

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

On this the 5th day of November, 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
Mark Howell	Board Member
Clay Coffey	Vice Chairman
Justin Weaver	Board Member

And with the following Board Members absent:

Chad Dowell	Board Member
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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:**

Vice Chairman Clay Coffey 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 Justin Weaver seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell & 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 October 15, 2018.

Board Member Mark Howell seconded the motion.

AYES: Elgin, Coffey, Howell & Weaver

NAYS: None

**CONSIDER AND DISCUSS A VARIANCE REQUEST FROM MR. CHARLES SAMAHA FROM 1821 ALGEE OF THE BUILDING SET BACK LINES AND TAKE ANY ACTION DEEMED NECESSARY**

Mr. Charles Samaha requested a variance to the set- back building code to construct a new 10'x16' portable metal building on a concrete slab 2 ft. from property line on 7<sup>th</sup> Street and 2 ft from the utility easement in the rear (ordinance requires 5' in both instances). He also requested variance to building setback to construct a new 12'x20' concrete slab position 2 ft. from the rear utility easement and 2 ft from the northeast property line and move an exsisting portable building in his yard to this new slab (ordinance requires 5' in both instances).

After discussion the Board decided to approve variance to side building setback line along 7<sup>th</sup> Street to allow a 2 ft setback instead of 5 ft. Deny variance to side building setback line along the common property line with the neighbor to the northeast. It denied variance to the rear building setback line for construction of a concrete slab, however approved variance to rear building setback line to allow a 2' setback instead of 5' IF, the buildings are placed as temporary on beams or a limestone/caliche pad.

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 variance request from Mr. Charles Samaha with the following requirements stated above.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell & Weaver

NAYS: None

**CONSIDER AND DISCUSS PRELIMINARY CONCEPTUAL PLAN FOR A COMMERCIAL DEVELOPMENT ON CORNER OF AUSTIN & SEADRIFT STREET AND TAKE ANY ACTION DEEMED NECESSARY**

No action taken.

**CONSIDER AND DISCUSS APPROVAL OF FINAL PLAT OF THE COTHRON SUBDIVISION (COASTAL TOOL & NAIL) AND TAKE ANY ACTION DEEMED NECESSARY**

Vice Chairman Clay Coffey made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve Final Plat of the Cothron Subdivision.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell & Weaver

NAYS: None

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

City Manager, Bill Dilibero, presented the Board with zoning information to study for next meeting discussion.

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

No action.

**ADJOURN**

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

Board Member Mark Howell seconded this motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell & Weaver

NAYS: None

Meeting Adjourned.

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CHAIRMAN

ATTEST:  
Jody Weaver, City Engineer/Economic Development

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