

STATE OF TEXAS §  
COUNTY OF CALHOUN §  
CITY OF PORT LAVACA §

On this the 15th day of October, 2018, the Planning Board of the City of Port Lavaca, Texas, convened in Regular Session at 5:15 p.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

Mike Elgin	Chairman
Chad Dowell	Board Member
Mark Howell	Board Member
Clay Coffey	Vice Chairman
Justin Weaver	Board Member

And with the following Board Members absent:

Pastor Joseph Jones	Board Member
Tiney Browning	Board Member

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

Chairman Mike Elgin called the meeting to order and presided.

**PUBLIC NOTICE:**

Board Member Justin Weaver made a motion

THAT the Planning Board hereby finds and determines that due notice of the meeting was given in accordance with Texas Open Meetings Law, as evidenced by a certified copy of the notice which is made a part of the Minute Records of this meeting.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**MINUTES:**

Board Member Justin Weaver made a motion

THAT the Planning Board hereby approves the minutes of the Regular meeting held on September 17, 2018.

Board Member Mark Howell seconded the motion.

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**CONSIDER AND DISCUSS RE-PLAT OF LOT 1, BLOCK 2 OF THE  
BROOKHOLLOW ESTATES SUBDIVISION BY PROPERTY OWNERS  
EARLENE MUENSTER AND JOCELYN FALL AND TAKE ANY ACTION  
DEEMED NECESSARY**

City Engineer Jody Weaver presented the Planning Board Member a Property Exchange Agreement and Party Wall Agreement drawn up by Attorney Firm Roberts, Odefey, Witte, & Wall, LLP

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve Re-Plat of Lot 1, Block 2 of the Brookhollow Estates Subdivision by property owners Earlene Muenster and Jocelyn Fall.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**CONSIDER AND DISCUSS THE NFPA 1194 STANDARD FOR RECREATIONAL VEHICLE PARKS AND TAKE ANY ACTION DEEMED NECESSARY**

No action taken.

**REVIEW AND DISCUSS THE CITY'S COMPREHENSIVE ACTION PLAN**

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve proposed multi-family development on Lot 6 and part of Lot 2 of the Lavaca Bay Center Subdivision by the Lavaca Bay Retail Partnership, LTD to include corrected drainage easement.

Board Member Chad Dowell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**CONSIDER AND DISCUSS RE-PLAT OF LOT 1, BLOCK 2 OF THE BROOKHOLLOW ESTATES SUBDIVISION BY PROPERTY OWNERS EARLEN MUENSTER AND JOCELYN FALL AND TAKE ANY ACTION DEEMED NECESSARY**

Item tabled

**CONSIDER AND DISCUSS A PROPOSED 10 ACRE COMMERCIAL DEVELOPMENT CONCEPT PLAN BY MR. WILKENSON WITHIN A 28.5 ACRES TRACT, PID 39930, ON THE SOUTHWEST SIDE OF ALCOA DRIVE NEAR MAIN STREET, AS PER SECTION 42-159 OF THE SUBDIVISION ORDINANCE AND TAKE ANY ACTION DEEMED NECESSARY**

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve proposed 10 acre commercial development concept plan by Mr. Wilkenson within a 28.5 acres tract, PID 39930, on the Southwest side of Alcoa Drive near Main Street, as per Section 42-159 of Subdivision ordinance.

Board Member Chad Dowell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**CONSIDER AND DISCUSS A PROPOSED CONCEPT PLAN BY MR. MICHAEL IVY FOR DEVELOPMENT OF A 7 ACRE TRACT, PID 50839 SITUATED BETWEEN CORPORATION DITCH AND THE RAILROAD, AS PER SECTION 42-159 OF THE SUBDIVISION ORDINANCE AND TAKE ANY ACTION DEEMED NECESSARY**

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to deny “man camp” type structures but would consider multi-family rental similar to Seagreens.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**CONSIDER AND DISCUSS CONCEPTUAL PLAN OF LOT 1, BLOCK 4 OF THE PRELIMINARY PLAT OF THE ERIC HO SUBDIVISION AND TAKE ANY ACTION DEEMED NECESSARY**

Board Member Mark Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve conceptual plan of Lot 1, Block 4 of the Preliminary Plat of the Eric Ho Subdivision

Board Member Justin Weaver seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**RECEIVE AND DISCUSS A DRAFT COPY OF A PROPOSED “UNIFIED DEVELOPMENT CODE” FROM CITY MANAGER BILL DILIBERO**

City Manager presented the Planning Board Members with the start of a draft Code Ordinance for Planning Board to review.

**GENERAL DISCUSSION, REPORTS AND HEAR STATEMENTS FROM CITIZENS**

No action.

**ADJOURN**

Board Member Justin Weaver made a motion to adjourn the meeting.

Board Member Chad Dowell seconded this motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Browning, Howell, Dowell & Weaver

NAYS: None

Meeting Adjourned.

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CHAIRMAN

ATTEST:

Jody Weaver, City Engineer/Economic  
Development

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