



SPECIAL PLANNING BOARD MEETING- JUNE

Monday, June 12, 2023 at 5:30 AM

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 special meeting Monday, June 9, 2023 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:

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Special Planning Board Meeting

Time: Jun 12, 2023 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85455595870?pwd=ZG4yL1hqOHh4R1JyVG9qZEJBbGxZdz09>

Meeting ID: 854 5559 5870

Passcode: 695826

One tap mobile

+13462487799,,85455595870#,,,,*695826# US (Houston)

Dial by your location

• +1 346 248 7799 US (Houston)

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

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

1. Consider and discuss approval for a conceptual two-story single-family dwelling and restaurant to be located at 212 South Commerce Street Parcel ID's #87353 and #87352.
2. Consider and discuss meeting date and time of future Planning Board meetings.

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 special meeting of The Planning Board of The City of Port Lavaca, scheduled for **Monday, June 12, 2023**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, June 09, 2023**.

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 conceptual two-story single-family dwelling and restaurant to be located at 212 South Commerce Street Parcel ID's #87353 and #87352.

INFORMATION:

DESIGN DATA:
 2018 IRC
 WIND VELOCITY: 145 MPH (Vult.)
 IMPORTANCE CAT.: II
 EXPOSURE: C

Nevarez House / Restaurant

212 S. Commerce St.


Port Lavaca, Texas

GENERAL NOTES

INDEX OF SHEETS

1. Cover Sheet
2. Site Plan
3. Foundation Plan
4. Floor Plan 1st Floor
5. Floor Plan 2nd Floor
6. Elevations
7. Floor Framing Plan
8. Roof Plan
9. Windstorm Plan
10. Electrical Plan
11. Plumbing Plan
12. Mechanical Plan
13. Details

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP 5/11/2023
	

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

VEF ENGINEERING

527 Elmhurst Drive
 Port Lavaca, TX 77979
 (361) 920-6240
 TX Firm No. 17596

PROJECT NAME:
Nevarez House / Restaurant
 212 S. Commerce Street
 Port Lavaca, TX

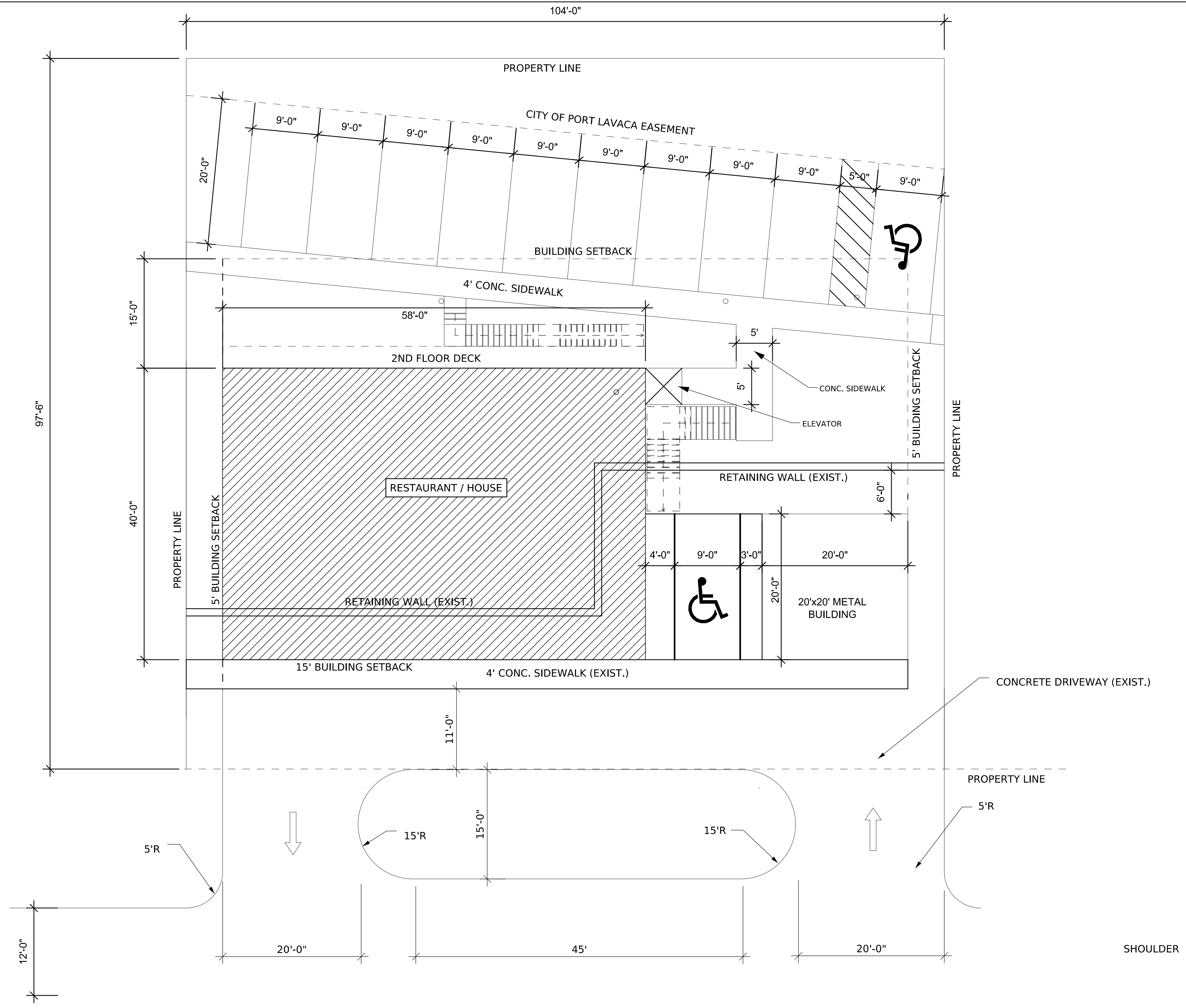
CLIENT:
Kevin and Sasha Nevarez

DRAWING: **TITLE SHEET**

SCALE: 1/4" = 1'-0" DATE: MAY 2023

DRAWN BY: VEF	1
CHECKED BY: VEF	
APPROVED BY: VEF	

212 S. Commerce Street
Cottage Cove S/D
Block 2, Lot 4-5



GENERAL NOTES

Parking Requirements:
 Restaurant - 44 seats x 0.33 = 15 spaces
 Fish Market - 150 sf = 1 space
 House - 2 spaces
 Total - 18 spaces

Spaces available:
 Off-Street on property - 11 (2 HC) spaces
 On-Street - 45' available frontage at 22' per space = 2 spaces
 On-street in front of adjacent property owned by City of Port Lavaca - 211' available at 22' per space = 9 spaces

Total spaces available:
 Off-street - 11
 On-street - 11

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ORIENTATION 	STAMP 5/23/2023
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 Port Lavaca, TX 77979
 (361) 920-6240
 TX Firm No. 17596

PROJECT NAME:
Nevarez House / Restaurant
 212 S. Commerce Street
 Port Lavaca, TX

CLIENT:
 Kevin and Sasha Nevarez

DRAWING:
SITE PLAN


SCALE: 1/8" = 1'-0" DATE: MAY 2023

DRAWN BY: VEF	SHEET: 2
CHECKED BY: VEF	
APPROVED BY: VEF	

DESIGN DATA:
 WIND SPEED: 145 MPH (Vult.)
 IMPORTANCE CAT.: II
 EXPOSURE: C

- GENERAL NOTES**
1. ALL FRAMING HARDWARE TO BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED.
 2. PILING TO BE EMBEDDED AT LEAST 10' BELOW GRADE.
 3. PILING TO HAVE KNEE BRACES AS SHOWN IN DETAIL ON THIS PAGE.
 4. DOUBLE FLOOR JOISTS TO BE PLACED BENEATH WALLS THAT RUN PARALLEL TO JOISTS.

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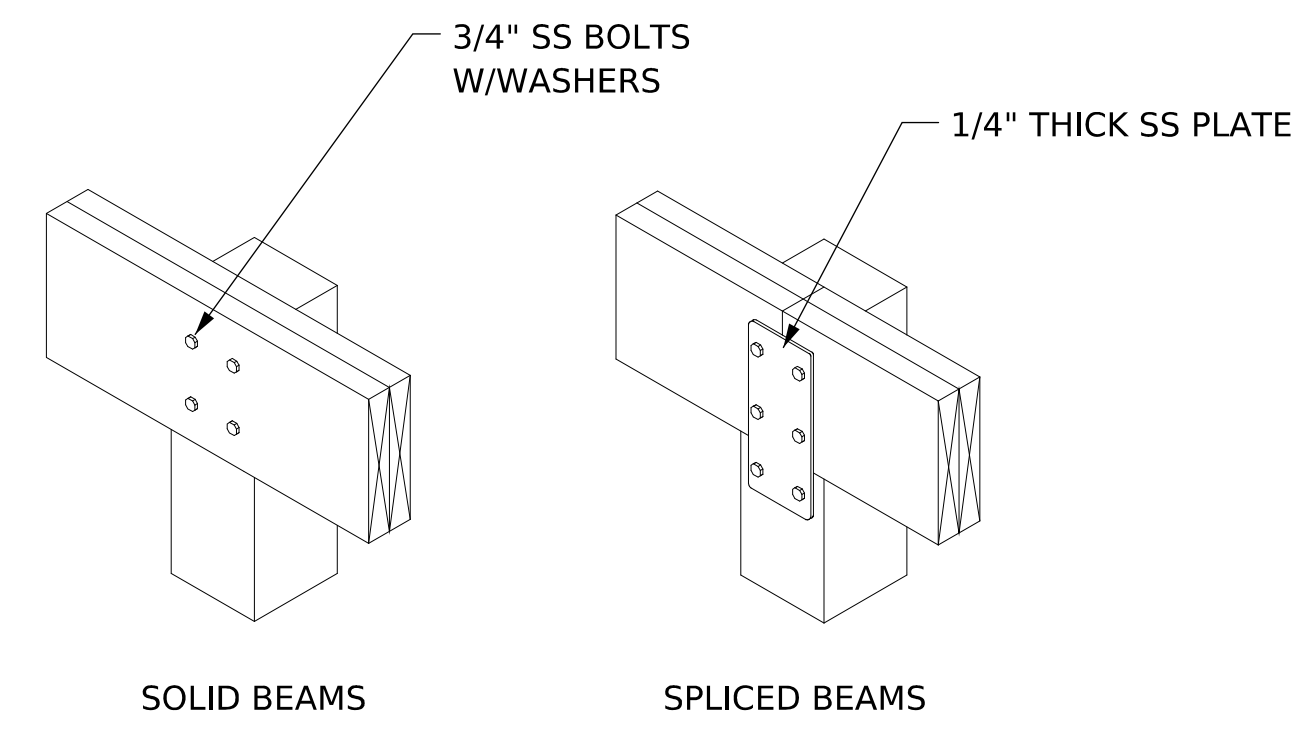
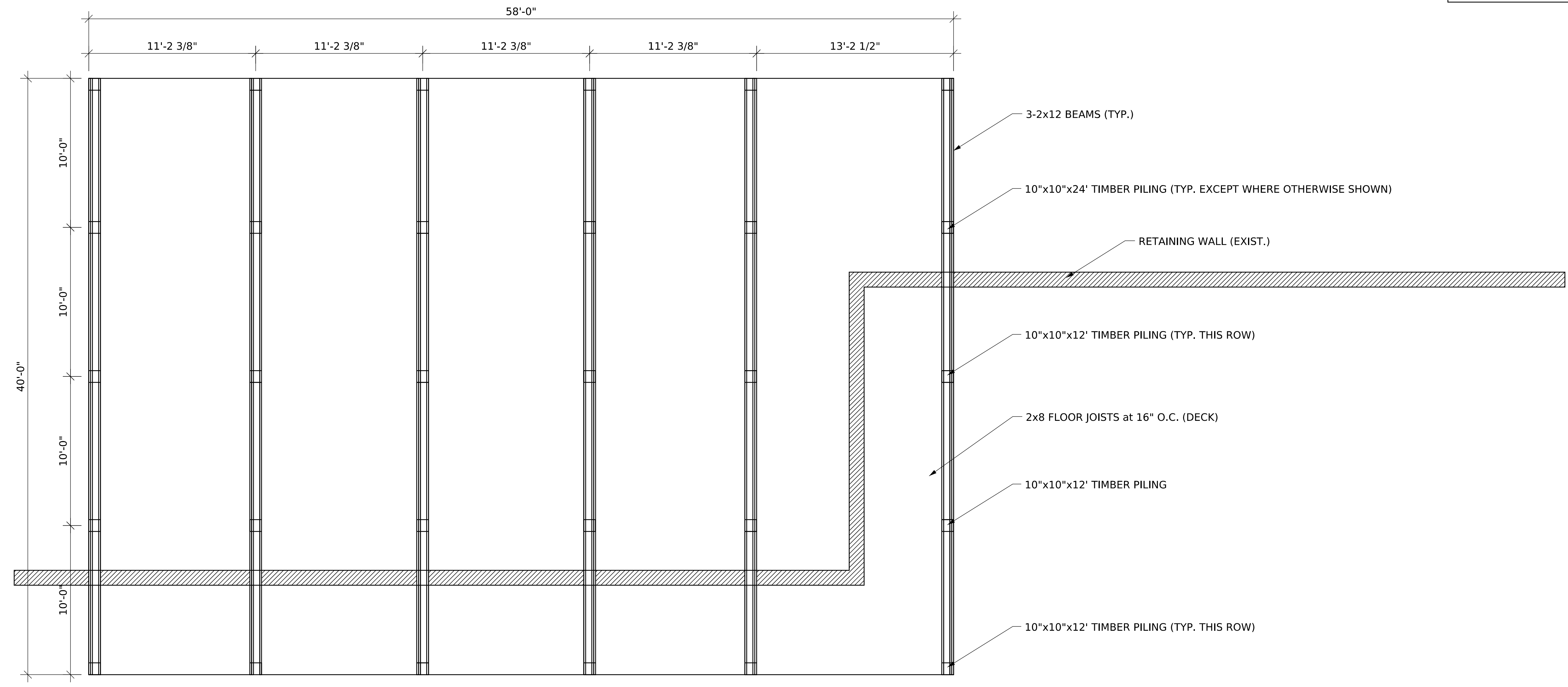
VEF ENGINEERING
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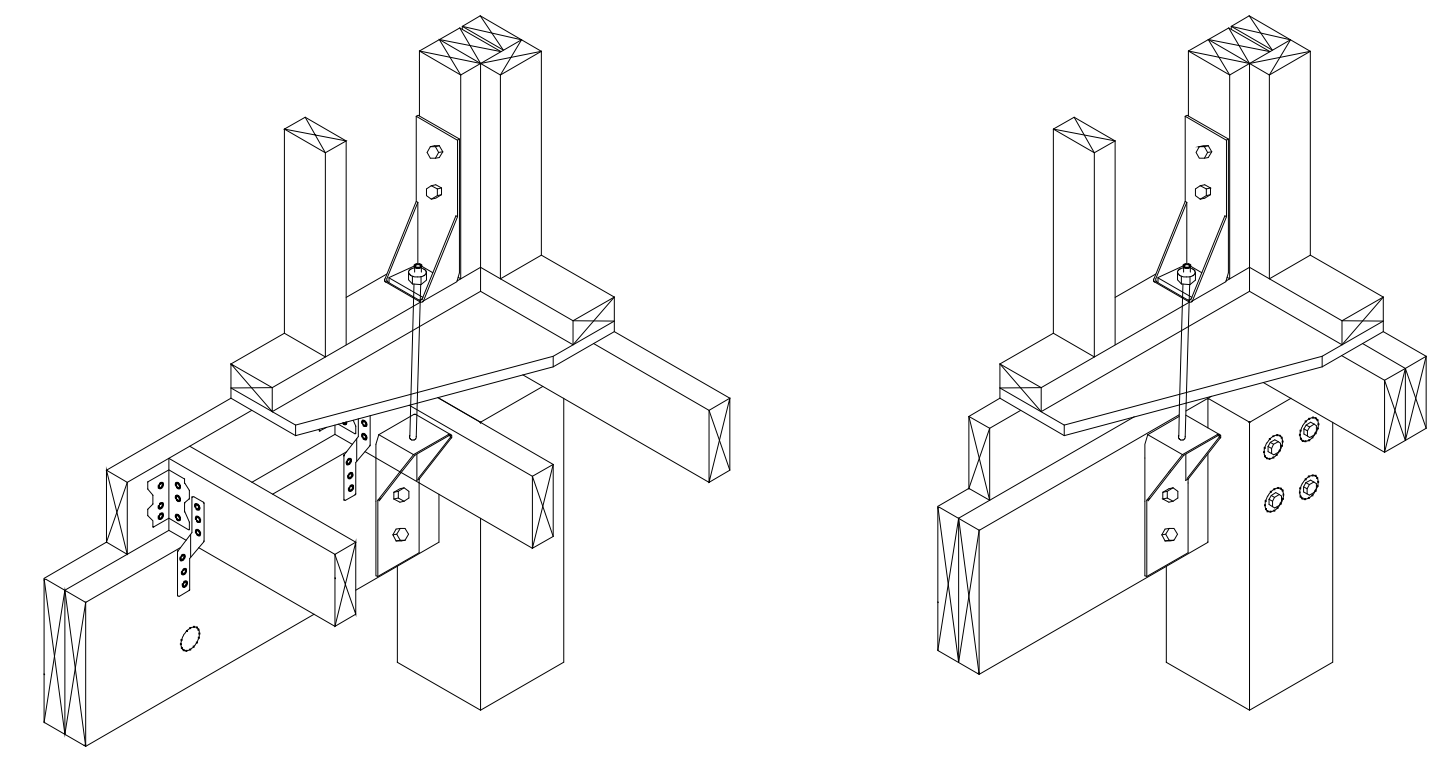
CLIENT:
Kevin and Sasha Nevarez

DRAWING:
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0" DATE: MAY 2023

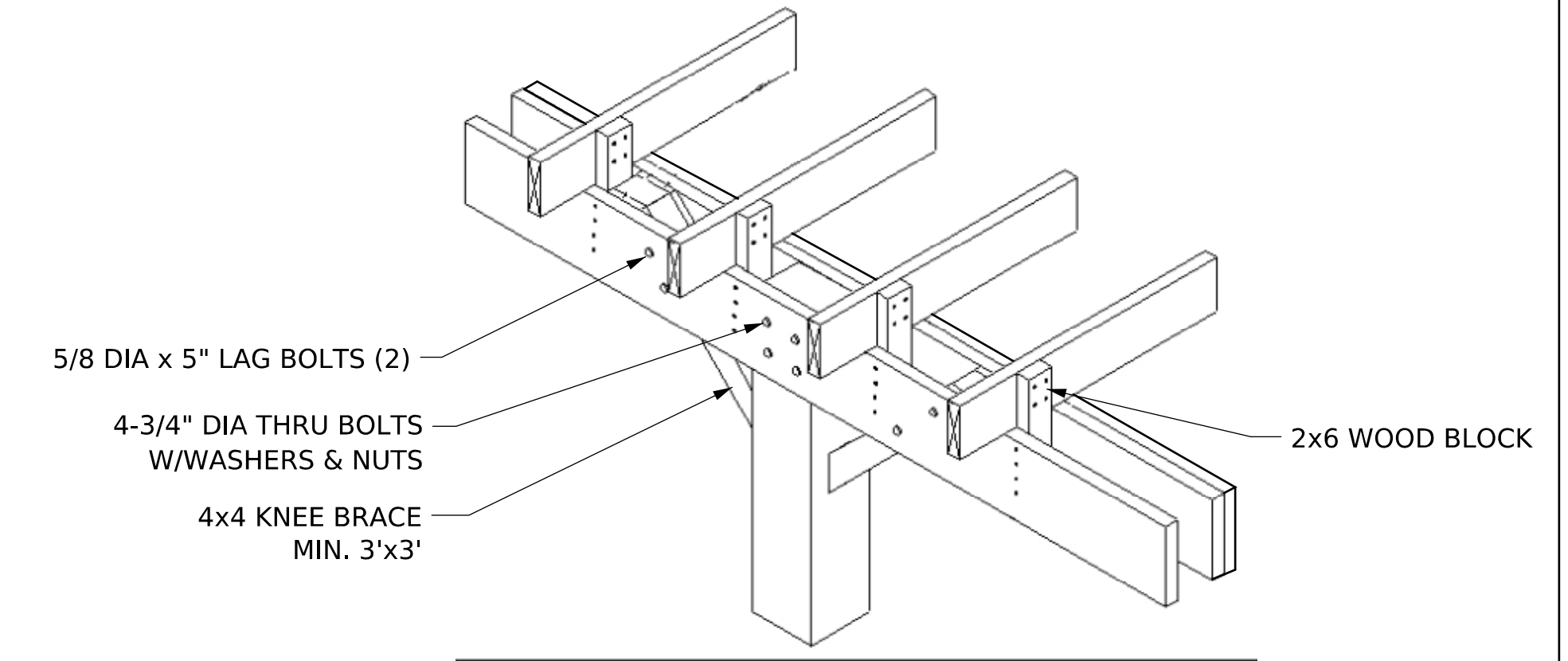
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CHECKED BY: VEF	
APPROVED BY: VEF	



PILING TO BEAM DETAILS



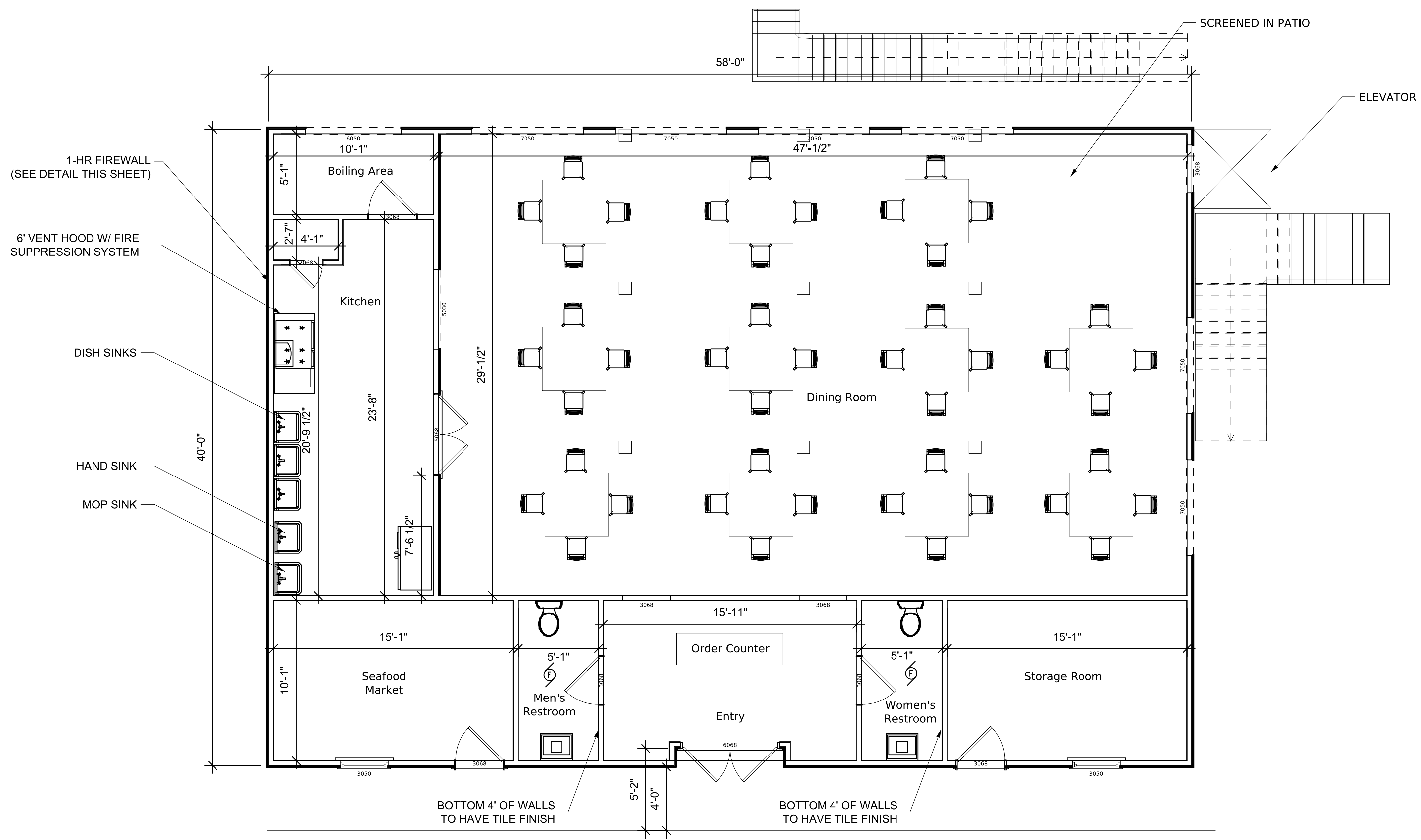
BEAM CLIPS AND HOLD DOWN DETAILS



PILING TO BEAM CONNECTION DETAILS

DESIGN DATA:
 2018 IRC
 WIND VELOCITY: 145 MPH (Vult.)
 IMPORTANCE CAT.: II
 EXPOSURE: C

NOTE: KITCHEN AND BOILER ROOM CEILINGS
 TO BE FIRE RESISTANT (2-HR), SEE DETAIL THIS SHEET



1st Floor Area: 2320 sf

GENERAL NOTES

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 Port Lavaca, TX

CLIENT:
Kevin and Sasha Nevarez

DRAWING:
FLOOR PLAN
 1st Floor

SCALE: 1/4" = 1'-0" DATE: MAY 2023

DRAWN BY: VEF

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APPROVED BY: VEF

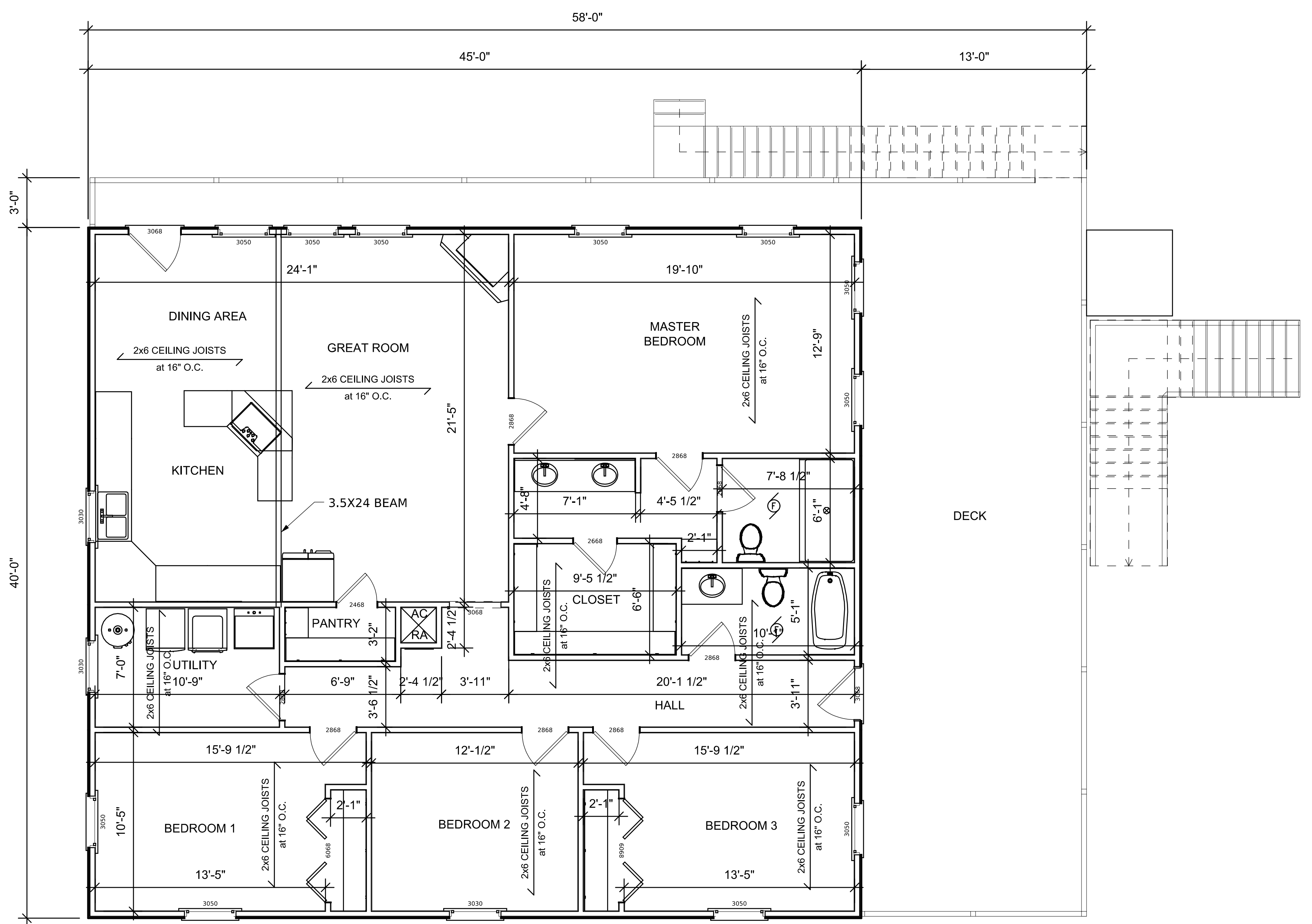
SHEET:
4

2 Hour Fire-Rated Construction		Dimensional Lumber		Acoustical Performance			Reference	
Construction Detail	Description	Test Number	STC	IIC	Test Number	ARL	Index	
	<ul style="list-style-type: none"> Two layers 5/8" SHEETROCK FIRECODE C Core gypsum panels 1" nominal wood sub and finished floor 2 x 10 wood joist 16" o.c. RC-1 channel or equivalent joints finished 	UL Des L511			Assembly not recommended when sound control is a major consideration		B-71	

2-HR FIRE RESISTANT CEILING DETAIL

1 Hour Fire-Rated Construction		Loadbearing	Acoustical Performance		Reference
Construction Detail	Description	Test Number	STC	Test Number	Index
	<ul style="list-style-type: none"> 5/8" SHEETROCK FIRECODE Core panels, or 5/8" SHEETROCK UltraLight panels FIRECODE X or 5/8" FibroRock panels 2 x 4 wood stud 16" or 24" o.c. optional insulation 	UL Des U305, U314	32	RAL-TL11-129 Based on 5/8" SHEETROCK FIRECODE core panels, no sound bat	A-59
			33	RAL-TL11-172 Based on 5/8" SHEETROCK UltraLight Panels FIRECODE X, no sound bat	
			34	RAL-TL11-173, RAL-TL11-130 Based on 5/8" SHEETROCK FIRECODE core panels or 5/8" SHEETROCK UltraLight Panels FIRECODE X with R-11 fiberglass sound bat	
			37	RAL-TL11-081, RAL-TL11-084 Based on double layer one side 5/8" SHEETROCK FIRECODE core panels or 5/8" SHEETROCK UltraLight Panels FIRECODE X with R-11 fiberglass sound bat	

1-HR FIRE RESISTANT WALL DETAIL



2nd Floor Area: 1800 sf

DESIGN DATA:
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 EXPOSURE: C

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Nevarez House / Restaurant
 212 S. Commerce Street
 Port Lavaca, TX

CLIENT:
Kevin and Sasha Nevarez

DRAWING:
FLOOR PLAN
 2nd Floor

SCALE: 1/4" = 1'-0" DATE: MAY 2023

DRAWN BY: VEF

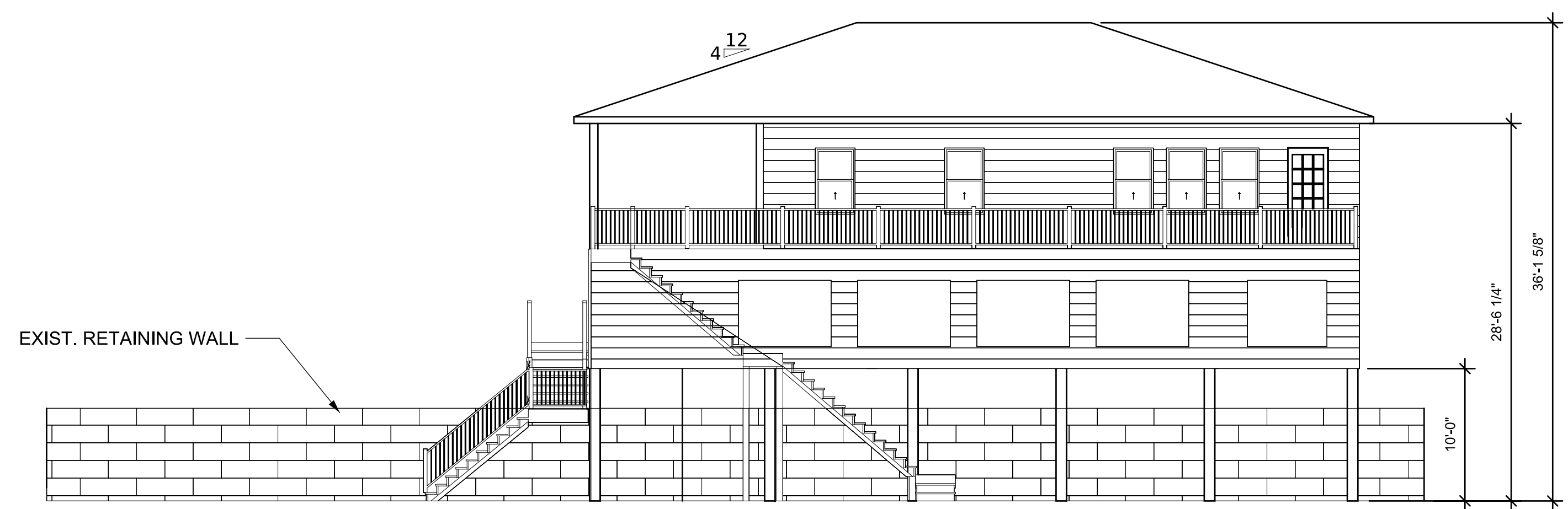
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APPROVED BY: VEF

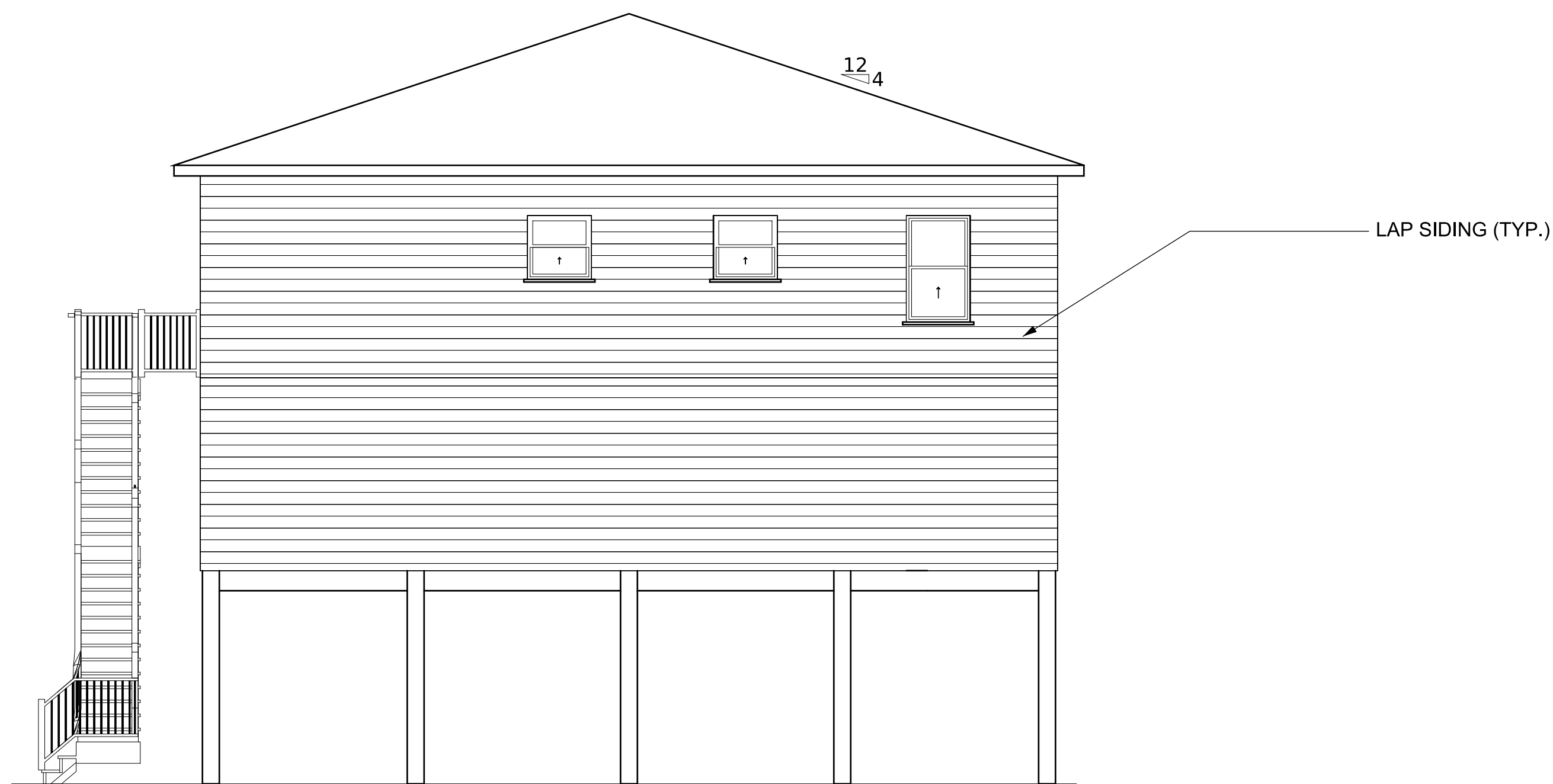
SHEET:
5



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

GENERAL NOTES

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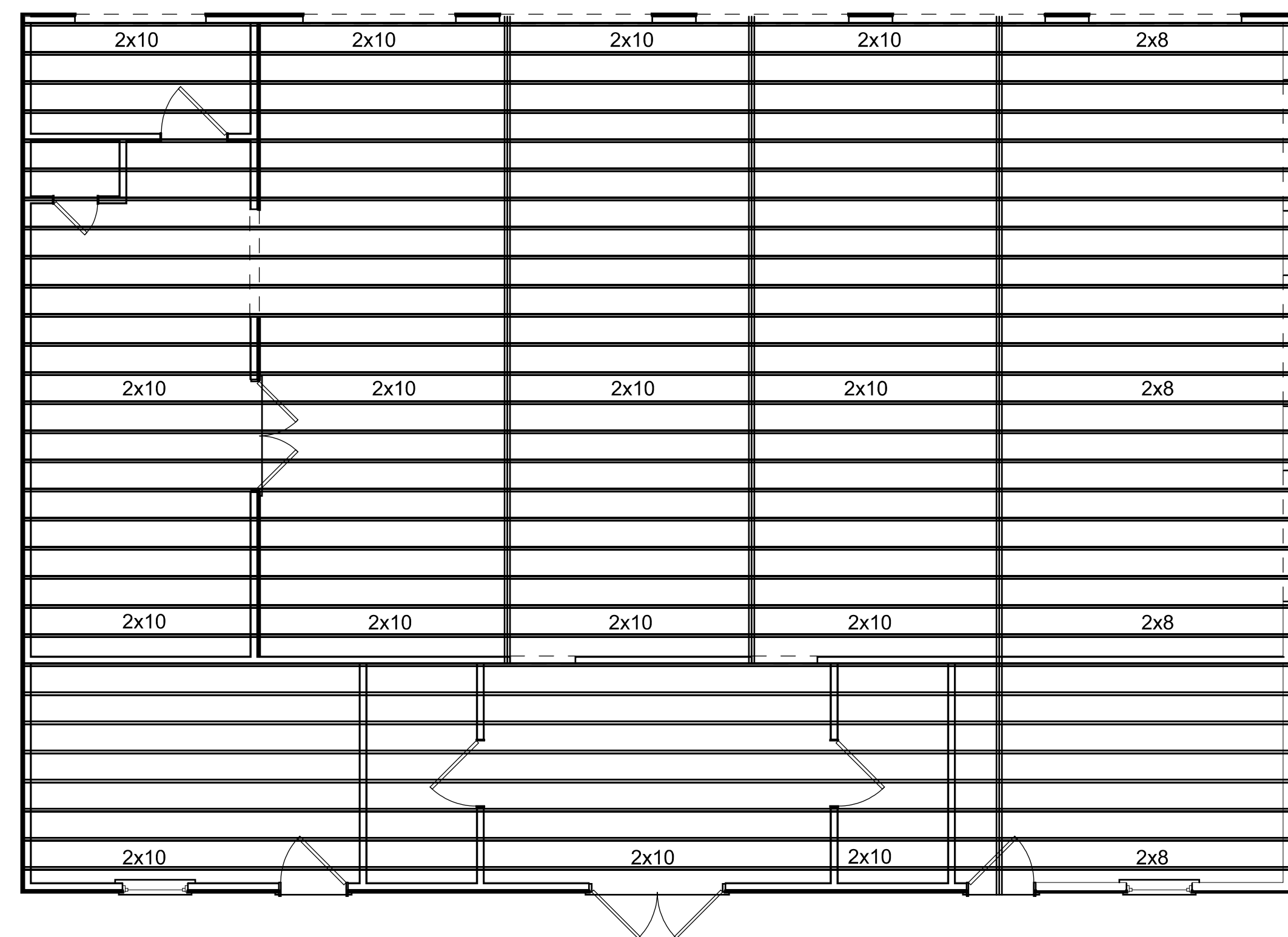
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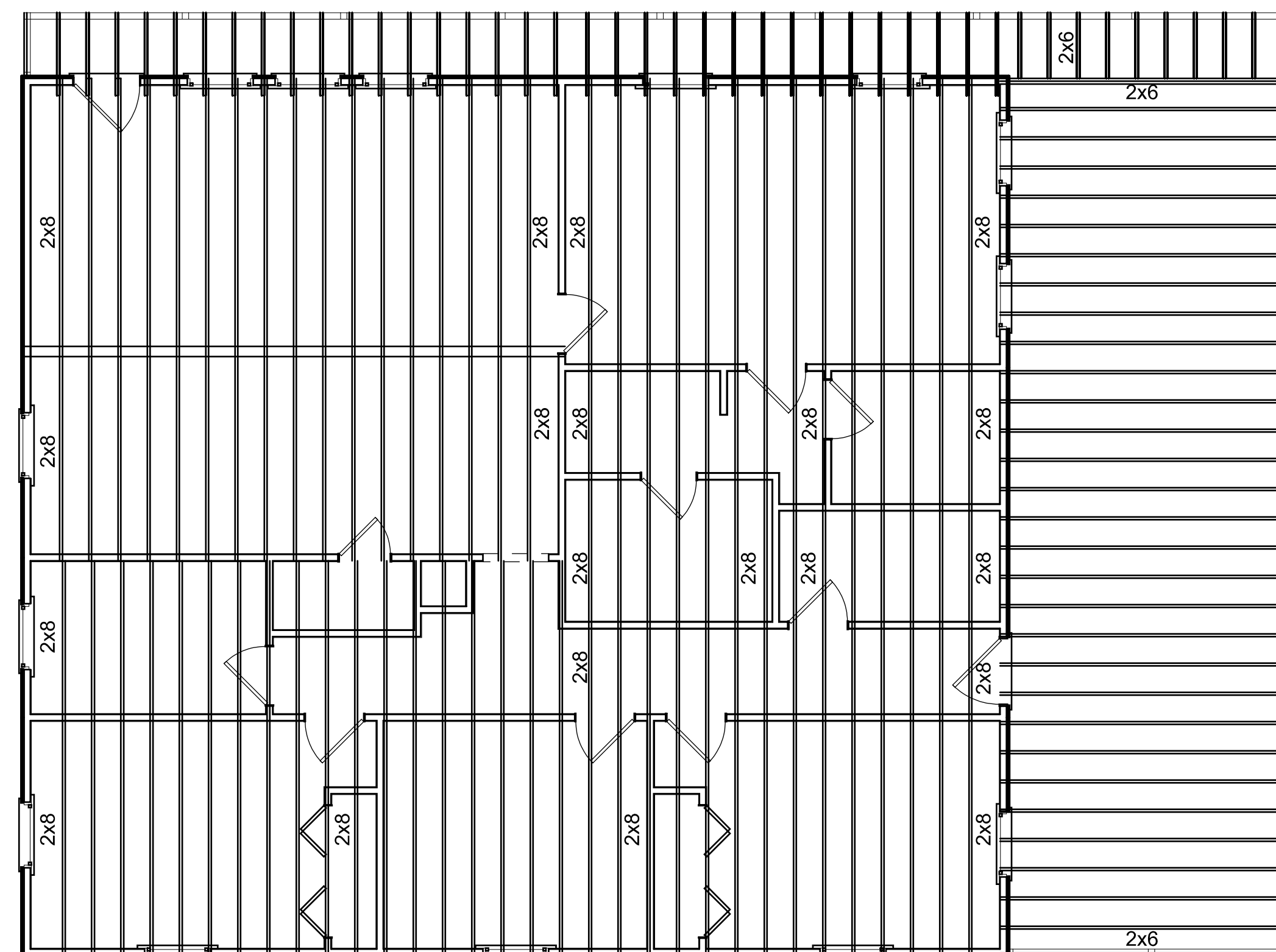
DRAWING:
ELEVATIONS

SCALE: 1/8" = 1'-0" DATE: MAY 2023

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APPROVED BY: VEF	



1st FLOOR FRAMING PLAN



2ND FLOOR FRAMING PLAN

GENERAL NOTES

1. DOUBLE FLOOR JOISTS TO BE PLACED BENEATH WALLS THAT RUN PARALLEL TO JOISTS.
2. ALL LUMBER TO BE #2 SYP OR STRONGER.

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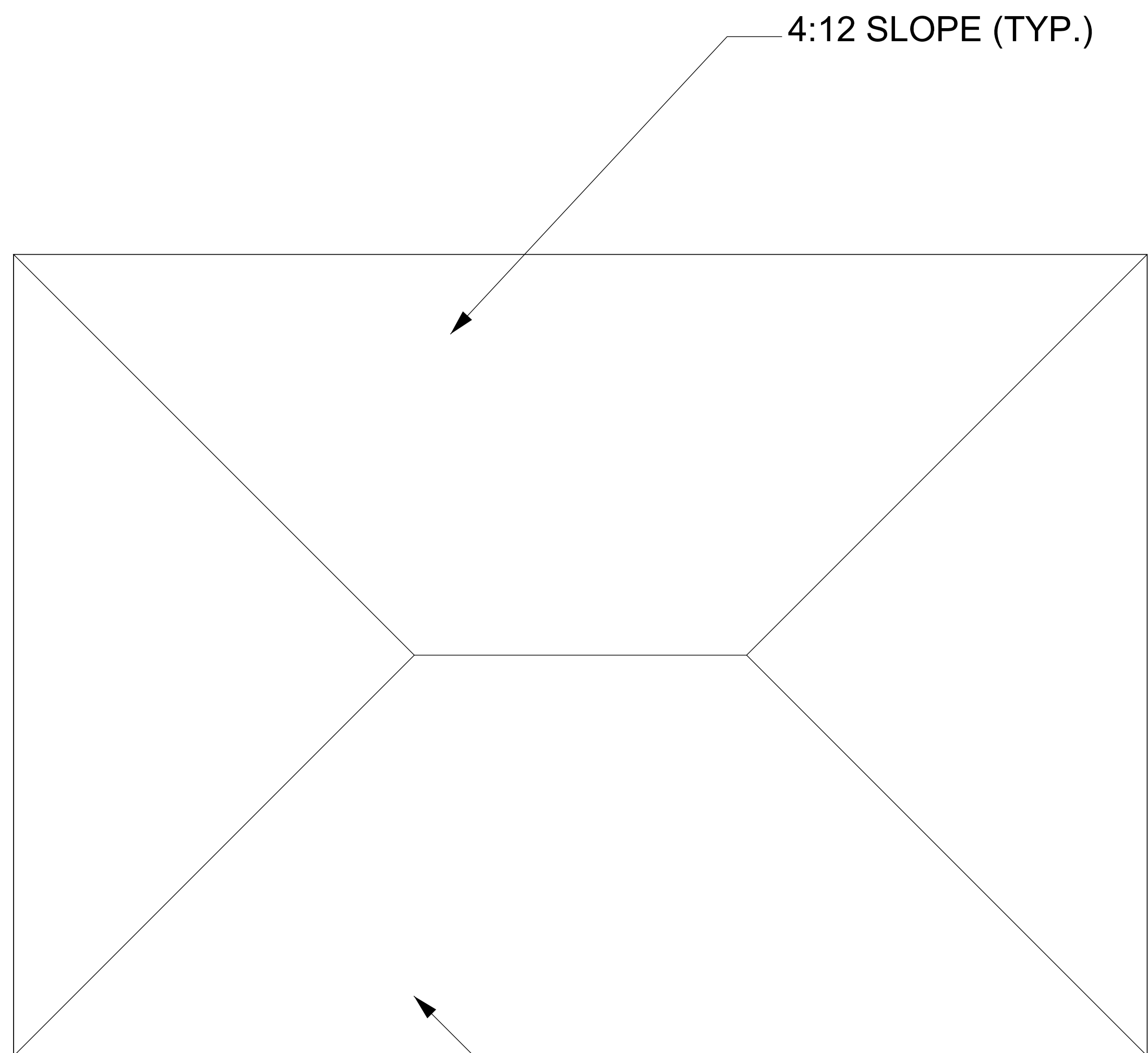
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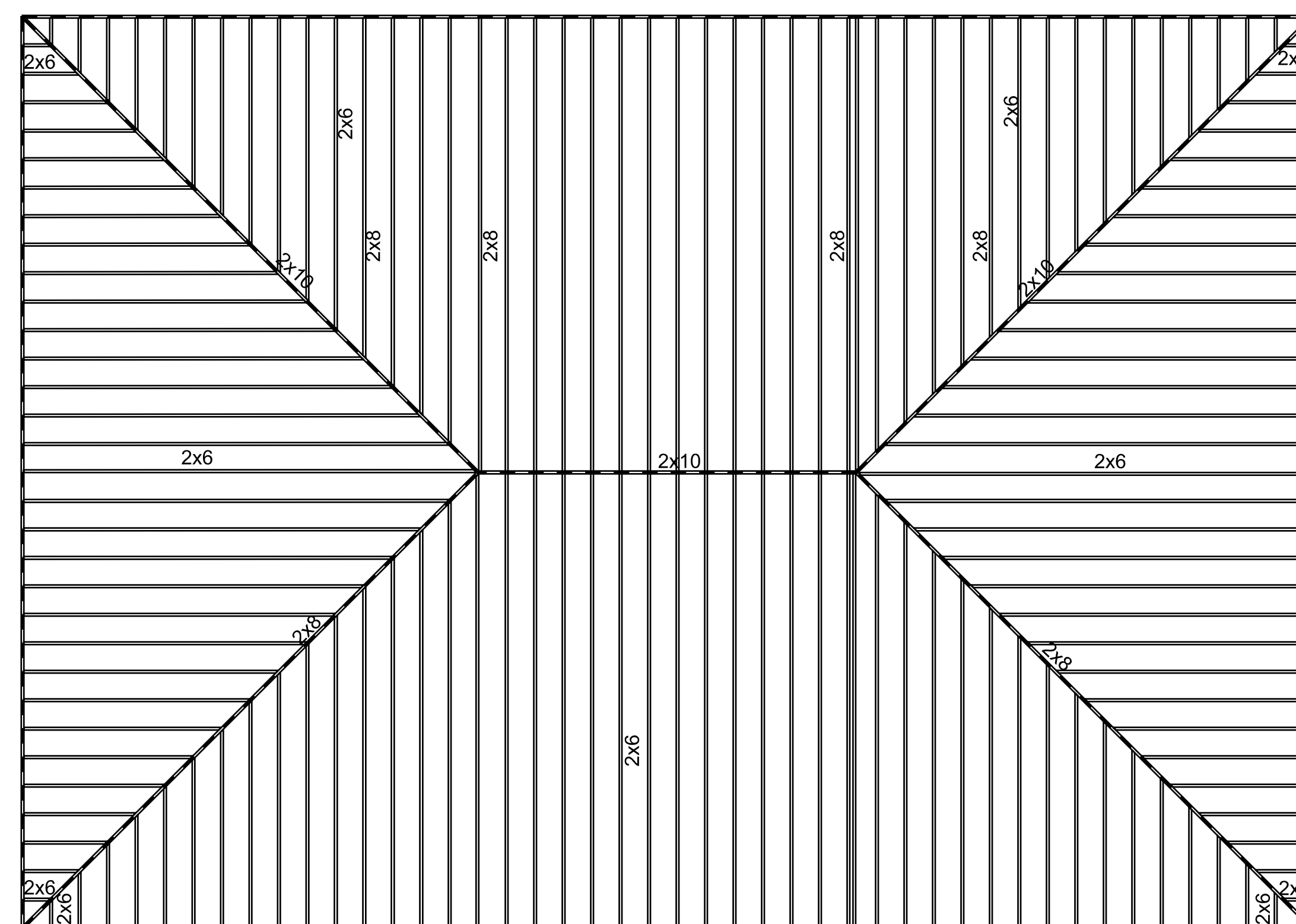
DRAWING:
FLOOR FRAMING PLAN
 1st FLOOR

SCALE: 3/16" = 1'-0" DATE: MAY 2023

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CHECKED BY: VEF	
APPROVED BY: VEF	



ROOF PLAN



ROOF FRAMING PLAN

GENERAL NOTES

1. DOUBLE FLOOR JOISTS TO BE PLACED BENEATH WALLS THAT RUN PARALLEL TO JOISTS.
2. ALL LUMBER TO BE #2 SYP OR STRONGER.

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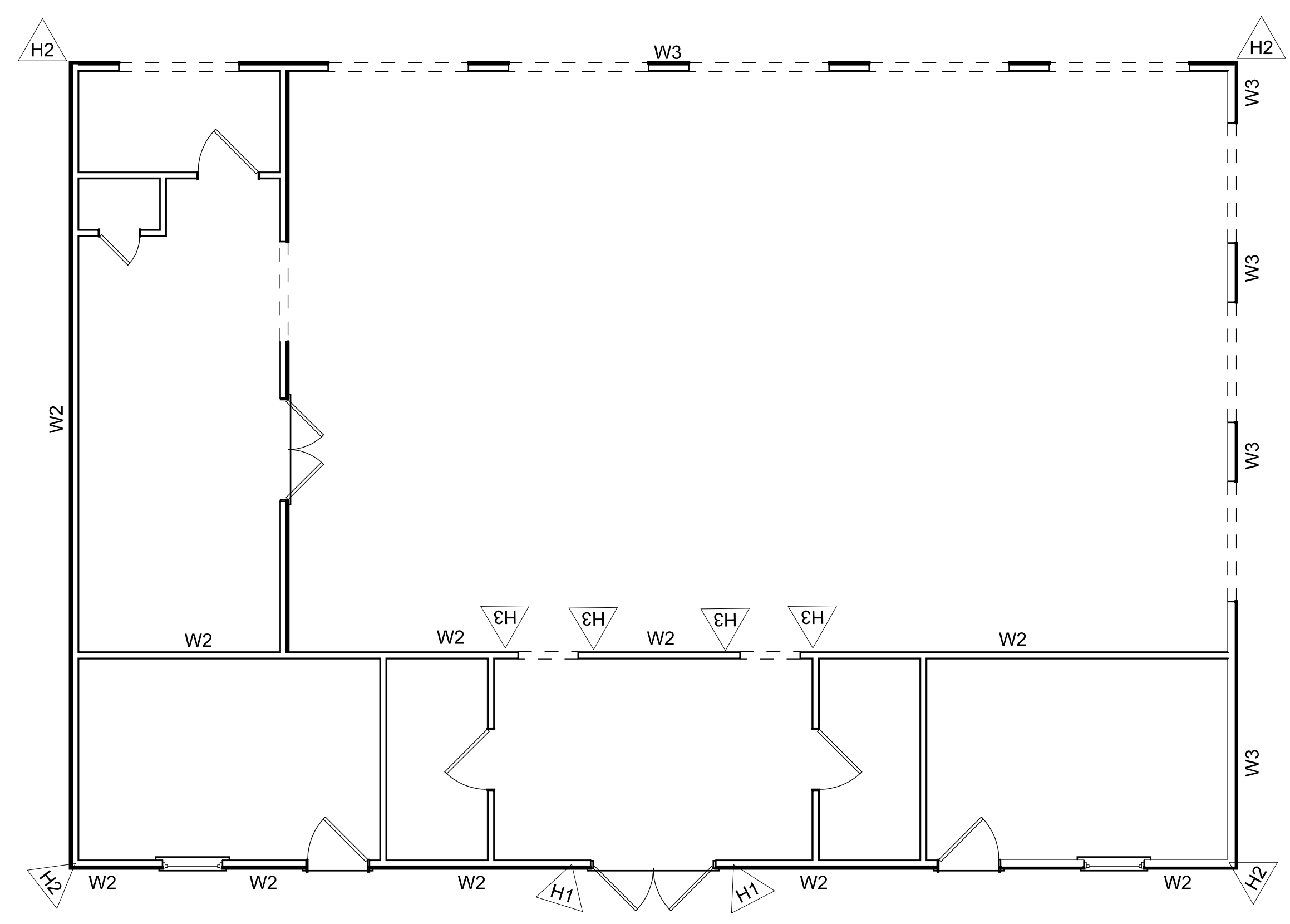
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CLIENT:
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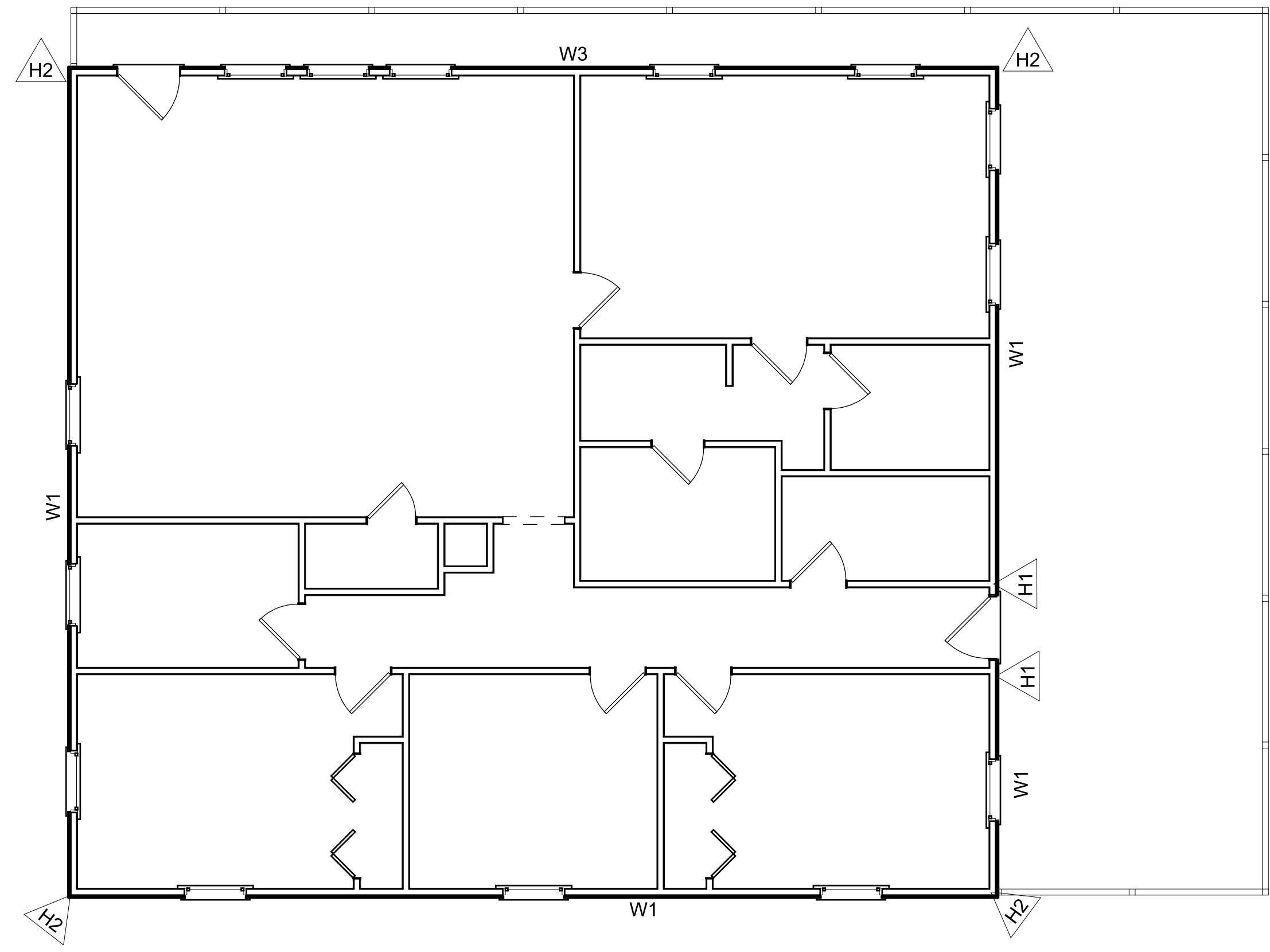
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ROOF PLAN

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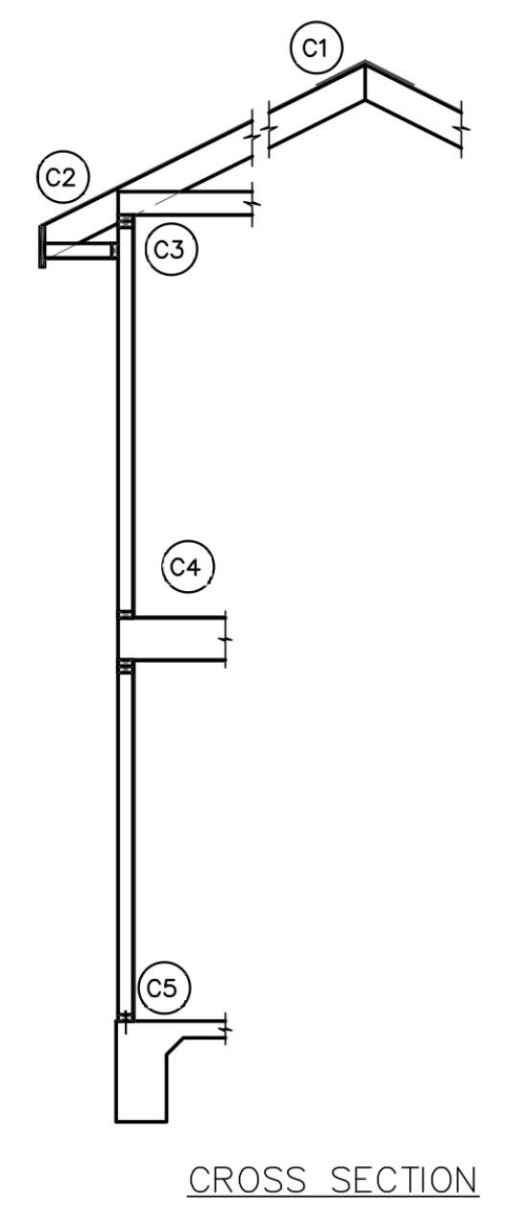
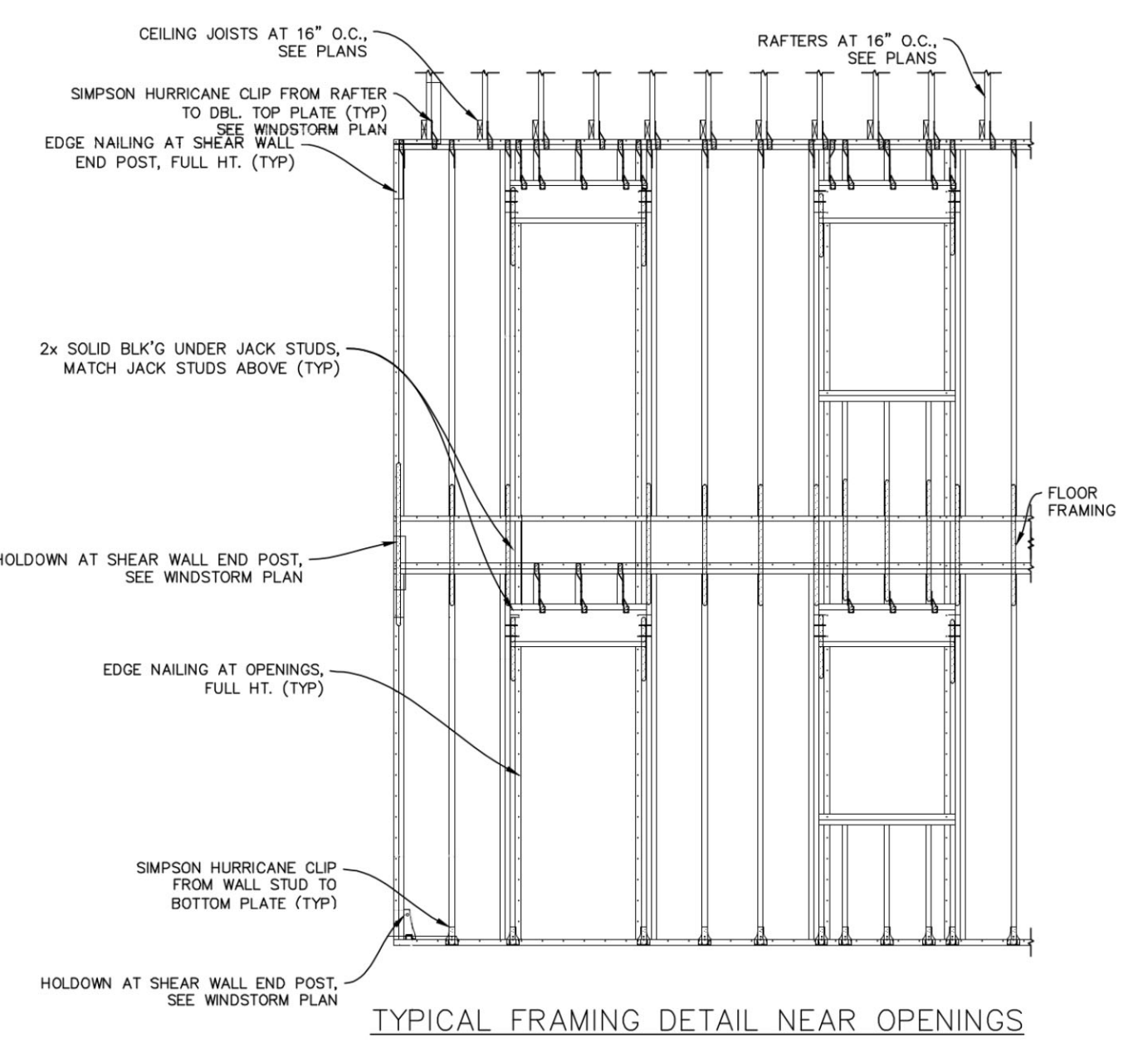
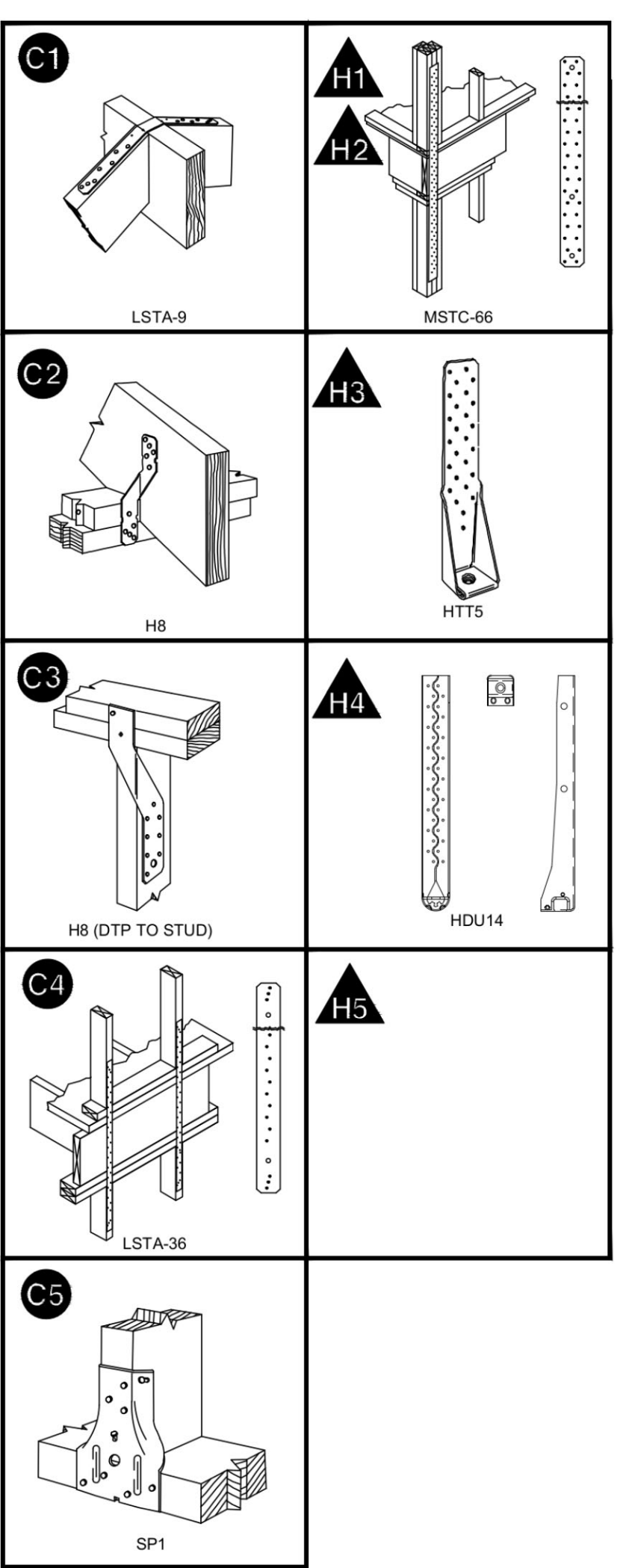
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CHECKED BY: VEF	
APPROVED BY: VEF	



1st FLOOR



2nd FLOOR



WINDSTORM NOTES SCHEDULE			
DESIGN CRITERIA: 2018 IRC		WIND SPEED: 145 mph	
		IMPORTANCE CAT: II	
		EXPOSURE CAT: C	
FLOOR AREA: 1ST FLOOR - 2,320 SF		2ND FLOOR - 1,840 SF	
MEAN ROOF HEIGHT: 32 FT			
CONNECTOR SPECIFICATIONS			
C1	RIDGE CONNECTION	740 LBS	LSTA-9
C2	RAFTER TO DBL. TOP PLATE	780 LBS	H8 + 1 TOE NAIL
C3	DBLE. TOP PLATE TO STUD	780 LBS	H8 + 1 TOE NAIL
C4	BETWEEN FLOORS	1,640 LBS	LSTA-36
C5	STUD TO BOTTOM PLATE	555 LBS	SP1 + 2 TOE NAILS
HOLD-DOWN SPECIFICATIONS			
H1	MSTC-66: 64-16D SINKERS		
H2	(2) MSTC-66: 64-16D SINKERS		
H3	HTTS: 26-16D SINKERS		
H4	HDU14: 7 1/4" MEMBER THK		
H5	(2) HDU11		
WALL SHEATHING SPECIFICATIONS			
W1	7/16" OSB EXTERIOR, 1/2" GYPSUM INTERIOR 8D NAILS @ 4" O.C.		
W2	7/16" OSB (INTERIOR & EXTERIOR), 8D NAILS @ 4" O.C.		
W3	15/32" PLYWOOD (INTERIOR & EXTERIOR), 10D NAILS @ 4" O.C., 3 LINES OF FASTENERS & 3 STUDS REQ'D		
W4	STEEL MOMENT FRAME (SEE DETAIL ON)		

GENERAL NOTES

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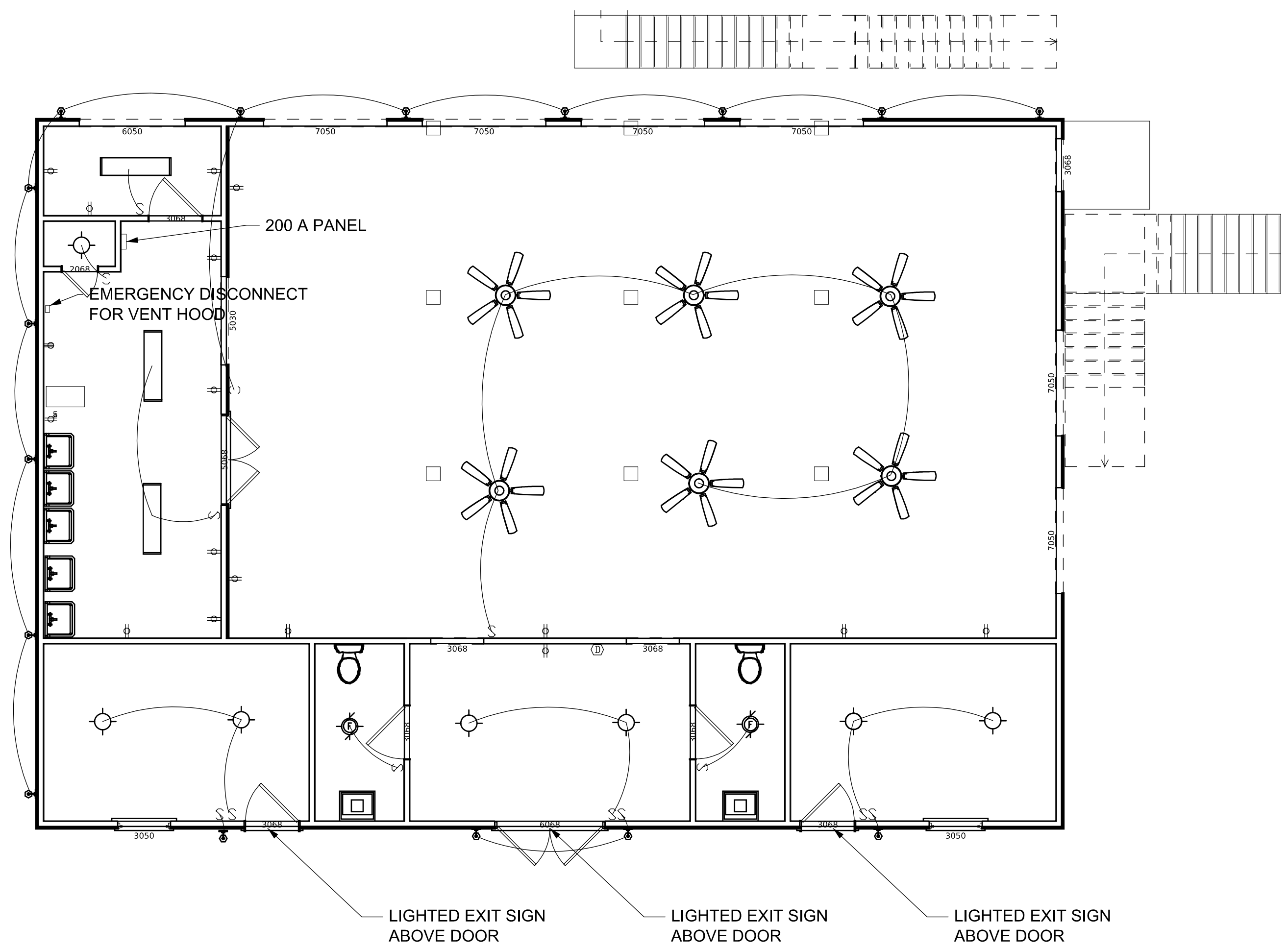
CLIENT:
Kevin and Sasha Nevarez

DRAWING:
WINDSTORM PLAN

SCALE: 3/16" = 1'-0" DATE: MAY 2023

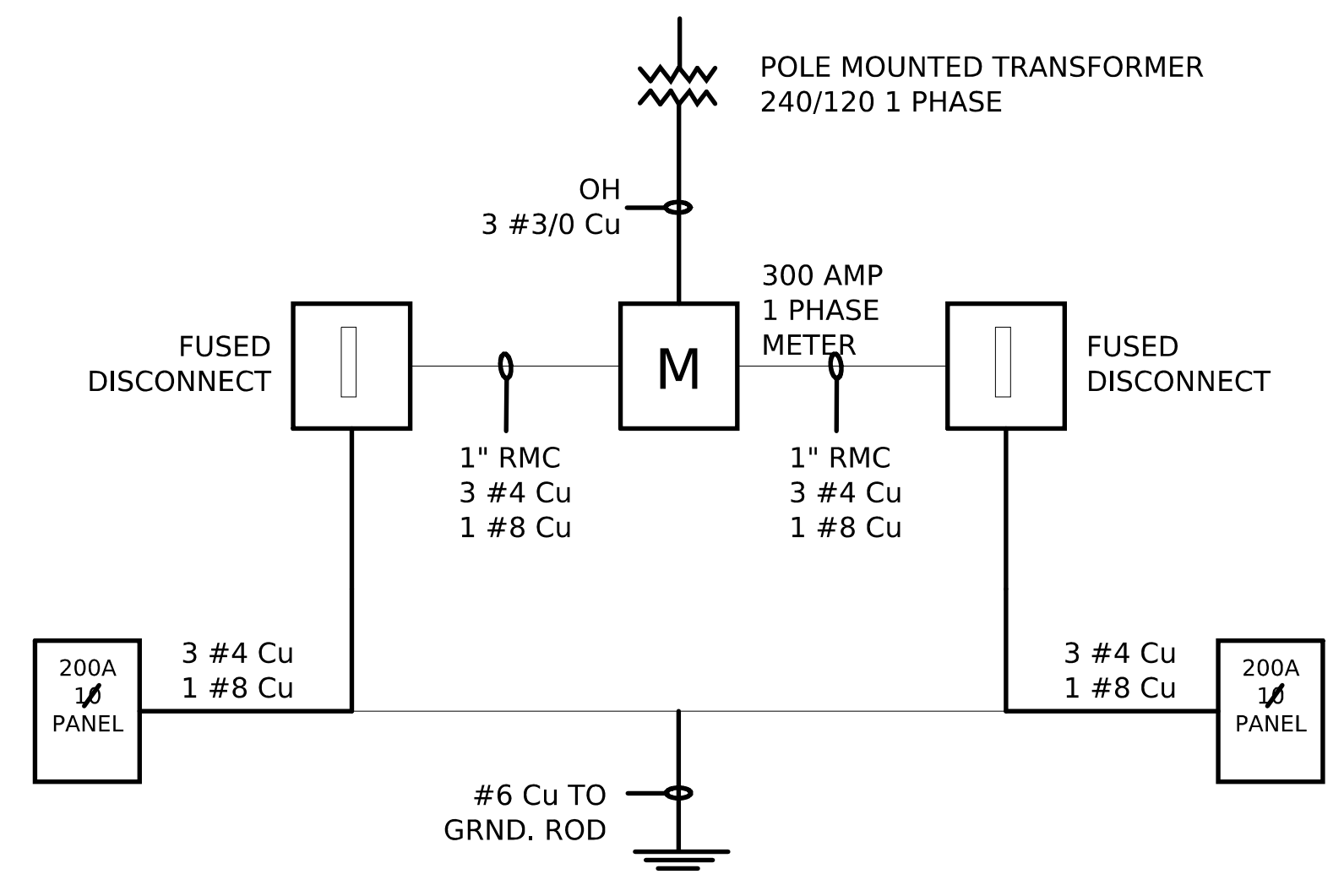
DRAWN BY: VEF
 CHECKED BY: VEF
 APPROVED BY: VEF

SHEET:
9

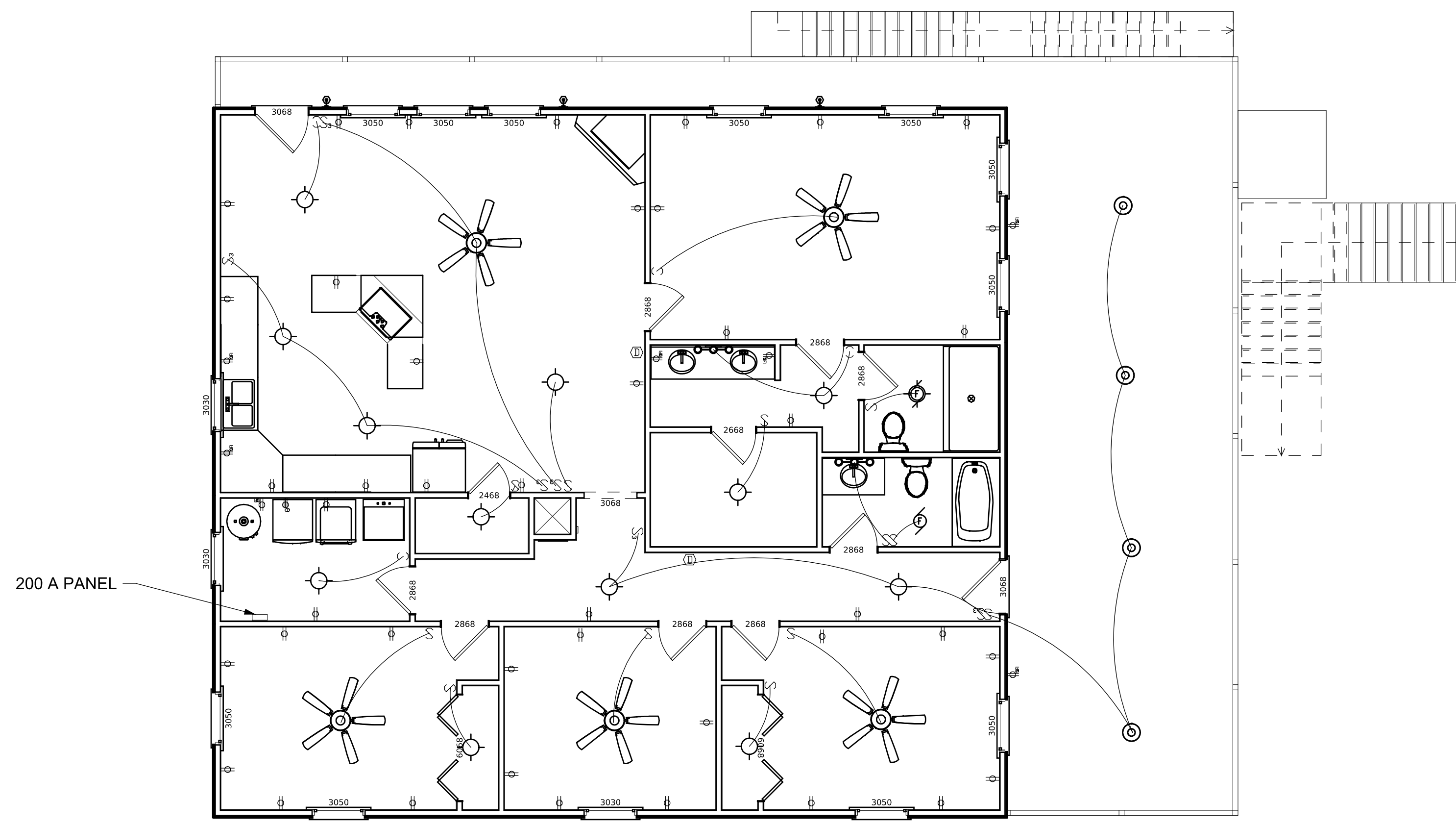


1ST FLOOR

ELECTRICAL LEGEND	
⊕	120V DUPLEX OUTLET
⊕ _G	120V GFCI DUPLEX OUTLET
⊕ _F	120V DUPLEX FLOOR OUTLET
⊕ _I	120V ISOLATED GROUND DUPLEX OUTLET
⊕ ₂₂₀	220V OUTLET
⊕ _{WP}	WEATHER PROOF OUTLET
⊕ _B	BLANK OUTLET
S	SINGLE SWITCH
S ₃	SINGLE 3 WAY SWITCH
S ₂	DOUBLE SWITCH
S ₃	TRIPLE SWITCH
S ₄	QUAD SWITCH
⊕ _{TV}	COAX CABLE JACK
⊕ _E	ETHERNET CABLE JACK
⊕ _T	TELEPHONE JACK
⊕ _{SD}	SMOKE DETECTOR
⊕ _{CD}	CARBON MONOXIDE DETECTOR
⊕ _{DB}	DOORBELL
⊕ _{DC}	DOORBELL CHIME
⊕ _L	CEILING LIGHT
⊕ _F	CEILING FAN



ONE-LINE DIAGRAM



2ND FLOOR

GENERAL NOTES

1. All electrical work shall be done in conformance with City of Port Lavaca ordinances and the 2015 NEC.

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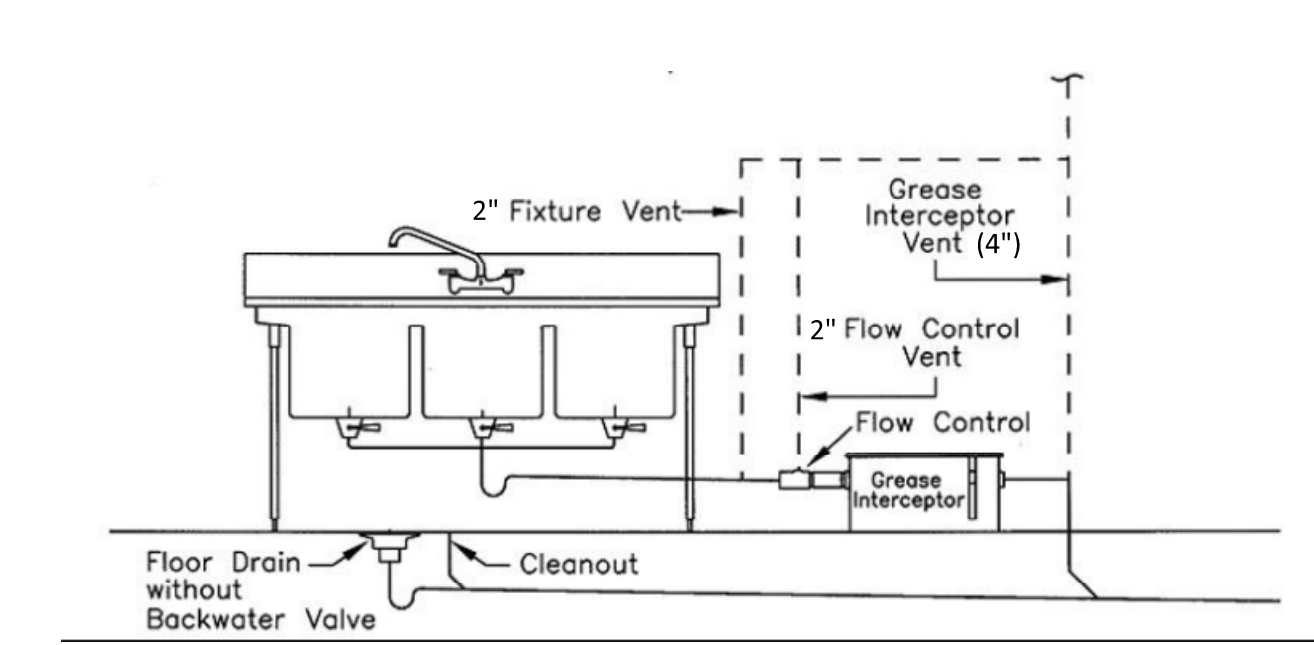
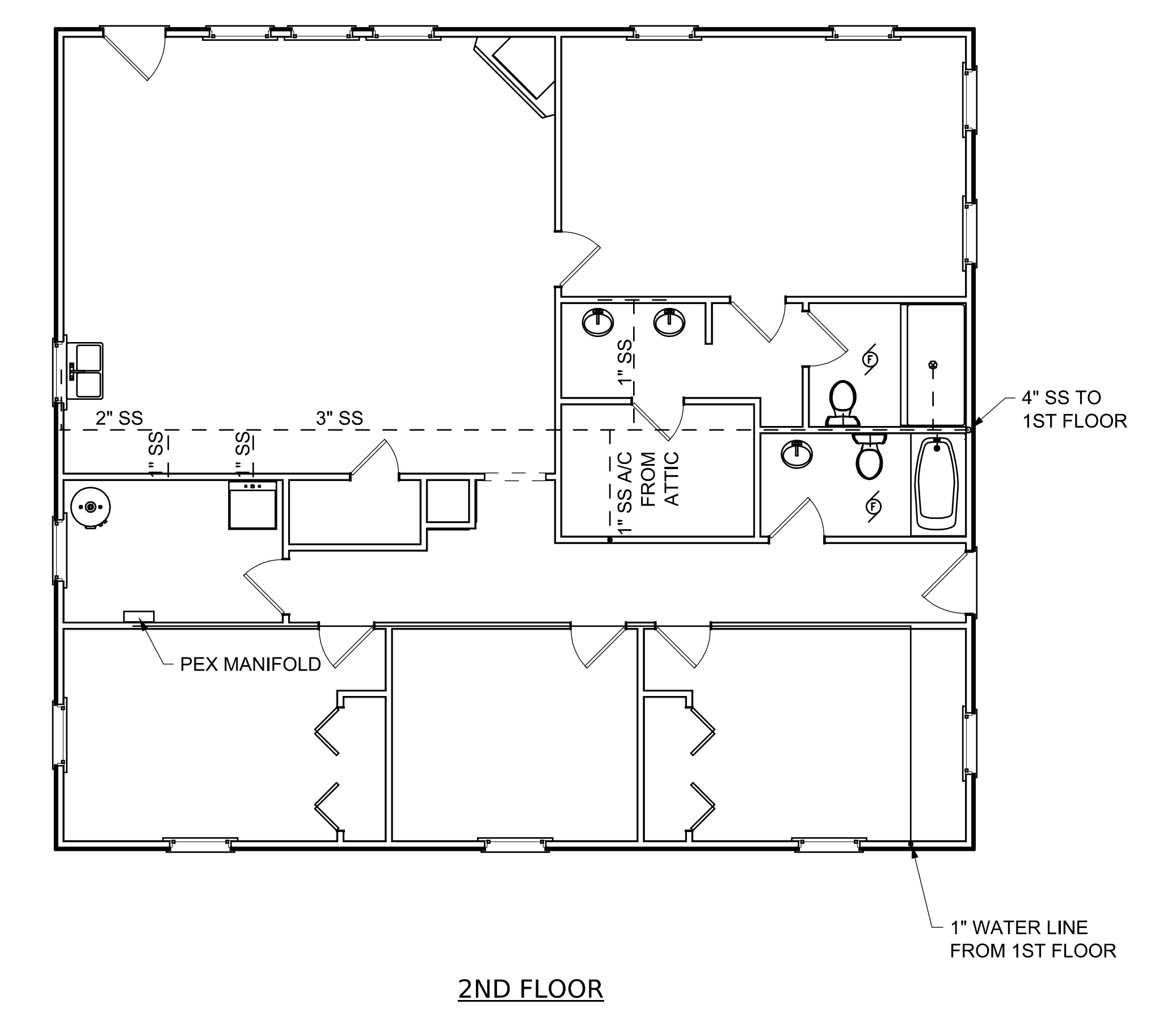
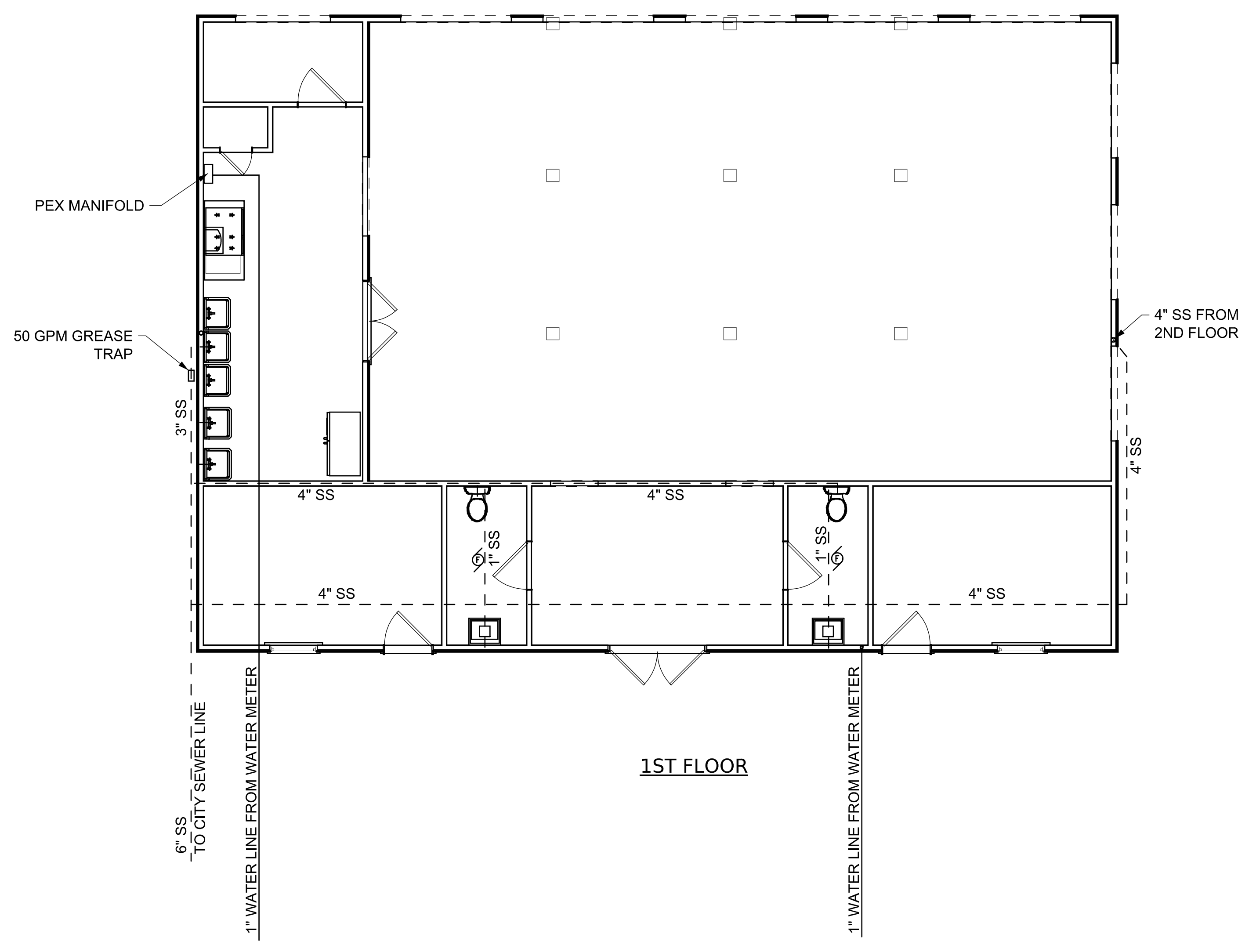
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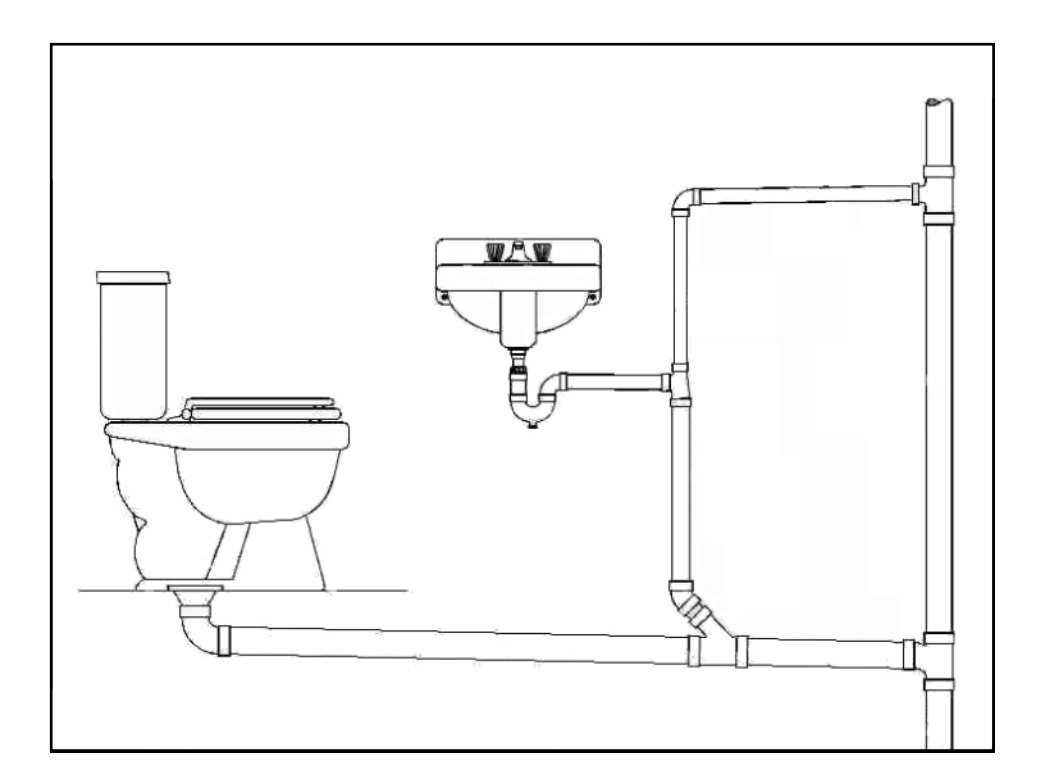
DRAWING:
ELECTRICAL PLAN

SCALE: 3/16" = 1'-0" DATE: MAY 2023

DRAWN BY: VEF	10
CHECKED BY: VEF	
APPROVED BY: VEF	
SHEET:	



GREASE TRAP AND FLOOR DRAIN DETAILS



PLUMBING STACK DETAILS

GENERAL NOTES

1. All plumbing work shall be done in conformance with City of Port Lavaca ordinances and the latest plumbing codes.

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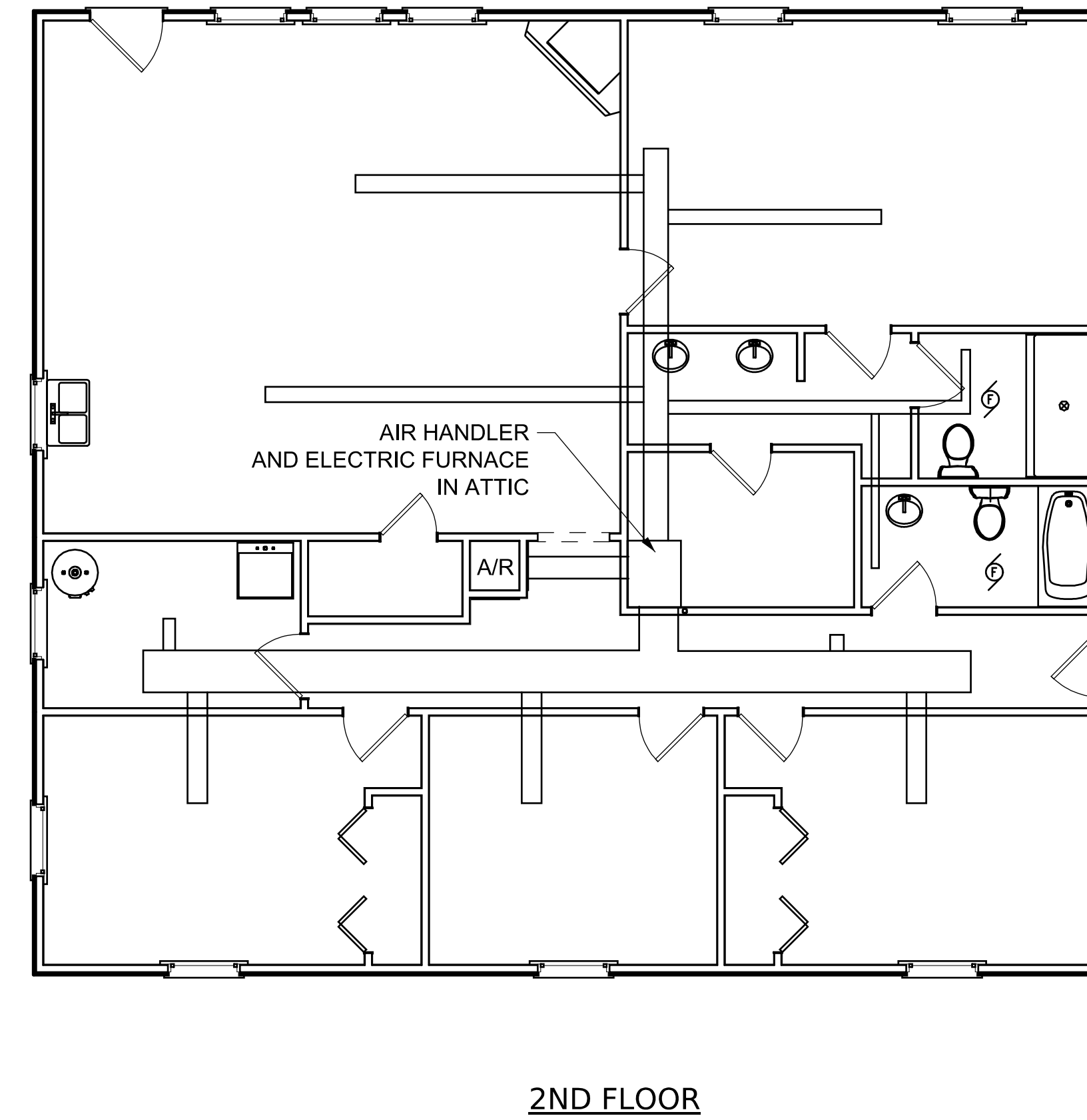
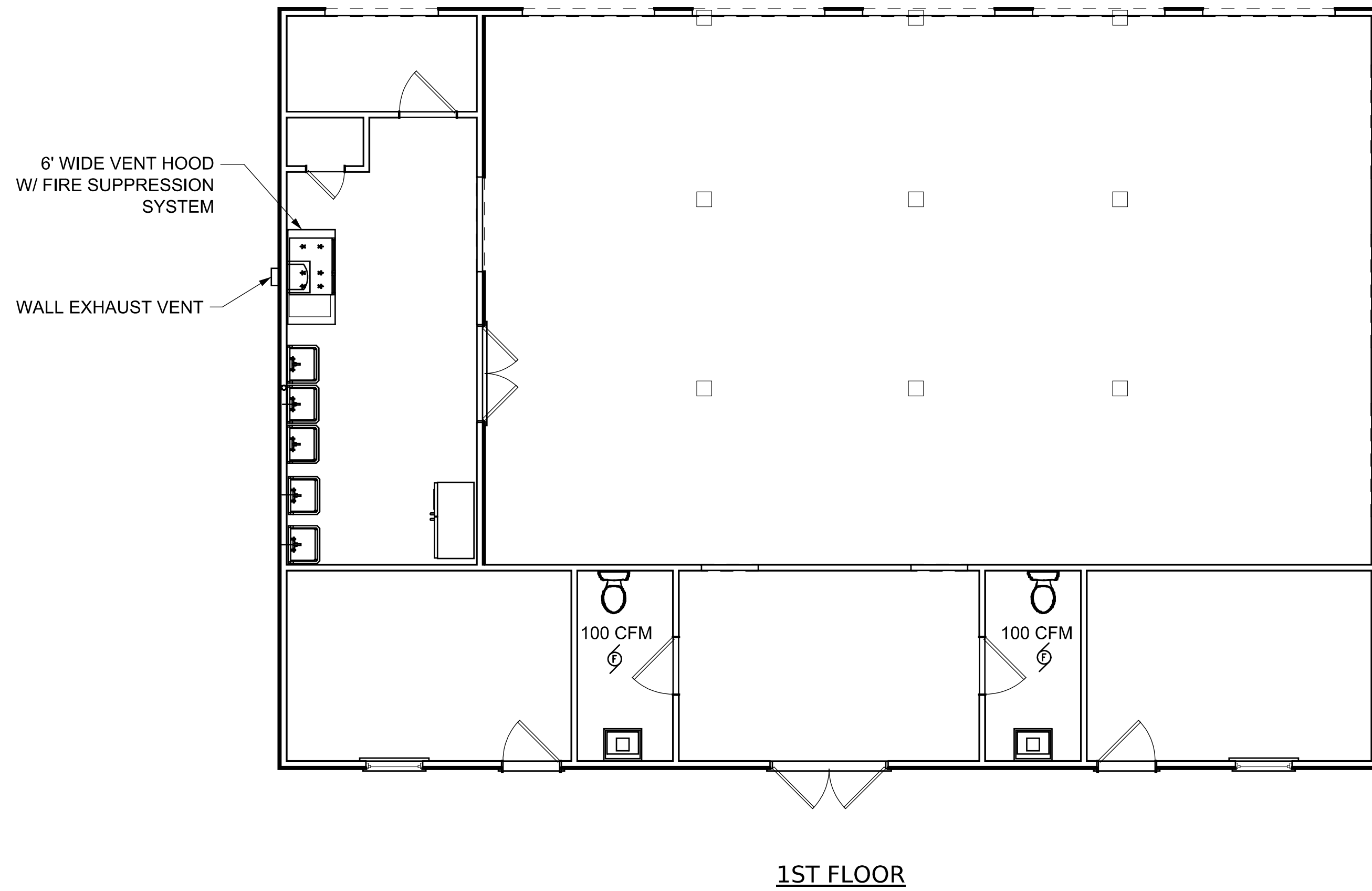
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DRAWING:
PLUMBING PLAN

SCALE: 3/16" = 1'-0" DATE: MAY 2023

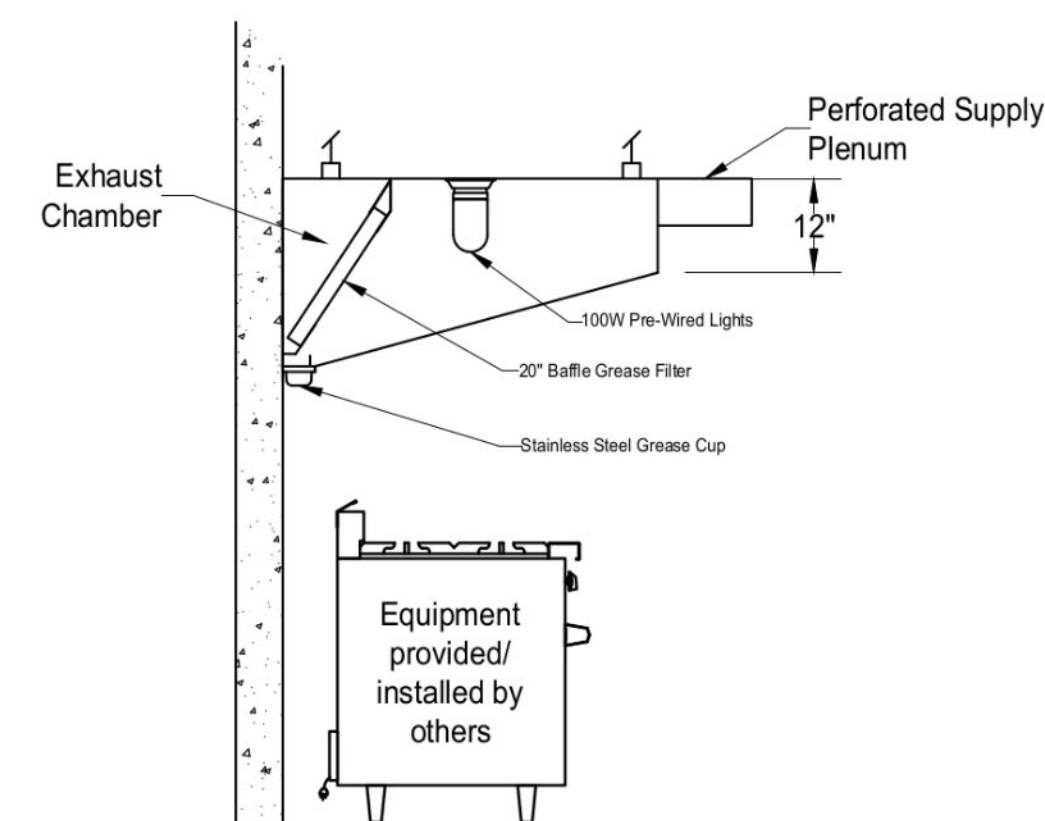
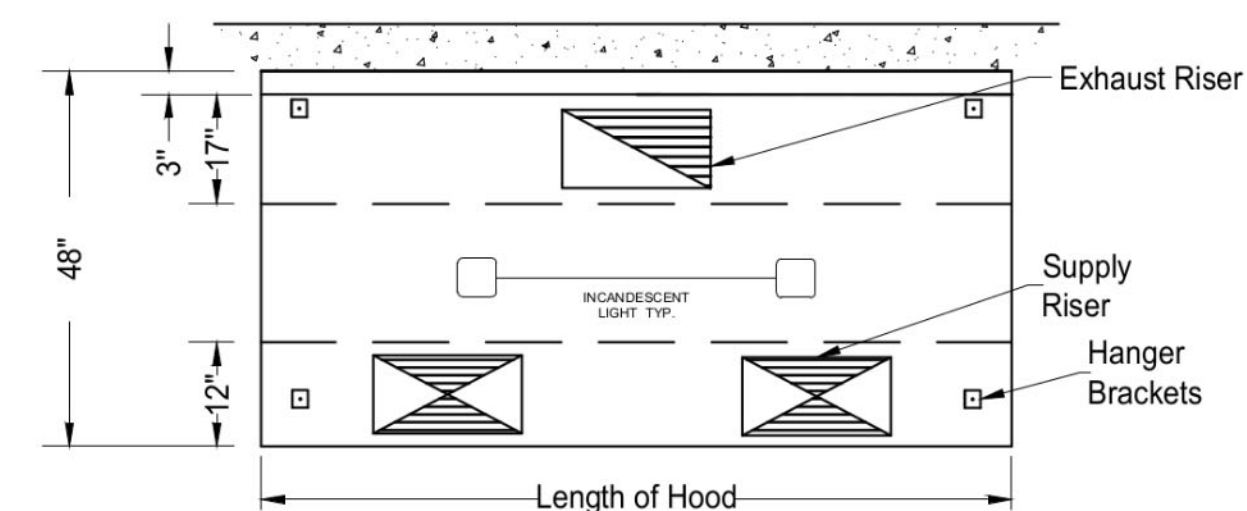
DRAWN BY: VEF	11
CHECKED BY: VEF	
APPROVED BY: VEF	



Type 1 Low Ceiling Commercial Kitchen Hoods - PSP Makeup Air

Hood General Specifications

- Hoods are built in accordance with NFPA 96, NSF Specifications and conforms to the U.L. 710 standards
- Hoods are constructed of 18 gauge steel
- Grease Filters are 20" baffle type which carry a U.L. listing and constructed of light weight aluminum
- Grease trough is made to receive grease extracted by the filter
- Each Grease trough is equipped with a stainless steel cup



VENT HOOD DETAILS

GENERAL NOTES

1. All mechanical work shall be done in conformance with City of Port Lavaca ordinances and the latest mechanical codes.

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP 5/11/2023

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

VEF ENGINEERING

527 Elmhurst Drive
 Port Lavaca, TX 77979
 (361) 920-6240
 TX Firm No. 17596

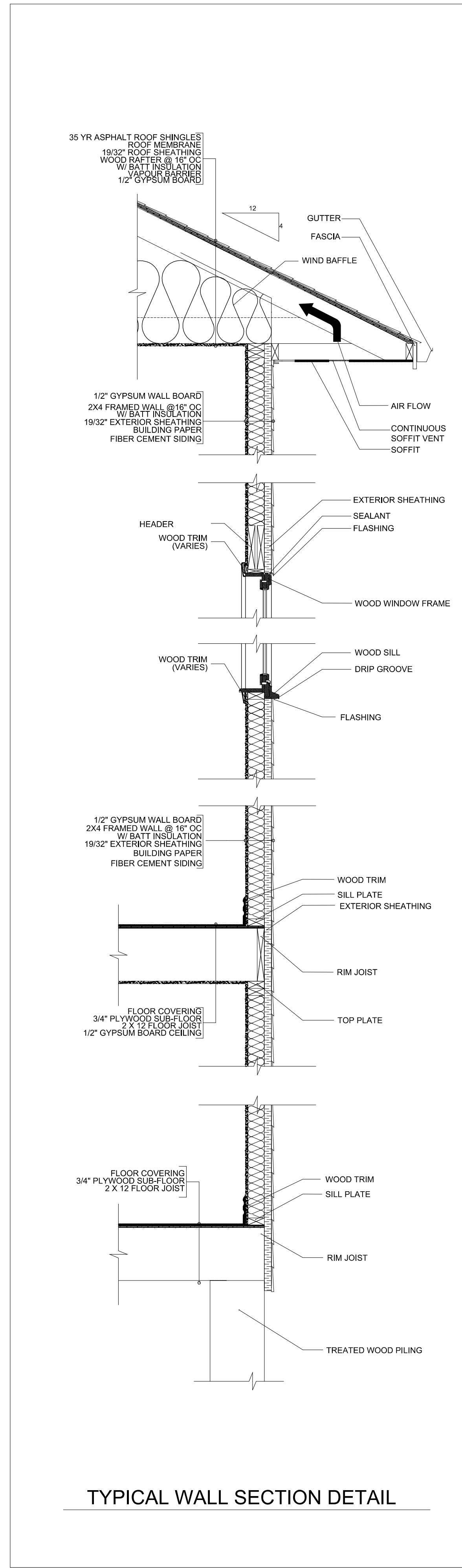
PROJECT NAME:
Nevarez House / Restaurant
 212 S. Commerce Street
 Port Lavaca, TX

CLIENT:
Kevin and Sasha Nevarez

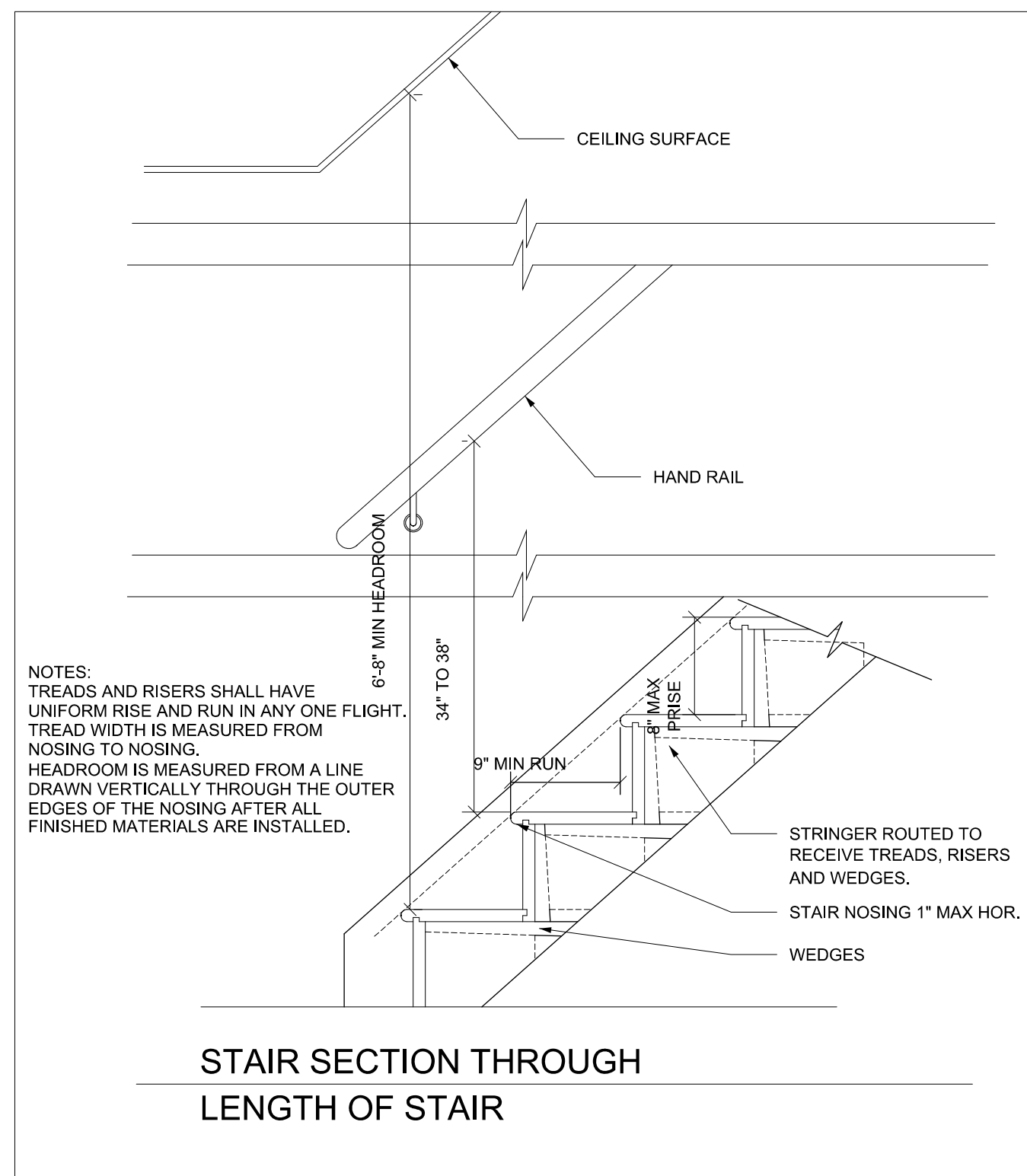
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MECHANICAL PLAN

SCALE: 3/16" = 1'-0" DATE: MAY 2023

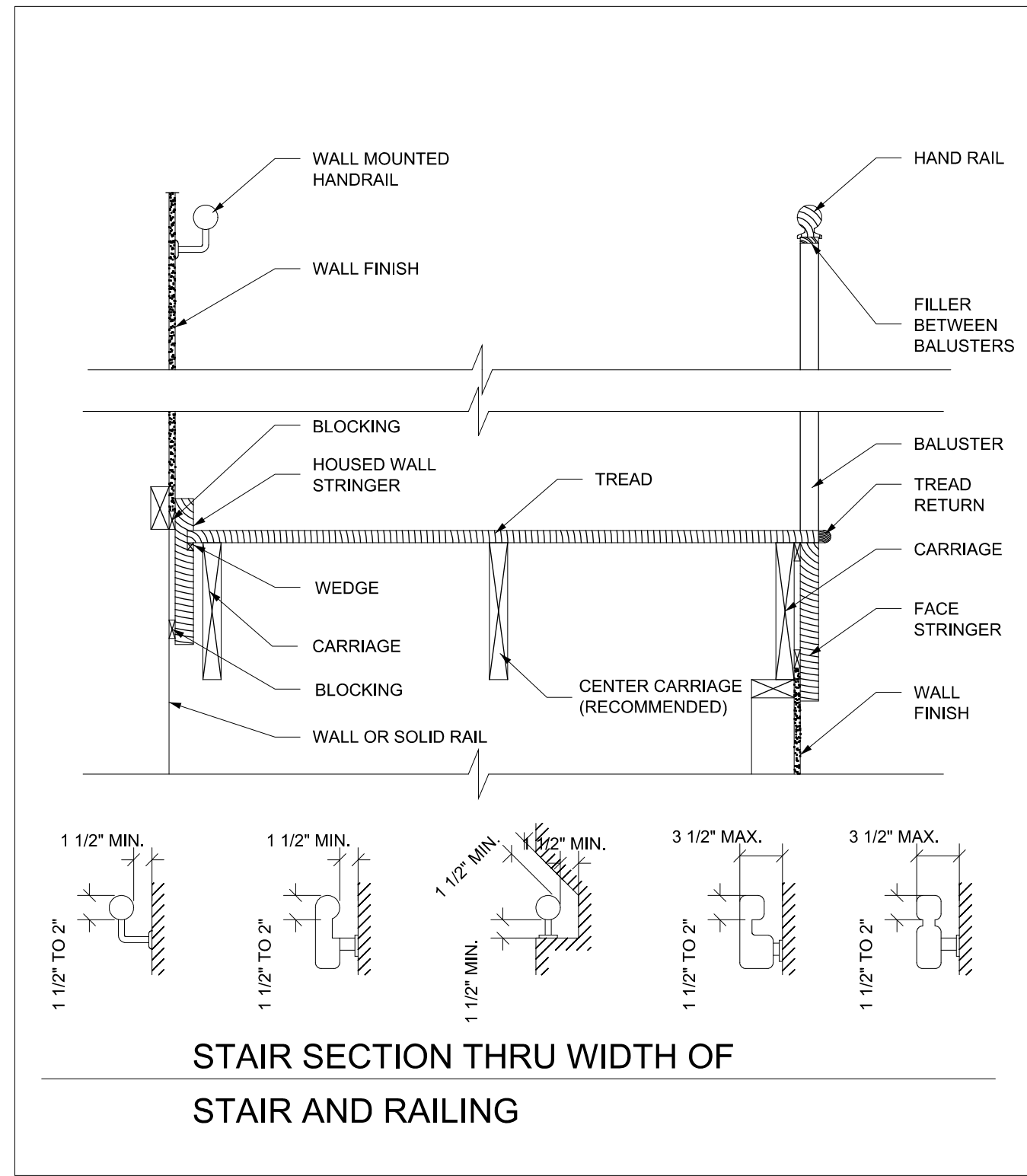
DRAWN BY: VEF	12
CHECKED BY: VEF	
APPROVED BY: VEF	
SHEET:	



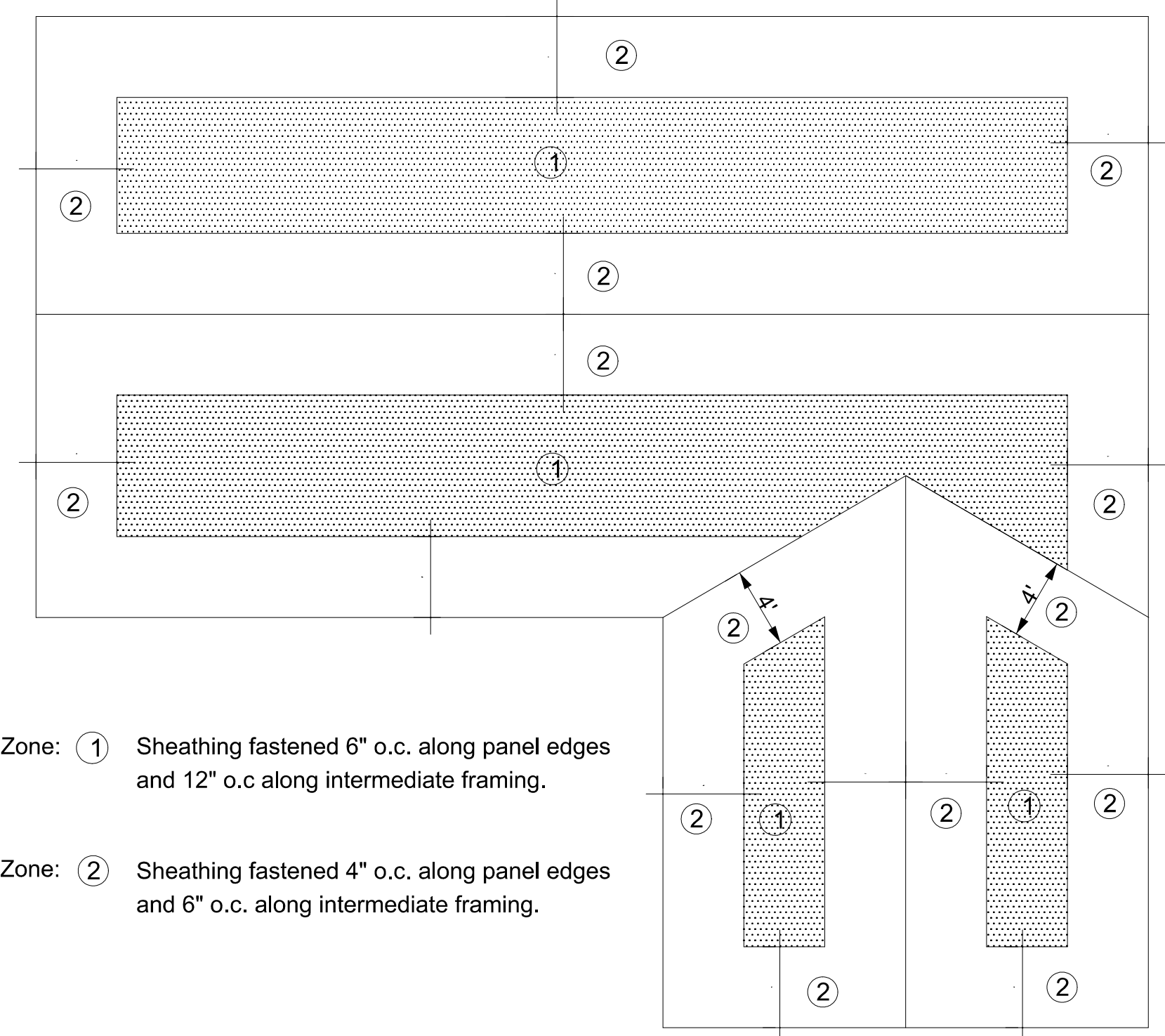
TYPICAL WALL SECTION DETAIL



STAIR SECTION THROUGH LENGTH OF STAIR

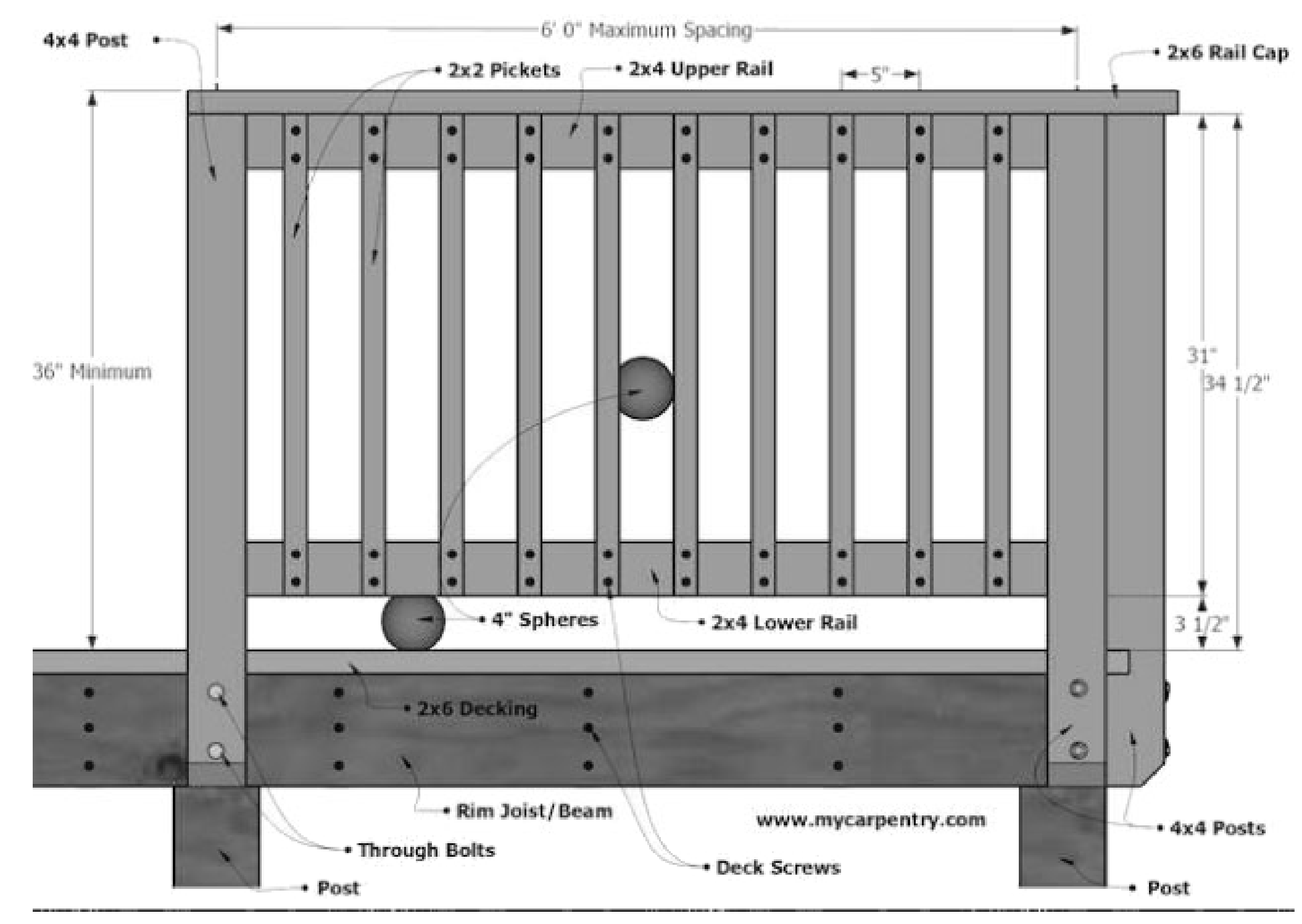


STAIR SECTION THRU WIDTH OF STAIR AND RAILING



- Zone: ① Sheathing fastened 6" o.c. along panel edges and 12" o.c. along intermediate framing.
- Zone: ② Sheathing fastened 4" o.c. along panel edges and 6" o.c. along intermediate framing.

ROOF SHEATHING ATTACHMENT



RAILING DETAIL

GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION

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PROJECT NAME:
Nevarez House / Restaurant
 212 S. Commerce Street
 Port Lavaca, TX

CLIENT:
 Kevin and Sasha Nevarez

DRAWING: **DETAILS**

SCALE: NTS DATE: MAY 2023

DRAWN BY: VEF SHEET: **13**

CHECKED BY: VEF

APPROVED BY: VEF

CITY OF PORT LAVACA

MEETING: June 9, 2023 AGENDA ITEM _____

DATE: 06/09/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a conceptual two-story single-family dwelling and restaurant to be located at 212 South Commerce Street Parcel ID's #87353 and #87352.

Kevin and Sasha Nevarez are requesting approval of a conceptual plan for a proposed structure that will have a restaurant elevated with pilings on the first floor and a single-family dwelling unit on the second floor.

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...

Applicants Kevin and Sasha Nevarez are complying with this section of the ordinance.



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

This proposed Mixed Use Development is consistent with the Future Land Use Plan.

Attachments:

- CAD ID# 87352-87353
- Nevarez's building plans

COMMUNICATION

SUBJECT: Consider and discuss meeting date and time of future Planning Board meetings.

INFORMATION:

CITY OF PORT LAVACA

MEETING: June 9, 2023 **AGENDA ITEM** _____

DATE: 06/09/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss meeting date and time of future Planning Board meetings.

Current meeting schedule:

- City Council meets the 2nd Monday of the month at 6:30 PM
- Port Commission Board meets the 3rd Tuesday of the month at 10 AM
- Parks Board meets every 3rd Wednesday of the month at 12PM
- Planning Board meets the 1st Monday of the month at 5:30 PM