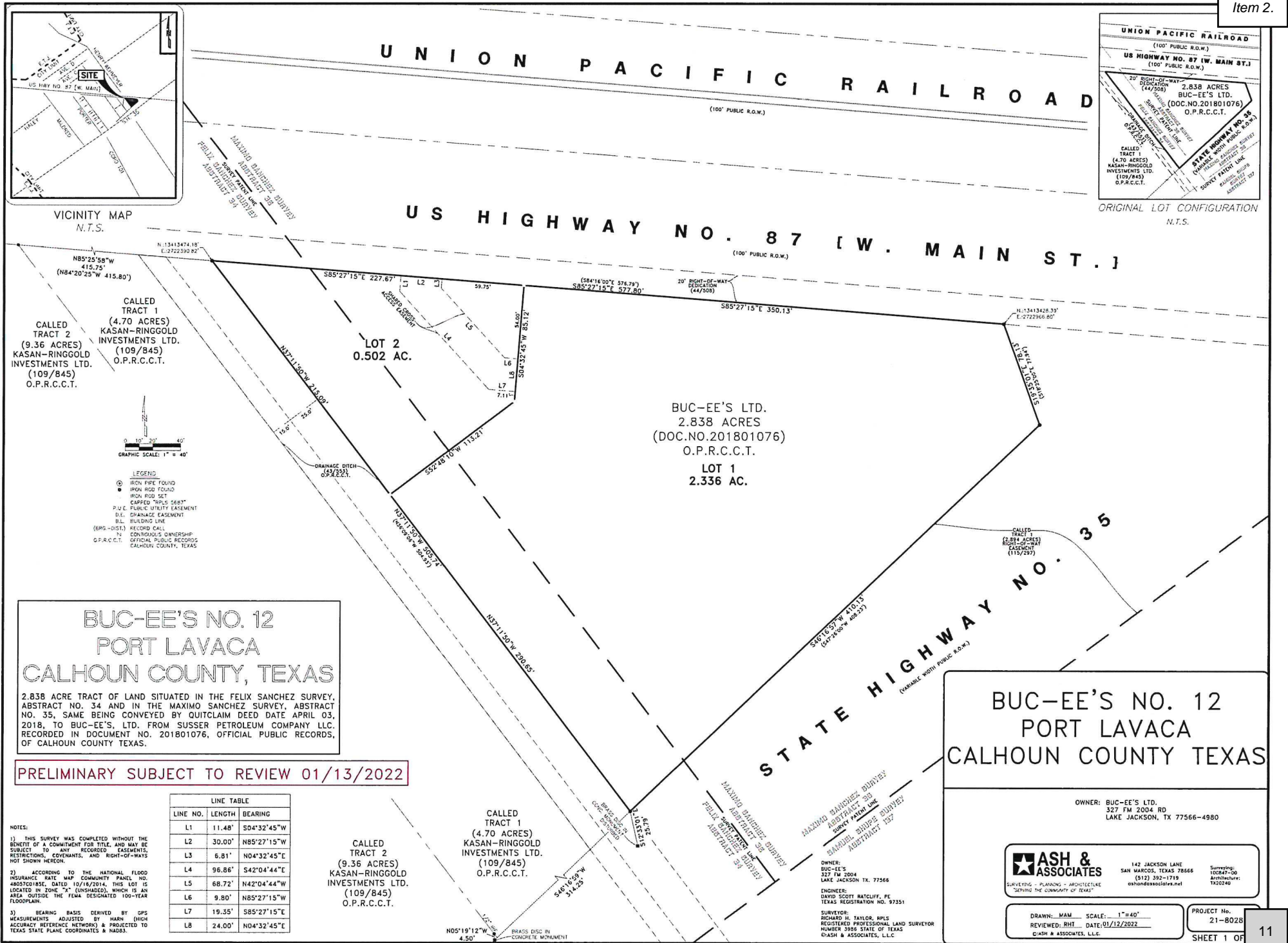
Staff Recommendation: Approval

Staff recommends approval of replat A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES 2.82, ACRES TOTAL & A0034 FELIX SANCHEZ, TRACT PT 29 WESTERLUND S/D. The property identification number for this replat is as follows: 38503.

Attachments:

- Preliminary Replat
- CAD PIN 38503





Property Identification #: 38503

Property Information: 2022

Owner Identification #: 59143

Geo ID: A0035-00000-0165-00
Situs Address: 2318 W MAIN ST PORT LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES
2.82, ACRES TOTAL & A0034 FELIX SANCHEZ,
TRACT PT 29 WESTERLUND S/D
Abstract: A0035
Neighborhood: PORT LAVACA COMMERCIAL
Appraised Value: \$927,020.00
Jurisdictions: CAD, GWD, G05, NV6, S01, C04, FML

Name: BUCEES INC
Exemptions:
DBA: Null



Calhoun CAD Map Search