



SUPPLEMENTAL AGENDA

Monday, July 14, 2025 at 6:30 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

The following item will be addressed at this or any other meeting of the city council upon the request of the mayor, any member(s) of council and/or the city attorney:

Announcement by the mayor that council will retire into closed session for consultation with city attorney on matters in which the duty of the attorney to the city council under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).

(All matters listed under the consent agenda item are routine by the city council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)

AGENDA

Council will consider/discuss the following items and take any action deemed necessary.

Public Notice to add supplemental item(s) for agenda of the Special Meeting of the City Council of the City of Port Lavaca, scheduled for **Monday, July 14, 2025**, beginning at 6:30 p.m., in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas:

I. SUPPLEMENTAL ITEMS

1. Consider the recommendation of the Planning Board for a conceptual plan for lots two (2) & three (3) of Mimi's Subdivision, Property ID 94741 and 94742, at 416 Independence Drive. Presenter is Derrick Smith

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice to add supplemental item(s) for agenda of the Special Meeting of the City Council of the City of Port Lavaca, scheduled for **Monday, July 14, 2025**, beginning at 6:30 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m., **Thursday, July 10, 2025**.

Mandy Grant, City Secretary

COMMUNICATION

SUBJECT: Consider the recommendation of the Planning Board for a conceptual plan for lots two (2) & three (3) of Mimi's Subdivision, Property ID 94741 and 94742, at 416 Independence Drive. Presenter is Derrick Smith

INFORMATION:

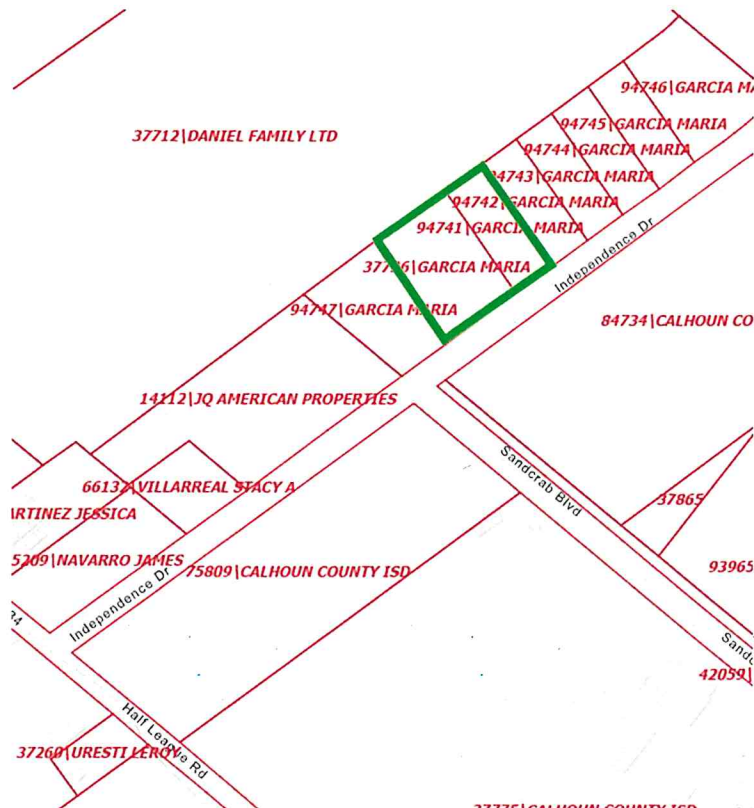
CITY OF PORT LAVACA

MEETING: July 14, 2025 **AGENDA ITEM** _____
DATE: 07.03.2025
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: Consider approval of a concept plan for lots 2 & 3 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, however, the building inspections department shall have the authority to approve the construction of multifamily dwellings of four units or less; provided such construction is proposed on platted property approved by the planning commission and filed in the county clerk's office.


The applicant for the proposed conceptual plan is planning to purchase and finish out the building located at 416 Independence Drive to provide office spaces. The applicant is also planning to purchase lot 3 for parking and storage.



Property Details

Account		
Property ID:	37736	Geographic ID: S0337.5-00000-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	416 INDEPENDENCE DR PORT LAVACA, TX 77979	
Map ID:	A0035-00090-0016-00	Mapsc0:
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 24, ACRES 2.0, (MIMI'S SUBD LOT 2)	
Abstract/Subdivision:	A0035	
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.	

Property Details

Account		
Property ID:	94741	Geographic ID: S0337.5-00000-0003-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	A0035-00090-0016-00	Mapsc0:
Legal Description:	MIMI'S SUBD (RURAL), LOT 3	
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.	

Attachments:

- Company's proposed use
- Proposed interior layout
- Site Plan

Staff Recommendation: Approval of the request

Attn: Dallas Franklin

June 24, 2025

Ref: 416 Independence Drive, Port Lavaca TX

Primary use of the property referred to above will consist of the following,

Primary office space construction project managers for the Formosa region and their supporting staff (i.e. Quality Control, Safety, Estimators and administrative).

The following are examples of what can be expected to be stored on the property.

- Documentation
- Material Storage (Ex. Wood, Precast Concrete)
- Steel Forms
- Building materials
- Aggregates
- Piping
- Structural Steel

Equipment storage

- Equipment (Ex. Tractor and mower, Skid Steer and Excavators)
- Parking area for Work Vehicles

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