



PLANNING BOARD

Tuesday, September 30, 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, September 30th, 2025 beginning at 5:30p.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]

The meeting will also be available via the video conferencing application “Zoom”,

Join Zoom Meeting

<https://us02web.zoom.us/j/81677937509?pwd=3qmLlkdOgFZ1UjRqDuecRMy1uyGEa2.1>

Meeting ID: 816 7793 7509

Passcode: 420982

One tap mobile

+13462487799,,81677937509#,,,,*420982# US (Houston)

Join instructions

<https://us02web.zoom.us/join/81677937509/invitations?signature=pAJHUNouvDBTxVf5ar5Ckd1ap9nHGSXzTs6vqfwcLgA>

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

1. **Minutes approved 12-17-2024, 2-25-2025, 5-29-2025 and 7-29-2025 by Chairman J. Weaver**

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

- 2. Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 18409 located in the Brookhollow Estates (Port Lavaca), Block 8, Lot 1.**
- 3. Consider and discuss approval of a conceptual plan for the property described as A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 6.567.**

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, September 30, 2025** beginning at 5:30p.m., was posted at city hall, easily accessible to the public, as of 5:30p.m., **Wednesday, September 24th, 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 for a Variance to the ordinance Sec. 12-24. - Building Setbacks for property ID 18409 located in the Brookhollow Estates (Port Lavaca), Block 8, Lot 1.

INFORMATION:

CITY OF PORT LAVACA

MEETING: September 30, 2025 AGENDA ITEM _____

DATE: 09.24.2025

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. Building Setbacks for described as Lot 1 of Block 8 in the Brookhollow Estates (101 LaSalle Blvd). Property ID# 18409

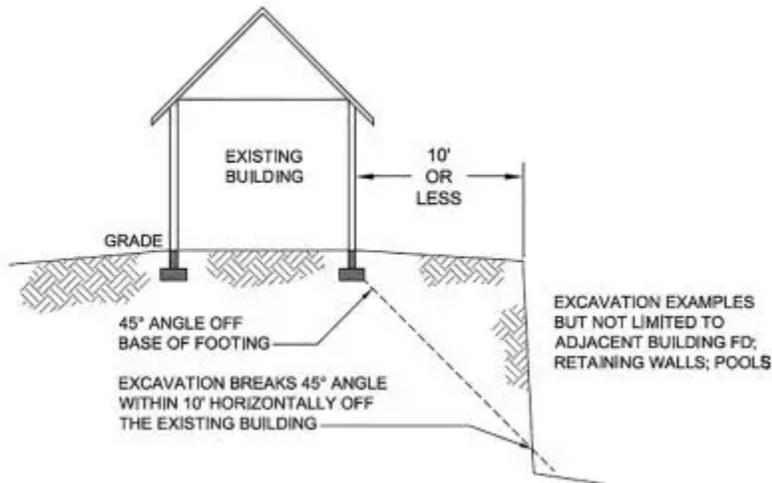
Sec. 12-24 (d) (10). – Building Setbacks.

In accordance with Sec. 12-24 (d) (10), the rear setbacks line for Brookhollow Estates is 5 ft from the property line. However, in 12-24 (d) (2) it requires that the minimum rear setback lines shall be 5 ft from the edge of a utility easement. The utility easement edge is 7.5 ft from the property line. Mr. Marshall is proposing that the addition be constructed on the utility easement edge.

The property is owned by Alfred L. Sandoval.

Staff Recommendation: DENIAL. If approved the structural integrity of the structure could be compromised by any future utility improvements.

The 5 ft setback from a utility easement is a crucial buffer between the foundation of the structure and underground utilities. This helps to prevent the foundation of a structure from failing. Pictured below is typical excavation knowledge.



CITY OF PORT LAVACA



Staff Recommendation: DENIAL. If approved the structural integrity of the structure could be compromised by any future utility improvements.

Attachments:

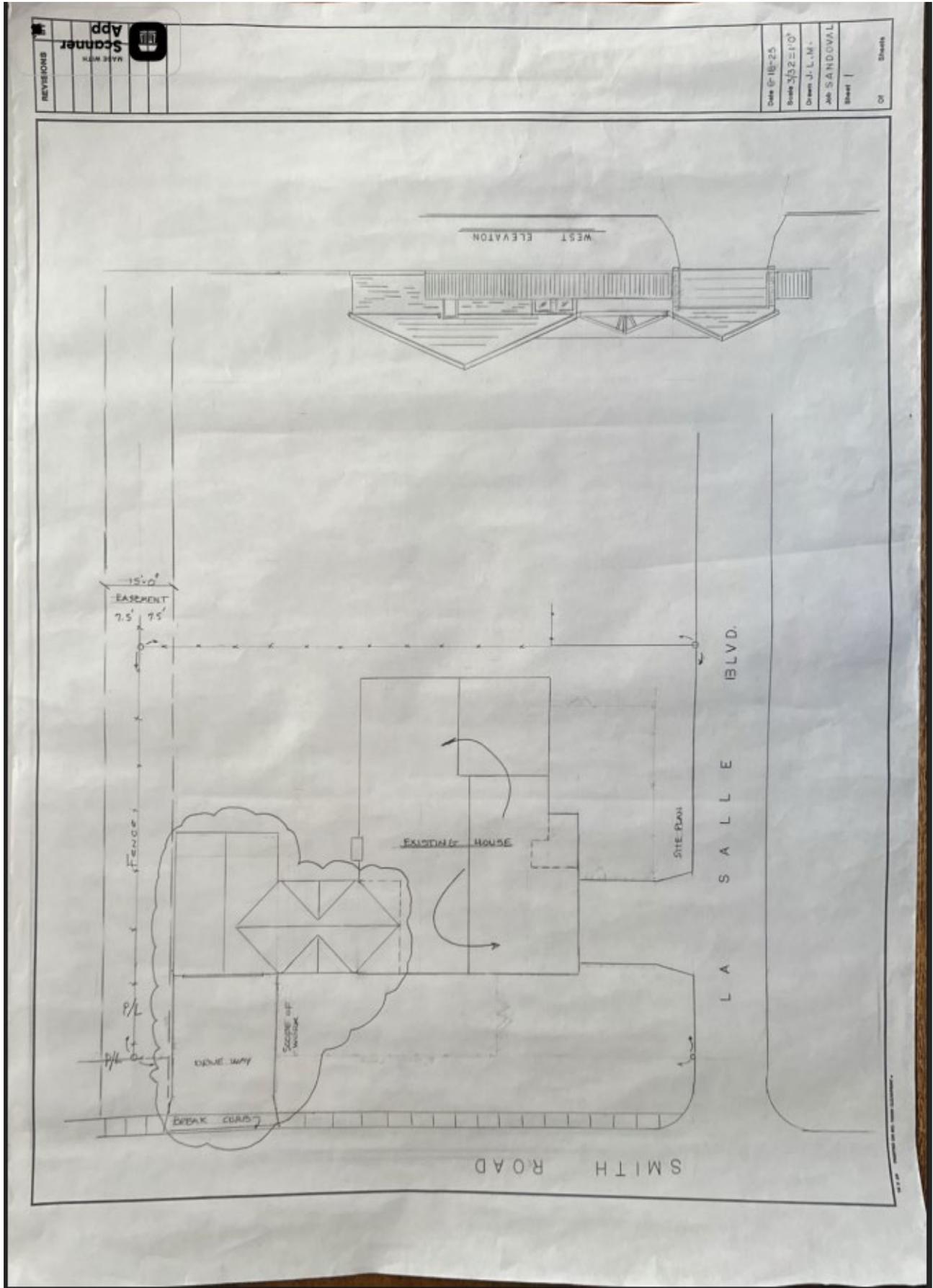
- Calhoun County Appraisal District Parcel Summary
- Proposed site plan

CITY OF PORT LAVACA

Property ID: 18409 For Year 2025

Property Details		
Account		
Property ID:	18409	Geographic ID: S0085-00080-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	101 LASALLE BLVD PORT LAVACA, TX 77979	
Map ID:	S0085-00080-0001-00	Mapsco:
Legal Description:	BROOKHOLLOW ESTATES (PORT LAVACA), BLOCK 8, LOT 1	
Abstract/Subdivision:	S0085	
Neighborhood:	(1125) BROOKHOLLOW EST	
Owner		
Owner ID:	18321	
Name:	SANDOVAL ALFRED L	
Agent:		
Mailing Address:	101 LASALLE BLVD PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

CITY OF PORT LAVACA



COMMUNICATION

SUBJECT: Consider and discuss approval of a conceptual plan for the property described as A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 6.567.

INFORMATION:

CITY OF PORT LAVACA

MEETING: October 30, 2025 AGENDA ITEM _____

DATE: 09.26.2025

TO: PLANNING BOARD

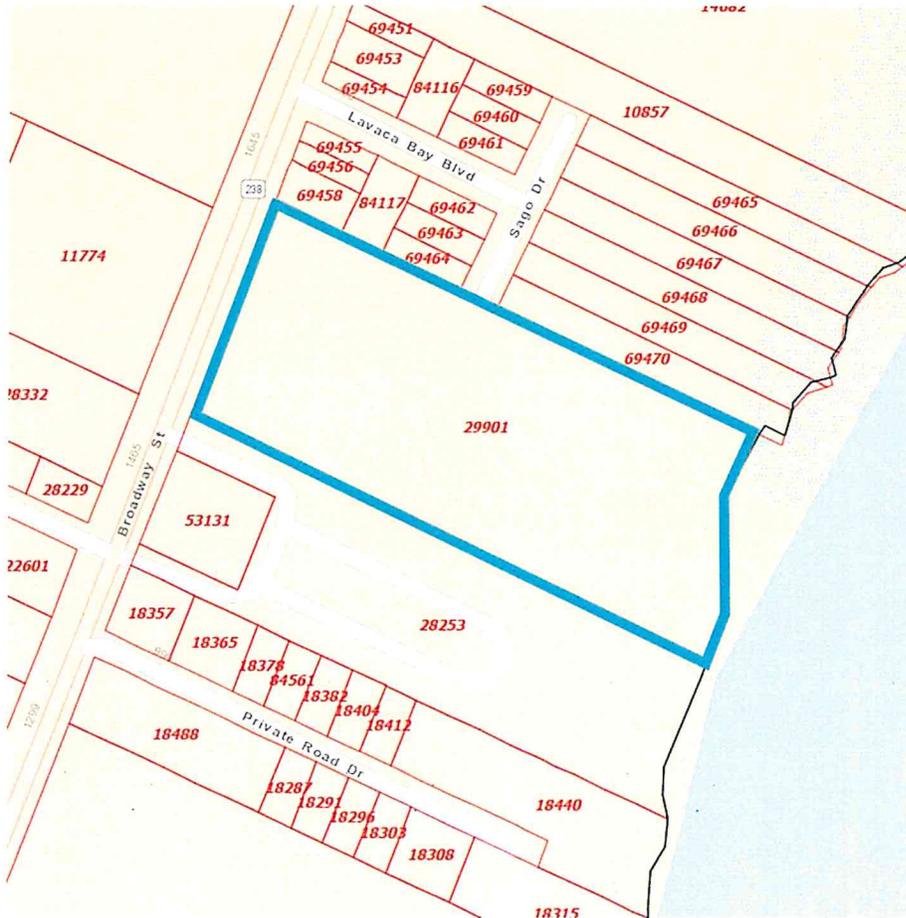
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual plan for a restaurant to be located on the property described as A0012 Alejandro Esparza, Tract Pt. 1 Wilson, Noble & Boyde. (1406 Broadway St.). Property ID# 29901

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...

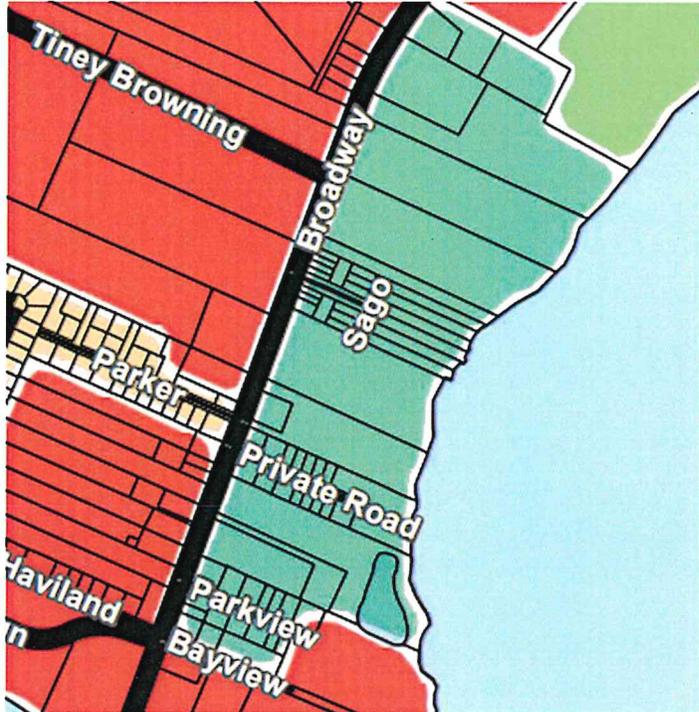
The applicant is proposing a new restaurant to be located at 1406 Broadway St.



Future land Use Map

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

The Future Land Use Map designates this area as Mixed Use.



Property ID: 29901 For Year 2025

Property Details

Account		
Property ID:	29901	Geographic ID: A0012-00000-0220-00
Type:	R	Zoning: NULL
Property Use:		Condo:
Location		
Situs Address:	BROADWAY ST PORT LAVACA, TX 77979	
Map ID:	A0012-00040-0044-00	Mapsco:
Legal Description:	A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 6.567	
Abstract/Subdivision:	A0012	
Neighborhood:	(1565) PORT LAVACA EAST	
Owner		
Owner ID:	85215	
Name:	FONTENOT KEVIN	
Agent:		
Mailing Address:	FONTENOT CLINT SILVER EARL PO BOX 2447 CONROE, TX 77305	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

CITY OF PORT LAVACA

Staff Recommendation: APPROVAL. The request for a new restaurant to be located at 1406 Broadway Street complies with the Future Land Use Plan.

Attachment:

- Proposal for Development
- Conceptual Plan

Proposal for Development of a Waterfront Restaurant in Port Lavaca, Texas

Submitted by: Adrian Davila

Date: September 18, 2025

1. Introduction

This proposal outlines the plan to develop a new, family-owned, full-service restaurant on the bay in Port Lavaca, Texas. The project is envisioned as a 6,000-square-foot coastal dining destination, offering both indoor and outdoor deck seating with accommodations for approximately 175–180 guests.

The restaurant aims to become a centerpiece of community life, support local jobs, and contribute to the continued revitalization of Port Lavaca's beautiful waterfront.

2. Project Summary

Project Name: Scully's Grill & Bar

Type of Business: Family Owned & Operated

Location: Broadway Street, Port Lavaca. TX

Size of facility: 4,500-6,000 sq feet depending on architectural and engineering design

Seating Capacity: 200 total (Indoor & Outdoor Combined)

Style & Cuisine: Fresh Seafood, Steaks, local Texan fare

Target Opening: Summer 2026

3. Vision & Goals

- Create a welcoming, family-friendly environment for both residents and visitors.
- Enhance Port Lavaca's bayfront experience with high-quality dining and ambiance.
- Support local employment, sourcing, and community engagement.
- Design with the coastal landscape in mind, including open-air dining, natural materials, and water views.
- Contribute to the city's economic development and tourism appeal.

4. Proposed Features

- Indoor Dining Area: Climate-controlled, flexible seating for approx. 150 guests.
- Outdoor Deck: Covered seating with direct bay views for approx. 25-30 guests.
- Bar Area: With access to both indoor dining and outdoor deck.
- Kitchen & Back-of-House: Commercial-grade kitchen with separate prep and storage areas.
- ADA Compliance: Full accessibility throughout the facility.
- Parking: Dedicated customer parking on-site

5. Economic & Community Impact

Job Creation: 40-45 local jobs, including cooks, expos, servers, bartenders, bussers, hostess, and management

Local Sourcing: Partnerships with local fishermen

Tourism Boost: Attracting day trippers and coastal tourists with a new waterfront offering

Revenue Generation: Local and state sales tax, food and beverage tax contributions

Community Events: Hosting live music, holiday events, and family nights

6. Construction & Design

- Design Concept: A modern-coastal architectural style blending indoor-outdoor spaces, wood and metal finishes, large bay-facing windows, and an open floor plan.
- Sustainability: Efficient lighting, HVAC systems, water-saving fixtures, and use of recycled or locally sourced materials.
- Construction Timeline:
 - Design & Permitting: 3–4 months
 - Construction Phase: 8–10 months
 - Opening: Targeting Q2 or Q3 2026

7. Requested Support from the City of Port Lavaca

To bring this project to life, we respectfully request the following from the City of Port Lavaca:

1. Site Selection Assistance – Identifying a city-owned or partner-available parcel suitable for development.
2. Zoning & Permitting Guidance – Fast-tracked review and clarity on zoning, permitting, and environmental compliance.
3. Potential Economic Incentives – Consideration for tax abatements, infrastructure support, or EDC partnerships.
4. Collaborative Promotion – Support in promoting the new business through city tourism and business development channels.

8. Conclusion

Our family is proud to call this area home, and we're excited to invest in Port Lavaca's future. This restaurant will not only provide great food and a vibrant atmosphere — it will serve as a gathering place on the bay, celebrating everything that makes Port Lavaca unique.

We appreciate your time and consideration and look forward to working in partnership with the City to make this vision a reality.

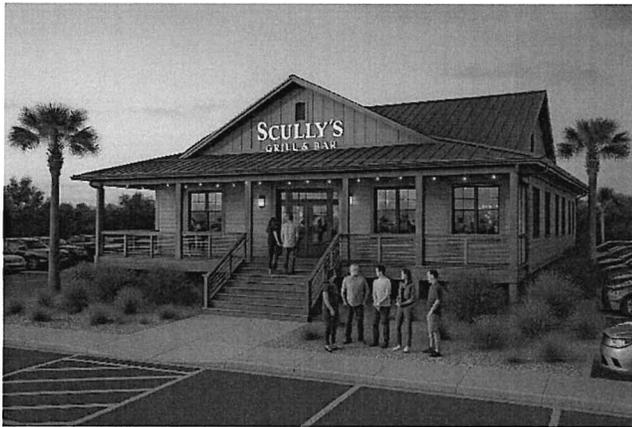
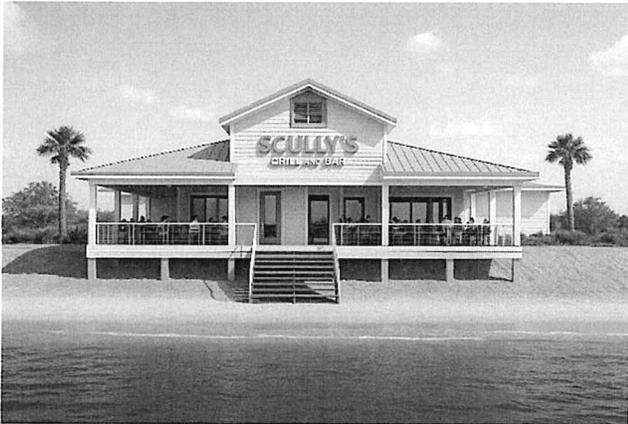
Respectfully submitted,

Adrian Davila, CEO
Scullyboy, LLC
361-218-3304
a.e.davila80@gmail.com
P.O. Box 253
Port Lavaca, TX 77979

Attachments:

- Preliminary site plan / sketches
- Executive summary

Preliminary Site Plan / Sketches



Executive Summary

Scully's Sports Bar & Grill is a family-owned, waterfront restaurant located on the scenic shores of Lavaca Bay in Port Lavaca, Texas. Our mission is to provide an exceptional dining experience that combines fresh, time-honored family recipes, and warm, attentive service in a relaxed coastal atmosphere.

Founded by the Davila family, with deep roots in the local community and a passion for hospitality, Scully's aims to be a culinary destination for locals and tourists alike. Whether guests arrive by car or by boat, they will enjoy breathtaking bay views, seasonal menus, and a welcoming environment that reflects the charm and character of our coastal heritage.

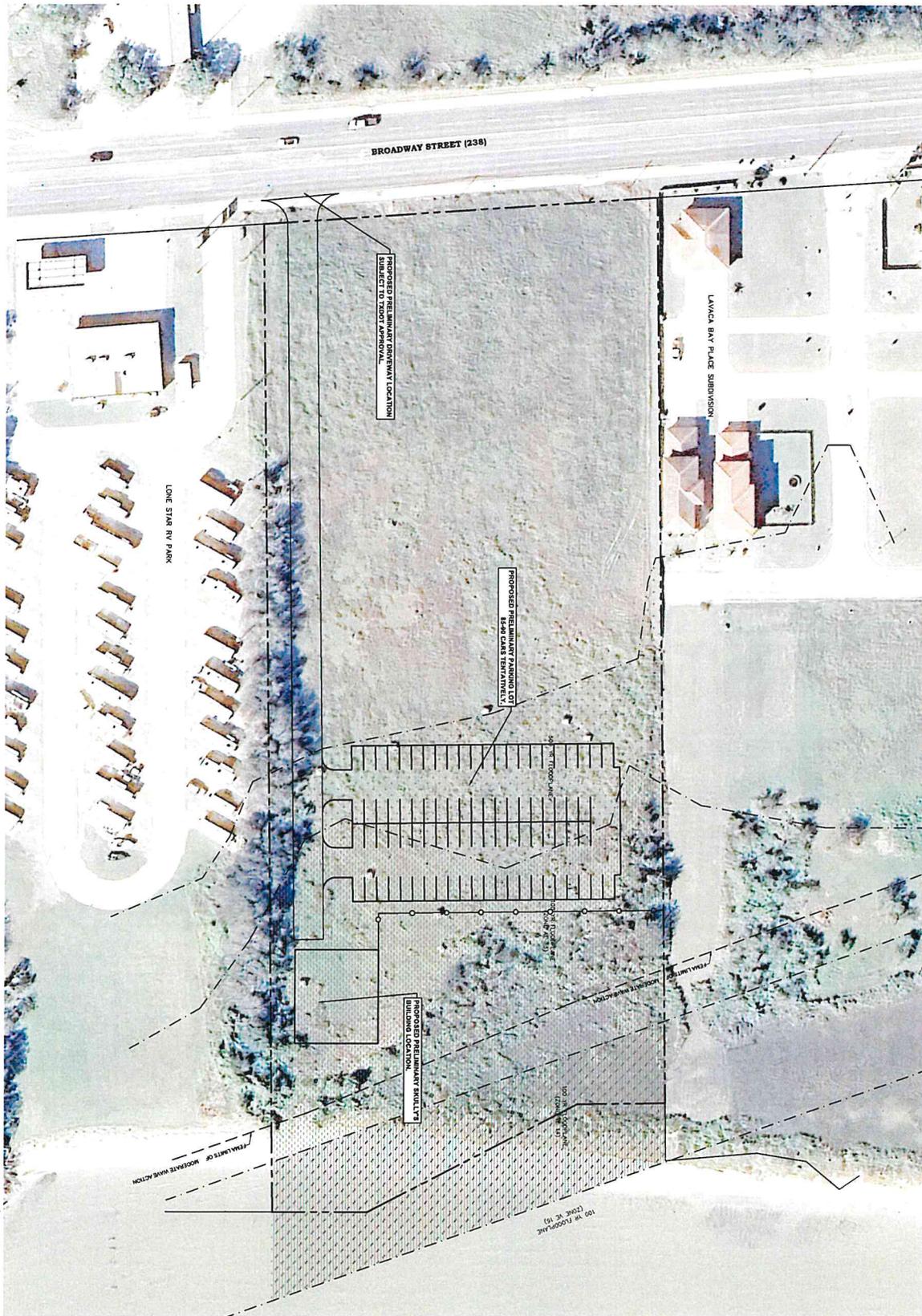
Business Highlights:

- Prime Waterfront Location: Direct bay access with outdoor seating.
- Locally sourced menu and family-style dishes inspired by regional cuisine.
- Family-Oriented Experience: Comfortable, casual setting with a focus on quality, value, and personal service.
- Community-Driven: Actively involved in our local community through partnerships and sponsorships.

Goals and Vision:

Our short-term goal is to establish Scully's Grill & Bar as a beloved local favorite and a top choice for waterfront dining. Long-term, we aim to expand our brand through special event hosting that showcase the best of the bay.

With a strong family foundation, a passion for great food, and a commitment to community, Scully's is positioned to become a cornerstone of the bay area's dining scene.



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PROJECT NO. 2024-001
 SCALE: 1"=40'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 09/29/23
 SHEET NO. 01

PRELIMINARY CONCEPT PLAN
SKULLY'S
PORT LAVACA, TEXAS
LAYOUT

Texas Registered Engineering Firm F-04168

G & W ENGINEERS, INC.

ENGINEERING SURVEYING PLANNING

205 W. Live Oak St. Port Lavaca, Texas 77979 (361)552-4500
 1801 7th St., Suite 260 Bay City Texas 77414 (979) 323-7100

REV.	DATE	DESCRIPTION	SPM	SPM
1	03/29/23	FOR PLANNING ONLY		
2			BY	CHK.