



PLANNING BOARD MEETING-JULY

Tuesday, July 25, 2023 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.

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Monday, July 25, 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: Planning Board Meeting

Time: Jul 25, 2023 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81944796780?pwd=ZmZyTE4wajl0c1lTQXE5cVZYUUphQT09>

Meeting ID: 819 4479 6780

Passcode: 967892

One tap mobile

+13462487799,,81944796780#,,,,*967892# US (Houston)

Dial by your location

• +1 346 248 7799 US (Houston)

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

June 6, 2023 Meeting minutes

June 12, 2023 Meeting minutes

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

1. Consider and discuss approval for a conceptual office building to be located on the corner of N. Virginia St. and Independence Dr. CAD PIN 53488.

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, July 25, 2023**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, July 21, 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 office building to be located on the corner of N. Virginia St. and Independence Dr. CAD PIN 53488.

INFORMATION:

CITY OF PORT LAVACA

MEETING: July 25, 2023 **AGENDA ITEM** _____

DATE: 07/20/2023

TO: PLANNING BOARD

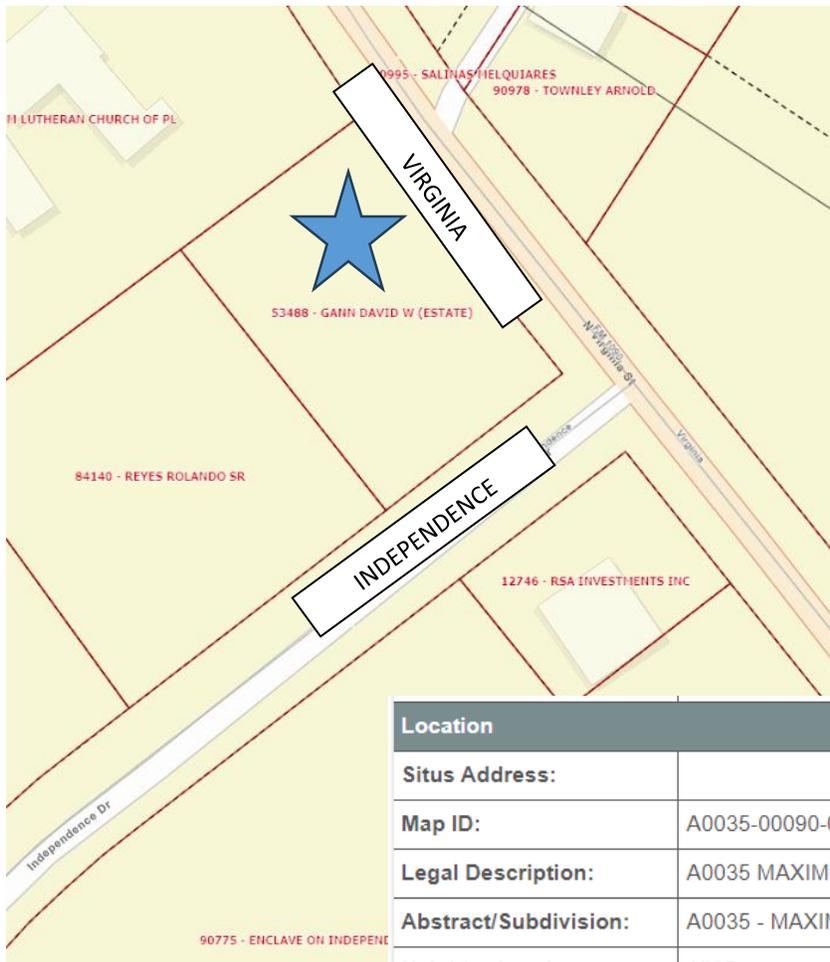
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a conceptual office building to be located on the corner of N. Virginia St. and Independence Dr. CAD PIN 53488.

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 applicants are proposing a home health office building. The proposed structure will be a metal building with office cubicles for employees. As a home health business, the employees will travel to their patients' residences. Proposed building size 3000 – 4000 sq ft.



Location		
Situs Address:		
Map ID:	A0035-00090-0012-D0	MapSCO: 1565
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 26, ACRES 1.193	
Abstract/Subdivision:	A0035 - MAXIMO SANCHEZ	
Neighborhood:	1565	

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 Commercial.

Department Comments:

Engineering: In accordance with the adopted Master Sidewalk Plan, a Shared Use Path is proposed along N. Virginia St. and Independence Drive. A sidewalk will not be required to be placed on Independence Dr. as there is a plan for infrastructure improvements on that road in the near future. The applicants will need to get with TXDOT for driveway and sidewalk construction on Virginia Street. Civil plans will need to be submitted for review.

Development Services: If approval is granted for this location to be developed as an office building, the property will need to be platted.

Attachments:

- Proposed site plan

Proposed Home Health Office Building

Property: CAD PIN 53488

Item 1.

