



PLANNING BOARD MEETING

Monday, August 02, 2021, at 5:30 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979 and Zoom

PUBLIC NOTICE OF MEETING

AGENDA

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Monday, August 02, 2021 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:

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".

VIRTUAL MEETING INFORMATION

Click to Join

Meeting: <https://us02web.zoom.us/j/86033118117?pwd=OHREbIRSQmxxvbXITL28yUmNlMlVWFVdz09>

Meeting ID: 860 3311 8117

Passcode: 059595

To Connect VIA Phone: +1 346 248 7799 Houston

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 **Monday, August 02, 2021**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, July 30, 2021**.

Jessica Carpenter, Director of Development Services

APPROVAL OF MINUTES

1. Approval of Minutes 06-21-21

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


2. Consider and discuss approval of a conceptual restaurant & retail development, Big Daddy's Bar and Grill with gift shop. To be located north of SH 35 and east of Village Road. This property is not platted at this time, but will be approximately 2 acres, being a portion of the remainder of a 19.322-acre tract of land conveyed to Port Lavaca Investors, LTD., recorded in volume 67, page 943 in official records of Calhoun County, Texas.
3. Consider and discuss approval of a conceptual fast-food restaurant with a drive-thru, Burger King. To be generally located north of Travis Street and south of Tiny Browning Boulevard on SH 35 N.
4. Consider and discuss approval of K's Sno Cone Hut, to be located 449 Broadway Street, within the city limits of Port Lavaca. This site is generally located west of Broadway Street and east of Commerce Street just north of the intersection of Broadway and Commerce. The property identification number is 91079. The legal description for this parcel is North End, Block C, Lot A, Port Lavaca, Texas.
5. Consider and discuss approval of a conceptual plan for a proposed medium-density residential four-plex development. Legal description is RAFEI SUBD (PORT LAVACA), LOT 1 AND LOT 2. Property identification number 86471 and 86472.
6. Consider and discuss approval of a 3-lot preliminary minor plat, Howlett's Subdivision. Generally located at the northeast corner of Austin Street and Henry Barber Way. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 54, ACRES 3.671. The property identification for this site is 40677.
7. Consider and discuss approval for a Variance Request for a corner lot that shall have a minimum ten-foot setback on the side street, but the setback is 7-foot 6-inches for an open walled carport on a corner lot side street. The carport is under construction at the location of 1323 Algee Drive.

ADJOURN

ADA NOTICE

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.

Signature: 
Development Director

Date: 07-28-2021

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

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM". The Planning Board meeting begins at 5:30 PM central time on the first Monday of every month. You may make public comments in-person and on Zoom by logging on with your computer and/or smart phone as described in the Zoom invitation.

This June 21, 2021, meeting was a Special Planning Board meeting held on the third Monday of the month.

Members in attendance in-person or by Zoom are as follows:

Mike Elgin	Board Chairman
Mark Howell	Board Member
Lindsey Huang	Board Member
Gary Crone	Board Member
Justin Weaver	Board Member

And, with the following Board Members absent:

Sheryl Cuellar	Board Member
Betty Birdwell	Board Member

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

Board Chairman Mike Elgin called the meeting to order and presided.

MINUTES:

Board Member Justin Weaver made a motion

THAT the Planning Board hereby approves the minutes of the regular meeting held on May 03, 2021.

Board Member Gary Crone seconded the motion.

AYES: Elgin, Howell, Huang, Crone, & Weaver

NAYS: None

Consider and discuss approval of a preliminary and final plat located within the Port Lavaca Extra Territorial Jurisdiction (ETJ) for the Louis Neill

Subdivision. Being a 4.162-acre tract of land situated in the Pascual Guajardo Survey, Abstract No. 20, Calhoun County, Texas. The proposed ETJ preliminary plat is subdividing 4.162 acres from the 53.64-acre remainder parcel. Reference PIN 26905 attachment to identify the ETJ segregation.

Board Member Gary Crone made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve the Louis Neill Subdivision. Being a 4.162-acre tract of land situated in the Pascual Guajardo Survey, Abstract No. 20, Calhoun County, Texas.

Board Member Lindsey Huang seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Howell, Huang, Crone, & Weaver

NAYS: None

Consider and discuss approval of the Johnson replat of lots 12-16 and part of lot 11 in block 6 of Mariemont Subdivision, Section 3 Volume Z, Page 373 of the C.C.D.R. Samuel Shupe Survey, Abstract No. 0000 of Calhoun County Texas. Located south of McPherson Drive and north of Larry Drive. The property identification numbers for this replat are as follows: PIN 20869, PIN 20877, PIN 20883, PIN 20895, PIN 20905, PIN 20917.

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 the Johnson replat of lots 12-16 and part of lot 11 in block 6 of Mariemont Subdivision, Section 3 Volume Z, Page 373 of the C.C.D.R. Samuel Shupe Survey, Abstract No. 0000 of Calhoun County Texas.

Board Member Gary Crone seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Howell, Huang, Crone, & Weaver

NAYS: None

To consider and discuss approval of a preliminary and final plat, Desai Subdivision. Generally located north of Travis Street and south of Tiny

Browning Boulevard on SH 35 N. The property identification for this site is 29853. The preliminary legal description for the proposed subdivision will be Lot 1 and Lot 2 of Block 1 of Desai Subdivision in Calhoun County, Texas. The total acreage for this plat is 3.99 acres. As well as consider and discuss for approval a Variance request for a reduced frontage lot width from the minimum of 50 ft to 40.06 ft.

Board Member Mark Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of the preliminary and final plat of the Desai Subdivision. Being Lot 1 and Lot 2 of Block 1 of Desai Subdivision in Calhoun County, Texas. The total acreage for this plat is 3.99 acres. As well as consider and discuss for approval a Variance request for a reduced frontage lot width from the minimum of 50 ft to 40.06 ft.

Board Member Justin Weaver seconded the motion

Motion passed by the following vote:

AYES: Elgin, Howell, Huang, Crone, & Weaver

NAYS: None

GENERAL DISCUSSION, REPORTS AND HEAR STATEMENT FROM CITIZENS

No citizens present.

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, Howell, Huang, Crone, & Weaver

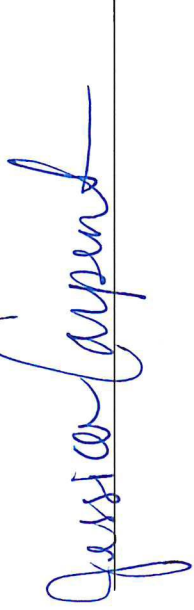
NAYS: None

Meeting adjourned.

CHAIRMAN

ATTEST:

Jessica Carpenter, Director of Development Services

A handwritten signature in blue ink, reading "Jessica Carpenter", is written over a horizontal line.

CITY OF PORT LAVACA

MEETING: August 02, 2021 AGENDA ITEM _____

DATE: 07.26.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a conceptual restaurant & retail development, Big Daddy's Bar and Grill with gift shop. To be located north of SH 35 and east of Village Road. This property is not platted at this time, but will be approximately 2 acres, being a portion of the remainder of a 19.322-acre tract of land conveyed to Port Lavaca Investors, LTD., recorded in volume 67, page 943 in official records of Calhoun County, Texas.

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 applicant is proposing to open a restaurant and retail establishment titled Big Daddy's Bar and Grill. The proposed restaurant will have a gift shop. The site location is adjacent to the approved Express Inn plat on SH 35 north, and east of the Whataburger. The applicant is currently the owner of White's BBQ on Main Street. The applicant has not stated if this is a second location or if this will replace the current business on Main Street.

Future Land Use Map

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

The Future Land Use map designates this parcel as Commercial. Therefore, the proposed Big Daddy's Bar and Grill with gift shop, is complaint with the Future Land Use map.

Comprehensive Plan

<https://www.portlavaca.org/wpcontent/uploads/2016/06/PortLavacaCompPlan2018reduced.pdf>

Top Issues Related to Economic Development:

- Desire for more restaurants, entertainment, and shopping
(Chapter 8, Economic Development. Pg. 129)

If approved the specifications for parking are as follows:

The details of the restaurant seating and retail square footage will determine the parking requirements and be defined during the development and plan review phases of the project.

Subdivision II – Off Street Parking

Big Daddy's conceptual planning commission memo 08022021

CITY OF PORT LAVACA

Restaurants, bars, nightclubs, etc.	0.33 per seat
Retail stores and shops, personal service shops, equipment repair and service shops, etc.	1 per 300 square feet of gross floor area

The minimum ADA parking width is 16ft. to include van accessibility.

Texas Department of Licensing and Regulations
<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS
502 Parking Spaces

- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

Upon approval for this location to be developed as a restaurant and retail establishment, the applicant will proceed with the platting process for this parcel to become the legal lot of record for the future Big Daddy's Bar and Grill with gift shop.

Department Comments:

Fire: If approval is granted for this location to be developed as a restaurant & retail development, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: If approval is granted for this location to be developed as a restaurant & retail development, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following:

- a. Review and discuss the municipal utilities' connection and services to this location.

CITY OF PORT LAVACA

Engineering: If approval is granted for this location to be developed as a restaurant development, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.
- b. **TxDOT:** All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

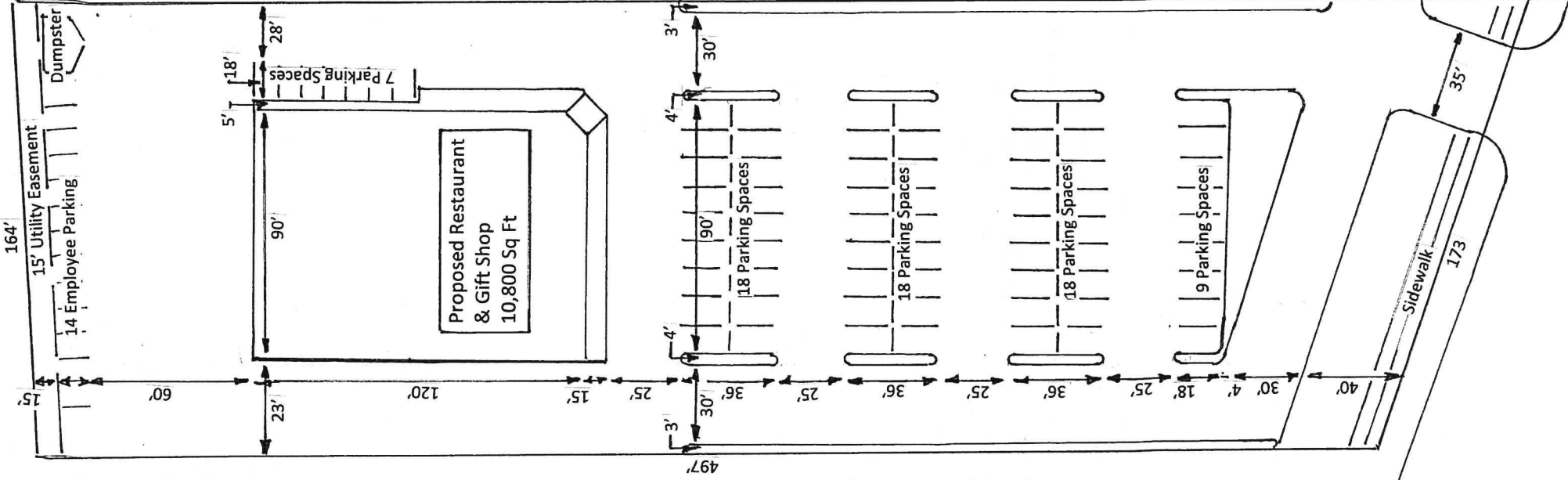
Development Services: If approval is granted for this location to be developed as a restaurant and retail development, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Staff Recommendation: APPROVAL

Staff recommends approval of the conceptual restaurant & retail development, Big Daddy's Bar and Grill, and gift shop. To be located north of SH 35 and east of Village Road. This property is not platted at this time, but will be approximately 2 acres, being a portion of the remainder of a 19.322-acre tract of land conveyed to Port Lavaca Investors, LTD., recorded in volume 67, page 943 in official records of Calhoun County, Texas.

Attachments:

- Big Daddy's Site Plan
- I-35 Corridor Development Map
- Parcel CAD map



564'

497'

Proposed Construction Of
Big Daddy Bar & Grill

2 Acre Lot - 87,120 Sq Ft
Located Next To 1307 Hwy 35 N
Port Lavaca, Texas

Parking Spaces 9' x 18'
Total Parking Spaces - 84

CONCEPTUAL SITE PLAN Scale: 1" = 40"



BIG DADDYS BAR AND GRILL

FUTURE DEVELOPMENT

EXPRESS INN

FD

HAMPTON INN

FD

WALMART

BURGER KING

HOTEL

FUTURE DEVELOPMENT

FD

FUTURE DEVELOPMENT

(FD)

RESIDENTIAL

Halfmoon Reef Lighthouse

Port L Bird Sa

Property Identification #: 29097

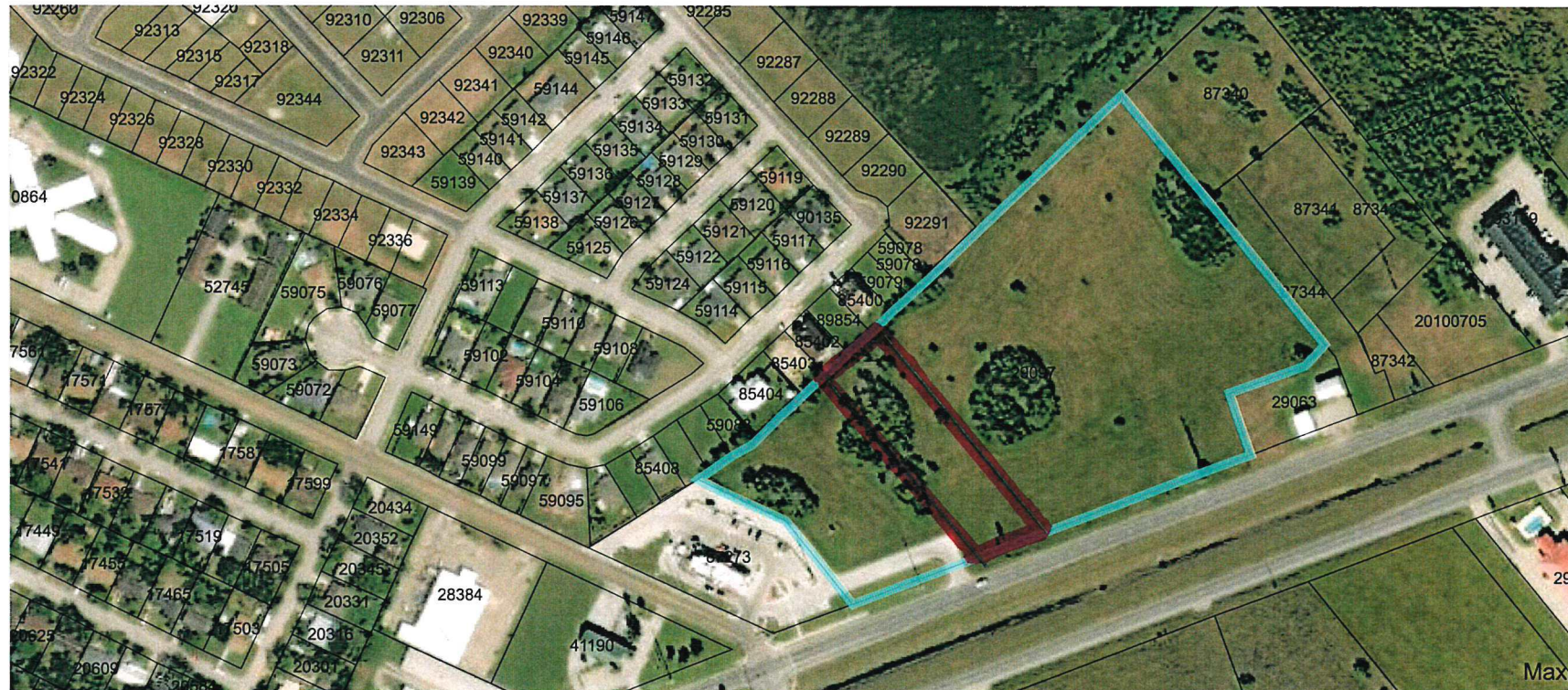
Property Information: 2021

Owner Identification #: 12770

Geo ID: A0012-00000-0128-B0
Situs Address: Null
Property Type: Real
State Code: C1

Legal: A0012 ALEJANDRO ESPARZA, TRACT PT 8 THRU 12 & OLD RD ROW,
Description: ACRES 12.9773, (BICKFORD S/D)
Abstract: A0012
Neighborhood: PORT LAVACA EAST
Appraised Value: \$729,190.00
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Name: PORT LAVACA INVESTORS LTD
Exemptions:
DBA: Null



CITY OF PORT LAVACA

MEETING: August 02, 2021 AGENDA ITEM _____

DATE: 07.26.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a conceptual fast-food restaurant with a drive-thru, Burger King. To be generally located north of Travis Street and south of Tiny Browning Boulevard on SH 35 N.

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 applicant is proposing to open a Burger King fast food restaurant. The site location is adjacent to the White Oak strip mall development, south of Murphy's fuel station, north of the La Quinta hotel, and west of Walmart.

Future Land Use Map

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

The Future Land Use map designates this parcel as Commercial. Therefore, this proposed Burger King is compliant with the Future Land Use map.

If approved the specifications for parking are as follows:

Subdivision II – Off Street Parking

Restaurants, bars, nightclubs, etc.	0.33 per seat
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The minimum ADA parking width is 16ft. to include van accessibility.

Texas Department of Licensing and Regulations

<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 Parking Spaces

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- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

The site plan provides ample parking and ADA parking to meet the above criteria.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

Upon approval for this location to be developed as a Burger King fast food restaurant, the applicant will proceed with the platting process for this parcel to become the legal lot of record for the future Burger King.

Department Comments:

Fire: A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: Review and discuss the municipal utilities' connection and services to this location under the plat review and comment period.

Engineering: Discuss the access, possible easements, and drainage under plat review and comment period.

TxDOT: All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

Development Services: Upon conceptual use approval, proceed with the platting process for this parcel to become the legal lot of record for the future Burger King.

Staff Recommendation: APPROVAL

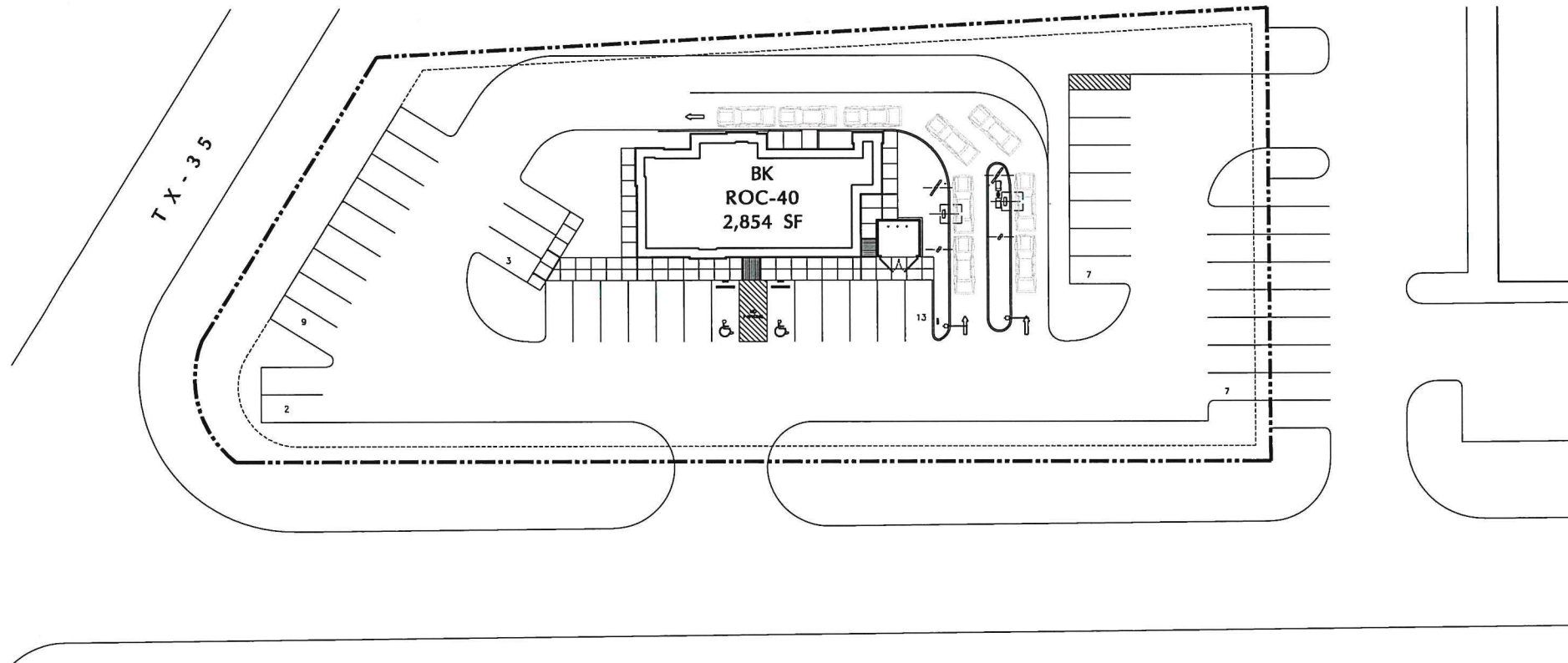
Staff recommends approval of this conceptual fast-food restaurant with a drive-thru, Burger King. To be generally located north of Travis Street and south of Tiny Browning Boulevard on SH 35 N.

Attachments:

- Burger King Site Plan

CITY OF PORT LAVACA

- I-35 Corridor Development Map
- Parcel CAD map



PROPOSED SITE DEVELOPMENT PLAN

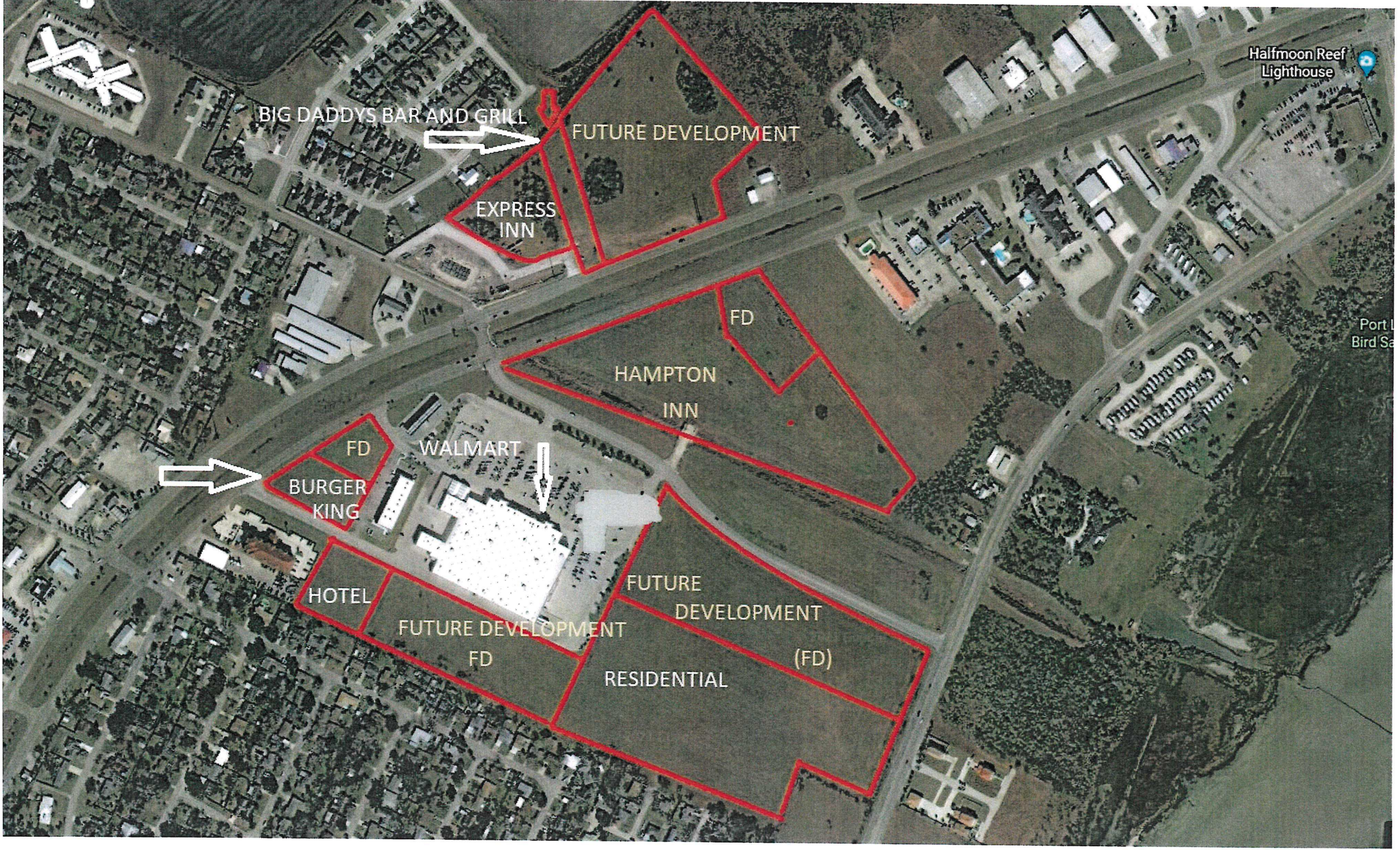
SCALE: 1" = 50'-0"

NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR LEASING AND MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL CIVIL ENGINEER. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 *DIRECTIONAL SIGNS BY OTHERS

SP1-07/26/21





BIG DADDYS BAR AND GRILL



FUTURE DEVELOPMENT

EXPRESS INN

FD

HAMPTON INN

WALMART

FD

BURGER KING



HOTEL

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FD

RESIDENTIAL

(FD)

Halfmoon Reef Lighthouse

Port L Bird Sa

Property Identification #: 29954

Property Information: 2021

Owner Identification #: 55412

Geo ID: A0012-00000-0222-00
Situs Address: 300 TINEY BROWNING BLVD PORT LAVACA, TX 77979
Property Type: Real
State Code: D1

Legal: A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE,
Description: ACRES 9.678
Abstract: A0012
Neighborhood: PORT LAVACA COMMERCIAL
Appraised Value: \$171,450.00
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Name: LEBOW ROBERT TRUST
Exemptions:
DBA: Null



Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.

CITY OF PORT LAVACA

PB MEETING: August 02, 2021 **AGENDA ITEM** _____

DATE: 07.13.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of K's Sno Cone Hut, to be located 449 Broadway Street, within the city limits of Port Lavaca. This site is generally located west of Broadway Street and east of Commerce Street just north of the intersection of Broadway and Commerce. The property identification number is 91079. The legal description for this parcel is North End, Block C, Lot A, Port Lavaca, Texas.

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 proposed K's Sno Cone Hut will be doing business at the location of 449 Broadway Street. This location is currently Acosta Electric. Therefore, if approved, this location will become a mixed-use business site. Each business will be in separate buildings. The proposed K's Sno Cone Hut will conduct business from a portable building. Exhibit of the portable building provided in the attachments. Acosta Electric is a long-standing electrical business at the location currently and will continue to conduct the business from the permanent structure on site. This proposal is deemed a positive from the perspective the site is large enough to encompass both businesses and meet City code standards, including parking standards as follows:

Future Land Use Map:

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

This property is located in a commercial designation in accordance with the Future Land Use Map. The site can accommodate the proposed and existing businesses and meet City code standards. The proposed K's Sno Cone Hut is a permitted use in the commercial designation. Mixed use sites are promoted where code standards can be met. This site is adequate to comprise the mixed-use proposal of businesses for both the electrical business and the snow cone hut.

Calhoun County CAD

https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=83&prop_id=21079&year=2021

- COMMERCIAL State Code: F1 Living Area: 1444.0 Sq. Ft.

Subdivision II – Off Street Parking

<i>Retail stores and shops, personal service shops, equipment repair and service shops, etc.</i>	1 per 300 square feet of gross floor area
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https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H48TRVE_ARTIIPASTST_DIV3OREPALO_SDIIOREPA_S48-107MIST

ADA parking is represented herein on the site plan. The minimum ADA parking width is 16ft, referenced and linked herein, to include van accessibility. This site has ample spacing for the general required parking and the ADA parking for both businesses. The snow cone business requires one parking space and the electrical business requires 5 parking spaces for the 1440 sq. ft. of business space as per the Calhoun County CAD referenced and linked below:

Texas Department of Licensing and Regulations

<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 Parking Spaces

- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

TxDOT Right-of -Way

The applicant has decided to close off all access from Broadway Street. The only entrance and exit to both businesses will be from Commerce Street. The flow for the proposed businesses will enter and exit from Commerce Street as proposed on the site plan provided herein as attachment. TxDOT has reviewed and approved the complete blocking of the Broadway Street access to this property.

Staff Recommendation: Approval

Staff recommends approval of K's Sno Cone Hut, to be located 449 Broadway Street, within the city limits of Port Lavaca. This site is generally located west of Broadway Street and east of Commerce Street just north of the intersection of Broadway and Commerce. The property identification number is 91079. The legal description for this parcel is North End, Block C, Lot A, Port Lavaca, Texas.

Department & Agency Comments:

Engineering: Commerce Street access for ingress/egress only.

CITY OF PORT LAVACA

TxDOT: No access from Broadway Street.

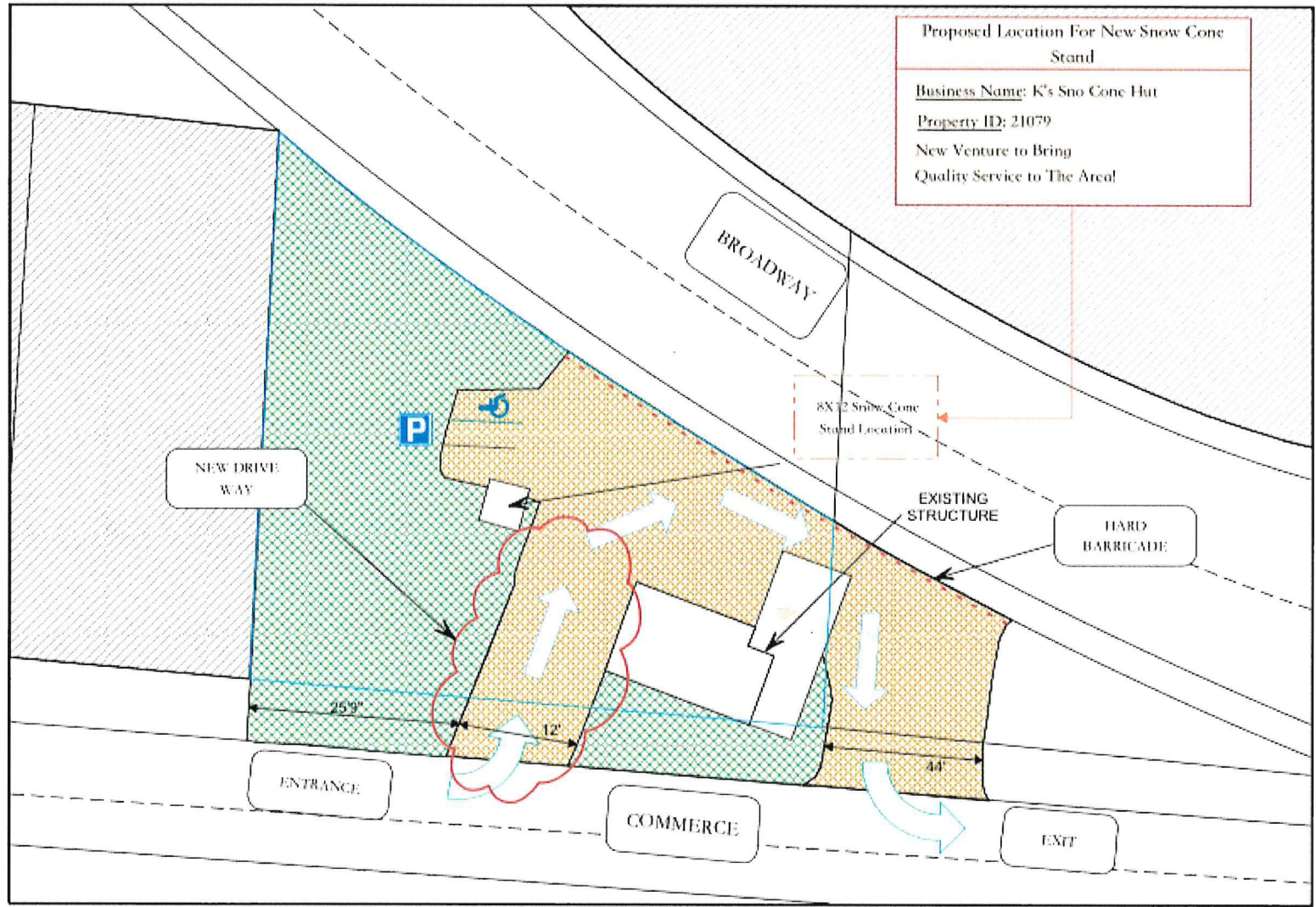
Fire: No comment

Public Works: Building is self-contained and does not require sewer and water connections.

Development Services: The applicant has submitted for a building permit and placement permit. The portable building plans are under plan review. Upon Planning Board approval, the building permit process can proceed.

Attachments:

- Memo -Planning Board 08022021 – Acosta – K’s Sno Cone Hut
- K ‘s Sno Cone Hut site plan
- 449 Broadway – K’s Sno Cone Hut Location
- K’s Sno Cone Hut business narrative



Proposed Location For New Snow Cone Stand

Business Name: K's Sno Cone Hut
Property ID: 21079
New Venture to Bring Quality Service to The Area!

8X12 Sno Cone Stand Location

EXISTING STRUCTURE

HARD BARRICADE

NEW DRIVE WAY

BROADWAY

ENTRANCE

COMMERCE

EXIT

P

45'9"

12'

44'

K's Sno Cone Hut

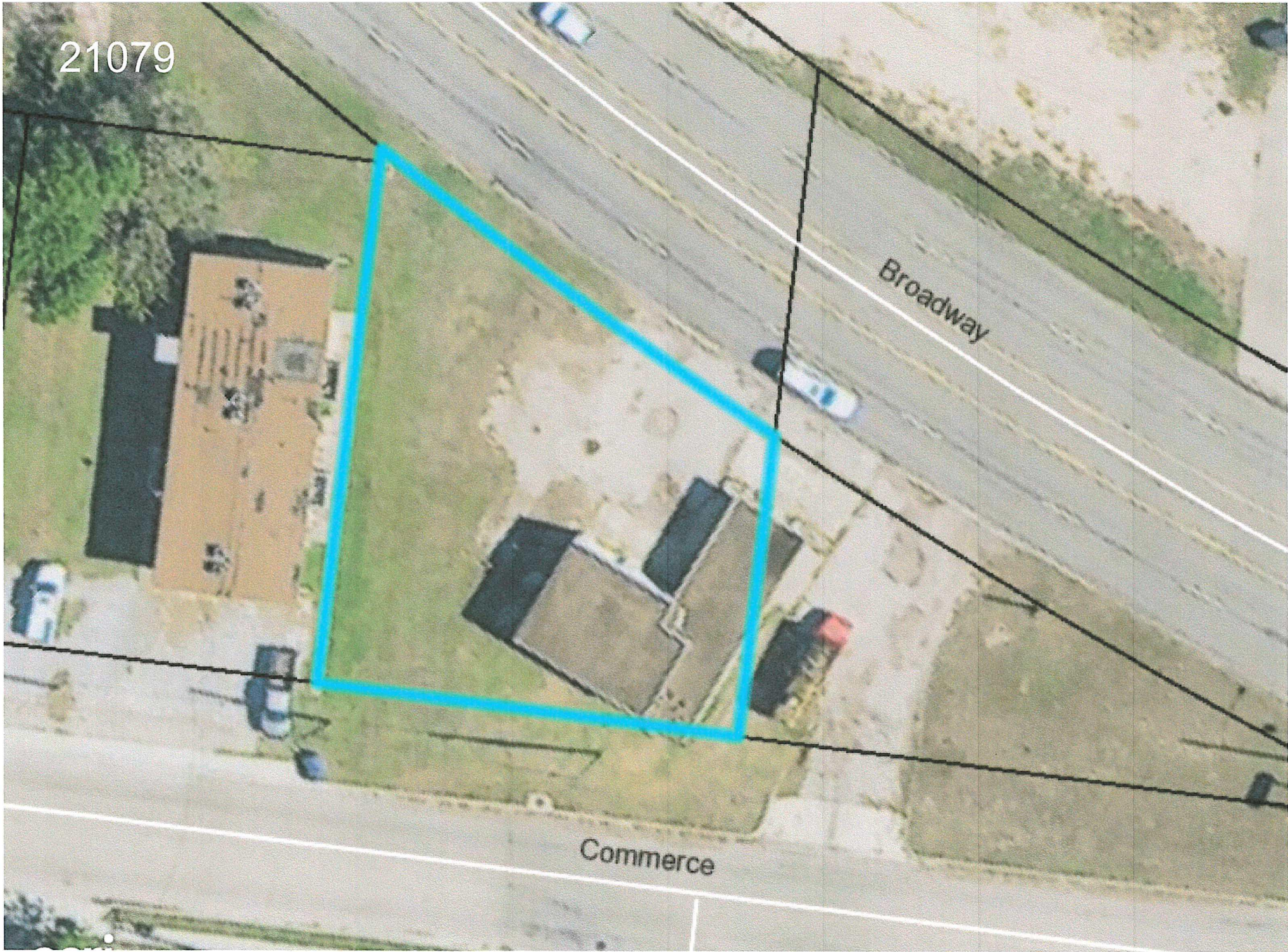
Welcome to K's Sno Cone Hut! It's been a thought mine for over a year now to operate my own Sno Cone stand. COVID melted my mini dream away but this year I'm back to try and open my own stand. Along with the assistance of my parents and the approval by the City of Port Lavaca, I, Kenzy Acosta, am requesting the approval to open and operate my own Shaved Sno Cone stand here within Port Lavaca city limits.

When it comes to ice cold shaven ice with infinite amount syrup, not even a 100F day can compete. At K's Sno Cone Hut we want to be able to offer shaven sno cones in a variety of sizes and start with our top 20 flavors. As business progresses I'll be able to research and learn different flavors, styles, or tasty habits!! I have purchased an 8'x 12' bldg. with money I have saved over the years. My mom and dad purchased my sno cone machine the "Sno Wizard" along with a variety of different flavors. My proposed location will be established on privately-owned commercial property located at 449 Broadway. My dad and I have invested the required time and training to take our food handlers course required by the Victoria Health Department.

Operating my own business doesn't only satisfy customer tasty cool down needs, but it's also going to give me the opportunity learn the business aspects, customer relationship, and what it takes to become an entrepreneur.

Going into my Senior year here at Calhoun High School, I've got a lifetime ahead of me to explore but to know, operating my own business at the age of 17, I'm excited, driven, and ready to serve the customers of Port Lavaca and the surrounding visitor to our community.

21079



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

CITY OF PORT LAVACA

MEETING: August 02, 2021 AGENDA ITEM _____

DATE: 07.24.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual plan for a proposed medium-density residential four-plex development. Legal description is RAFEI SUBD (PORT LAVACA), LOT 1 AND LOT 2. Property identification number 86471 and 86472.

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 applicant is proposing for a medium-density residential four-plex development. The proposed development is 0 .62 acres and will have 12 units. This is contingent on final design layout of the development, but that is the target number of units. The property will require a replat prior to construction.

Sec. 12-24. - Building setbacks

Minimum setback requirements.

- (1) *Front setback lines.* Minimum front setback lines shall be 15 feet. Corner lots shall have a minimum ten-foot setback on the side street.
- (2) *Rear setback lines.* Minimum rear setback lines shall be five feet from the edge of a utility easement or no less than five feet in case where no utility easement exists.
- (3) *Side setback line.* Minimum side setback line shall be five feet from the edge of a utility easement or no less than five feet in cases where no utility easement exists, except on corner lots which require a ten-foot setback on the side street.

The proposed medium-density four-plex residential townhome development preliminary site plan does display setbacks and the structures do appear to meet minimum setback requirements at this time in the preliminary process.

The development team has participated in a predevelopment meeting with city staff and the terms of development were discussed for adherence.

CITY OF PORT LAVACA

Department Comments:

Fire: Consideration of requirements upon formal project submittal will be anything more than a duplex has to be sprinkled in accordance with the International Fire Code Sec 903 – Automatic Sprinkler Systems. Review of fire protection sprinkler system and hydrant requirements will be reviewed at the time of replat and plan submittal.

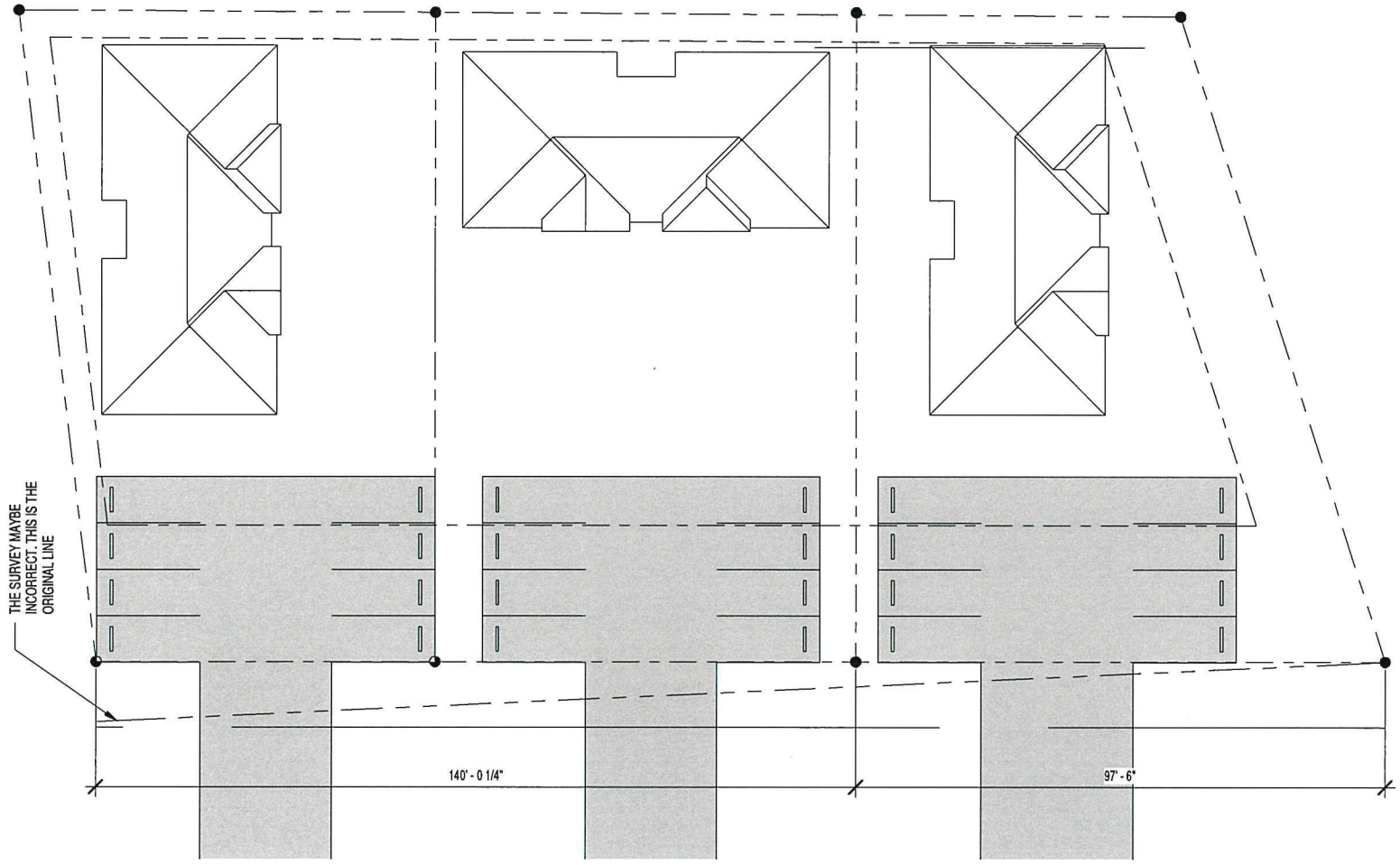
Engineering: Sidewalks are required the length of the frontage of the property. Review of access and drainage will be reviewed at the time of replat and plan submittal.

Public Works: Review of municipal utilities will be reviewed at the time of replat and plan submittal.

Development Services: Adherence to all replat and design requirements.

Attachments:

- Proposed multi-family building site plan
- Rafei Subdivision
- PIN 86471 CAD
- PIN 86472 CAD



THE SURVEY MAYBE
INCORRECT. THIS IS THE
ORIGINAL LINE

140' - 0 1/4"

97' - 6"

① SITE PLAN

RAFEI SUBDIVISION

A 0.62 ACRE SUBDIVISION
REPLAT OF LOTS 1, 2 & 3 OF RENDON SUBDIVISION Z/730 C.C.P.R.

LEGEND

- EXISTING 3/4" IRON ROD (WALTS NOTES)
- ⊙ EXISTING 1/2" IRON ROD
- ⊙ SET 3/4" IRON ROD WITH PLASTIC CAP
- CCPR CALHOUN COUNTY PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- || PLAT OF DEED CALL

1.2074 acres
Approximate Survey
T.M. No. 123607 CCPR

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RAFEI SUBDIVISION TO THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PAVES, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

E. N. Rife
E. N. RIFE

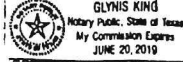
QUESTOR, INC.
ETAH RIFE

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETAH RIFE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF February, 2016

Glynnis King
GLYNNIS KING
NOTARY PUBLIC, STATE OF TEXAS



CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, WANDA ORRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME 38, PAGE 171, OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS 23 DAY OF February, 2016.

Wanda Orrant
WANDA ORRANT
CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

I, ANNA GOODMAN, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF RAFEI SUBDIVISION WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF February, 2016, AT 10:29 O'CLOCK A.M. AND WAS DULY RECORDED ON THE 24 DAY OF February, 2016 IN VOLUME 38, PAGE 111, OF THE CALHOUN COUNTY DEED RECORDS, SLICE NO. 5408.

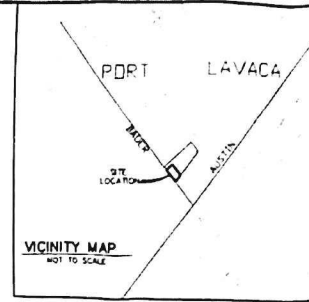
Anna Goodman
ANNA GOODMAN
COUNTY CLERK
COUNTY OF CALHOUN
STATE OF TEXAS
By: *Jessie Sampson*, Deputy
JESSIE SAMPSON, DEPUTY
INST. # 146732

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT NO DELINQUENT AD VALOREM TAXES ARE DUE ON THE REAL PROPERTY OF THIS AMENDED PLAT.

SIGNED THIS 16 DAY OF February, 2016.

Wes Marshall
WES MARSHALL
CHIEF APPRAISER



FIELDMETHOD DESCRIPTION
0.62 ACRE

STATE OF TEXAS
COUNTY OF CALHOUN

ALL OF THAT CERTAIN TRACT OR PARCEL CONTAINING 0.62 ACRE SITUATED IN THE MAXIMO SANCHEZ LEAGUE, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS AND BEING ALL OF LOTS 1, 2 AND 3 OF THE RENDON SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 2, PAGE 730 OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS AND BEING A PART OF THE SAME PROPERTY SHOWN AS TRACT "B" OF MARSHALL MEADOWS SUBDIVISION RECORDED IN VOLUME 2, PAGE 508 OF THE DEED RECORDS OF CALHOUN COUNTY, TEXAS. THIS 0.62 ACRE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD LOCATED IN THE NORTHEAST LINE OF BAUER DRIVE AND AT THE WEST CORNER OF COMMERCIAL PROPERTY TRACT "C" OF THE ABOVE REFERENCED SUBDIVISION AND AT THE SOUTH CORNER OF THE ABOVE REFERENCED TRACT "B" AND FOR THE SOUTH CORNER OF THE ABOVE REFERENCED RENDON SUBDIVISION FOR THE SOUTH CORNER OF THIS 0.62 ACRE BEING DESCRIBED:

THENCE NORTH 35° 18' 12" WEST [DEED CALL = NORTH 35° 18' 12" WEST] WITH THE NORTHEAST LINE OF BAUER DRIVE AND THE SOUTHWEST LINE OF THE SAID TRACT "B" AND THE SOUTHWEST LINE OF RENDON SUBDIVISION, A DISTANCE OF 237.57 FEET [DEED CALL = 237.57 FEET] TO AN EXISTING 5/8 INCH IRON ROD LOCATED AT THE WEST CORNER OF RENDON SUBDIVISION FOR THE WEST CORNER OF THIS 0.62 ACRE BEING DESCRIBED.

THENCE NORTH 50° 44' 43" EAST [DEED CALL = NORTH 50° 44' 43" EAST] WITH THE NORTHWEST LINE OF RENDON SUBDIVISION, A DISTANCE OF 120.29 FEET [DEED CALL = 120.29 FEET] TO AN EXISTING 5/8 INCH IRON ROD LOCATED AT THE NORTH CORNER OF RENDON SUBDIVISION FOR THE NORTH CORNER OF THIS 0.62 ACRE BEING DESCRIBED.

THENCE SOUTH 32° 11' 50" EAST [DEED CALL = SOUTH 32° 11' 50" EAST] WITH THE SOUTHWEST LINE OF THE RENDON SUBDIVISION, A DISTANCE OF 213.97 FEET [DEED CALL = 213.97 FEET] TO AN EXISTING 5/8 INCH IRON ROD LOCATED IN THE NORTHWEST LINE OF THE SAID TRACT "C" AND IN THE NORTHWEST LINE OF A TRACT CONVEYED TO RANDY LANE AND JANE LANE RECORDED IN FILE NO. 14183 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY AND AT THE EAST CORNER OF RENDON SUBDIVISION FOR THE EAST CORNER OF THIS 0.62 ACRE BEING DESCRIBED.

THENCE SOUTH 38° 48' 00" WEST [BASE BEARING] [DEED CALL = SOUTH 38° 48' 00" WEST] WITH THE NORTHWEST LINE OF THE SAID TRACT "C" AND THE NORTHWEST LINE OF THE SAID LANE TRACT AND THE SOUTHWEST LINE OF RENDON SUBDIVISION, A DISTANCE OF 124.16 FEET [DEED CALL = 124.16 FEET] TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.62 ACRE.

THIS FIELDMETHOD DESCRIPTION AND PLAT WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

Henry A. Dantsh
HENRY A. DANTSH
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 5088

2/3/16
DATE

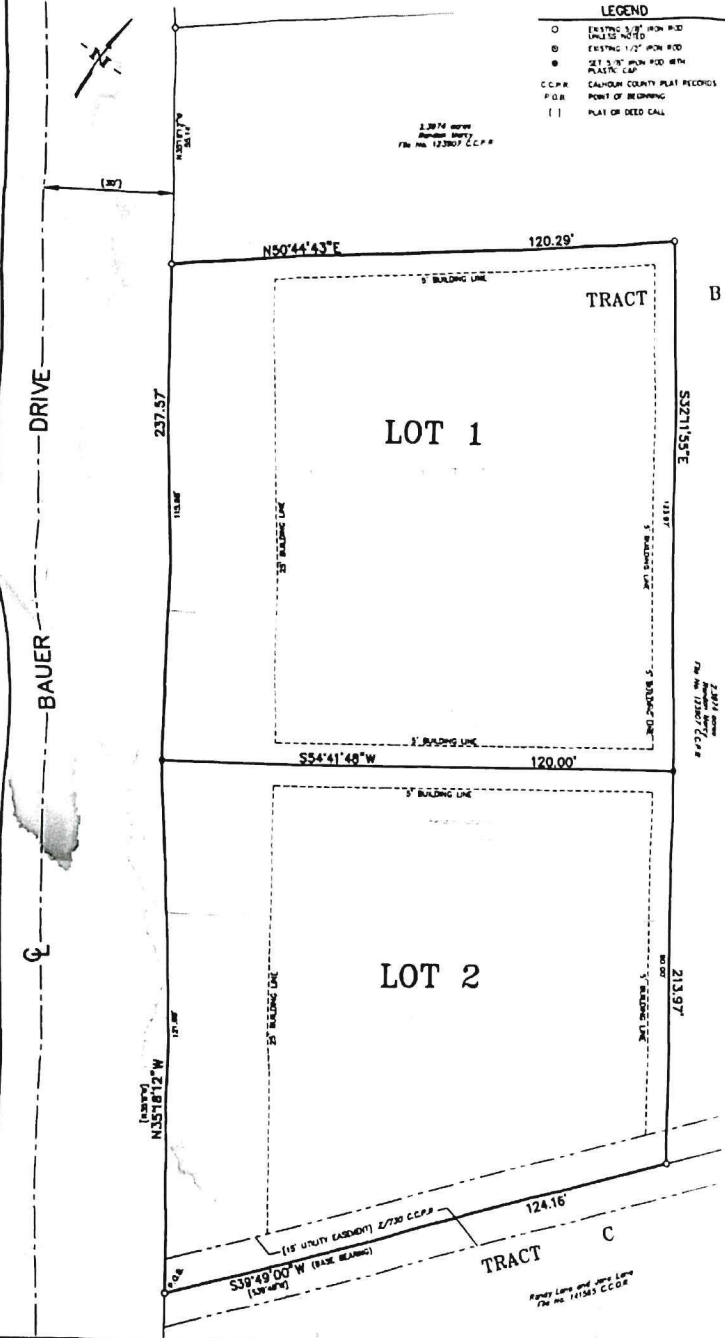


DRAWN BY	D.J.G./J.H.D.
CHECKED BY	H.A.D.
DATE	OCT 29, 2015
SCALE	1" = 20'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
3025 W. LAMAR STREET
PORT LAVACA, TEXAS 77979
(361) 552-4509
TOLL FREE NO. 1-800-221-000

FINAL PLAT
RAFEI SUBDIVISION
MAXIMO SANCHEZ LEAGUE
ABSTRACT NO. 35
CALHOUN COUNTY, TEXAS

FILE NO	7118-001
JOB NO	7118-001
SHEET NO	1 OF 1



Property Identification #: 86472

Property Information: 2021

Owner Identification #: 101200

Geo ID: S0239-00000-0002-00
Situs Address: S BAUER DR PORT LAVACA, TX 77979
Property Type: Real
State Code: C1

Legal Description: RAFEI SUBD (PORT LAVACA), LOT 2
Abstract: S0239
Neighborhood: MARSHALL MEADOWS AREA
Appraised Value: \$14,230.00
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Name: QUEST IRA INC
Exemptions:
DBA: Null



Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Identification #: 86471

Property Information: 2021

Owner Identification #: 101200

Geo ID: S0239-00010-0001-00
Situs Address: S BAUER DR DR PORT LAVACA, TX 77979
Property Type: Real
State Code: C1

Legal Description: RAFEI SUBD (PORT LAVACA), LOT 1
Abstract: S0239
Neighborhood: MARSHALL MEADOWS AREA
Appraised Value: \$15,840.00
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Name: QUEST IRA INC
Exemptions:
DBA: Null



Calhoun CAD Map Search

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CITY OF PORT LAVACA

MEETING: August 2, 2021 **AGENDA ITEM** _____
DATE: 07.26.2021
TO: PLANNING BOARD
FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: To consider and discuss approval of a preliminary minor plat, Howlett's Subdivision. Generally located at the northeast corner of Austin Street and Henry Barber Way. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 54, ACRES 3.671. The property identification for this site is 40677.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

The applicant for the proposed Howlett's Subdivision plat is requesting to subdivide the 3.671-acre parcel into three (3) lots. Lot one being 0.35 acres and has an old gas station on the site. Lot two being 0.53 acres and has two metal buildings. Lot three, being 0.46 acres and has a manufactured home on site.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Commission.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning commission in accordance with this chapter.

The owner is preparing to list these lots for sale upon recordation of the Howlett Subdivision plat. This

Department Comments:

Engineering:

- The preliminary plat represents a 60' access easement for lot 2 and lot 3 which are landlocked lots. The 60 ft. access easement meets access easement requirements.
- Access and Fire Lane easement is not required to be improved to city private road standards. However, if future permits are needed, the access easement/fire lane must be improved to city road standards.

Fire:

- Add "Fire Lane" to the 60ft. Access Easement on the plat.

Public Works: No comment

Development Services:

- Label abandon fuel island outline on lot 1.
- Show 5' rear setback on plat for structure on lot 1.
- Label the concrete pad outline on lot 2.
- Label 10' building separation between the metal buildings on lot 2.
- The remainder parcel will require platting prior to sale or issuance of a permit.
- Meet all department prior to submitting the final plat.

Staff Recommendation: Approval

Staff recommends approval of the preliminary minor plat, Howlett's Subdivision. Generally located at the northeast corner of Austin Street and Henry Barber Way. The current legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 54, ACRES 3.671. The property identification for this site is 40677.

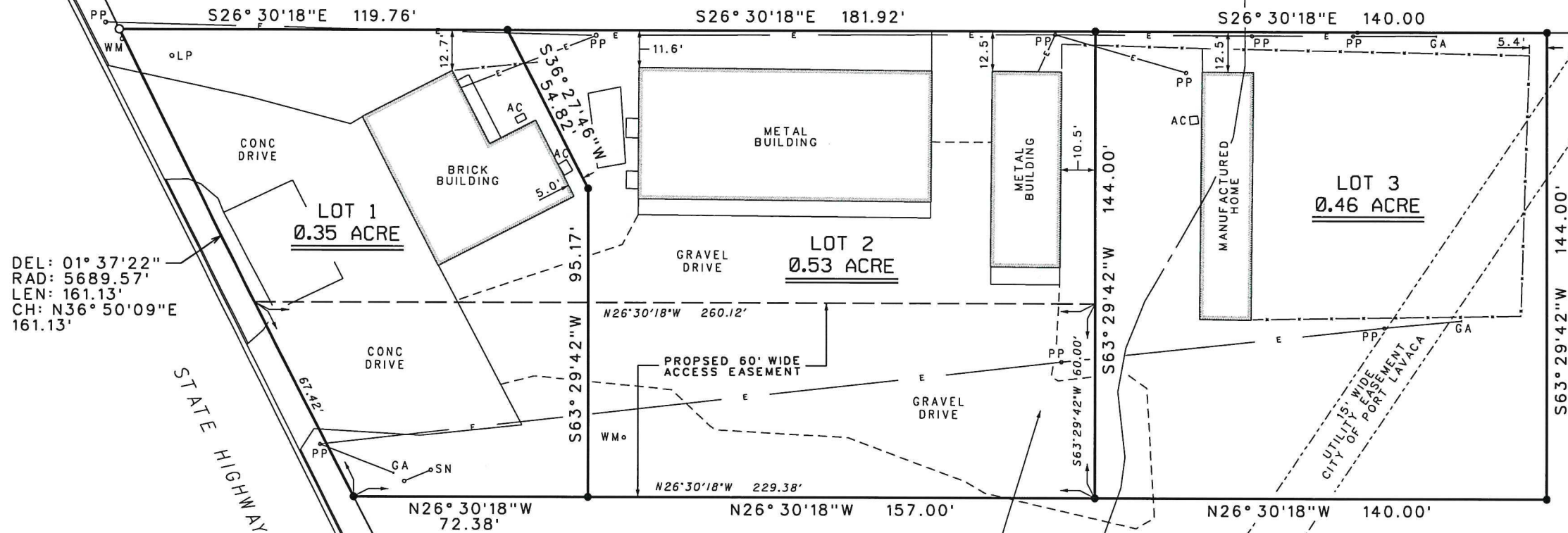
Attachments:

Howlett Preliminary Plat
Howlett Preliminary plat aerial
CAD information
Google aerial

RUBIN JOHN RIGGINS
AND MARY LOIS CAMPOS
DOC. NO. 105557 O.R.
REMAINDER OF 4 ACRES



MH
O



DEL: 01° 37' 22"
RAD: 5689.57'
LEN: 161.13'
CH: N36° 50' 09"E
161.13'

STATE HIGHWAY 238

PROPOSED 60' WIDE
ACCESS EASEMENT

UTILITY WIDE EASEMENT
CITY OF PORT LAVACA


WARRANTY DEED
WITH VENDOR'S LIEN
LONNIE GRAY AND WIFE,
SANDRA GRAY
TO
HOWLETT'S INC.
SEPTEMBER 25, 1985
VOL. 390, PG. 3 D.R.
REMAINDER OF 7.77 ACRES

LAND USE
LOT 1: COMMERCIAL
LOT 2: COMMERCIAL
LOT 3: RESIDENTIAL

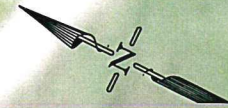
APPROX. LOCATION ZONE X
(0.2% ANNUAL CHANCE FLOOD)
APPROX. LOCATION
ZONE AE (EL. 12 FT.)

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING
TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN
COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C0185E,
MAP EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY
IS LOCATED PARTIALLY IN ZONE AE (EL. 12 FT.) AND
PARTIALLY IN ZONE X (0.2% CHANCE FLOOD).

PRELIMINARY SKETCH

HOWLETT'S SUBDIVISION	
 GANEM & KELLY SURVEYING, INC. LAMAR STREET, SUITE 5 POINT COMFORT, TEXAS 77978 (361) 987-2011 FIRM NO. 10080300	
DRAWN BY : G.A.G.	SCALE: 1" = 40'
CHECKED BY: G.A.G.	DATE: 07/20/2021
APPROVED BY: G.A.G.	JOB NO. PC21-140

RUBIN JOHN RIGGINS
AND MARY LOIS CAMPOS
DOC. NO. 105557 O.R.
REMAINDER OF 4 ACRES



S26° 30'18"E 119.76'

S26° 30'18"E 181.92'

S26° 30'18"E 140.00'

DEL: 01° 37'22"
RAD: 5689.57'
LEN: 161.13'
CH: N36° 50'09"E
161.13'

STATE HIGHWAY 238

LOT 1
0.35 ACRE

BRICK BUILDING

LOT 2
0.53 ACRE

METAL BUILDING

LOT 3
0.46 ACRE

MANUFACTURED HOME

GRAVEL DRIVE

PROPOSED 60' WIDE ACCESS EASEMENT

GRAVEL DRIVE

UTILITY WIDE EASEMENT
CITY OF PORT LAVACA

N26° 30'18"W 72.38'

N26° 30'18"W 157.00'

N26° 30'18"W 140.00'

S63° 29'42"W 95.17'

N26° 30'18"W 260.12'

WM

N26° 30'18"W 229.38'

S63° 29'42"W 144.00'

S63° 29'42"W 160.00'

S63° 29'42"W 144.00'

WARRANTY DEED
WITH VENDOR'S LIEN
LONNIE GRAY AND WIFE,
SANDRA GRAY
TO
HOWLETT'S INC.
SEPTEMBER 25, 1985
VOL.390, PG.3 D.R.
REMAINDER OF 7.77 ACRES

LAND USE
LOT 1: COMMERCIAL
LOT 2: COMMERCIAL
LOT 3: RESIDENTIAL

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C0185E, MAP EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN ZONE AE (EL. 12 FT.) AND PARTIALLY IN ZONE X (0.2% CHANCE FLOOD).

PRELIMINARY SKETCH

APPROX. LOCATION ZONE X
(0.2% ANNUAL CHANCE FLOOD)
APPROX. LOCATION ZONE AE (EL. 12 FT.)

HOWLETT'S SUBDIVISION



GANEM & KELLY SURVEYING, INC.

LAMAR STREET, SUITE 5
POINT COMFORT, TEXAS 77978
(361) 987-2011
FIRM NO. 10080300

DRAWN BY : G.A.G.

SCALE: 1" = 40'

CHECKED BY: G.A.G.

DATE: 07/20/2021

APPROVED BY: G.A.G.

JOB NO. PC21-140

Property Identification #: 40677

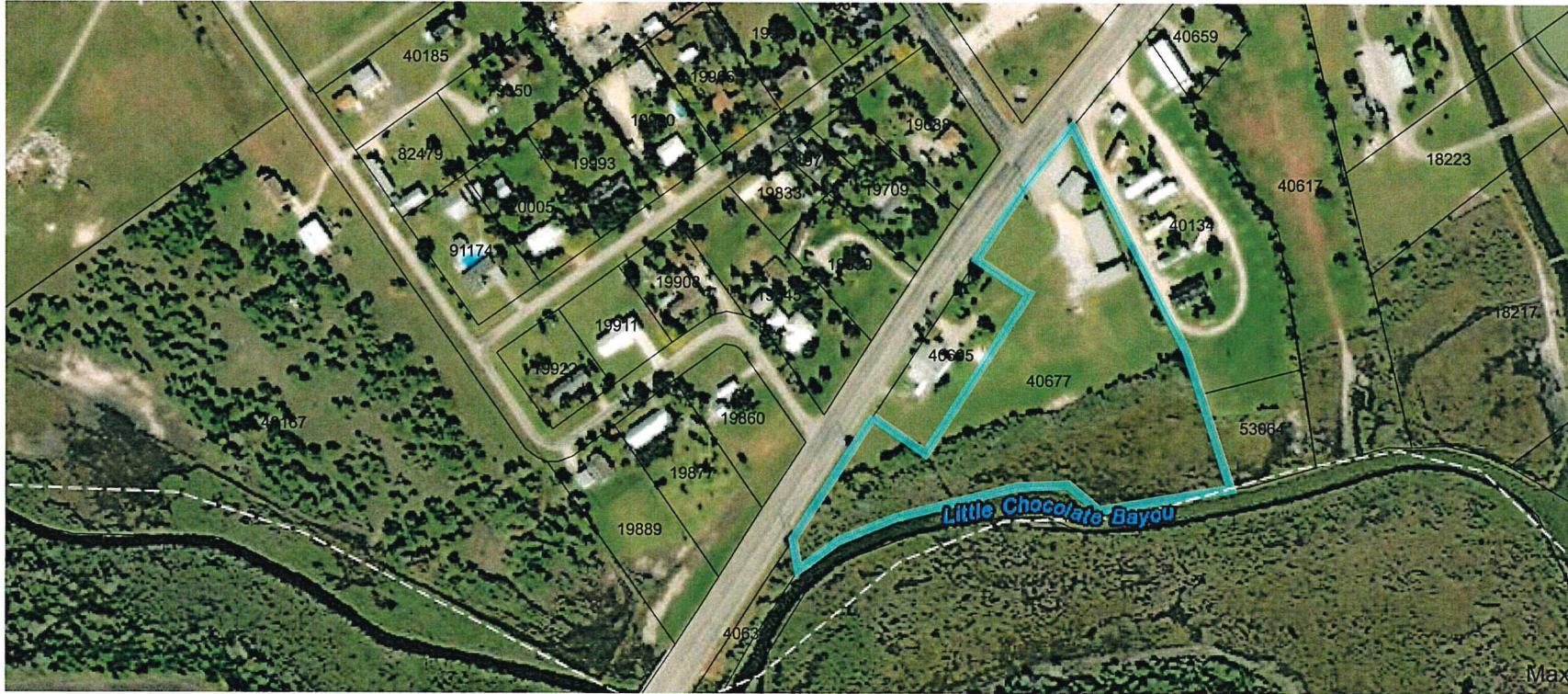
Property Information: 2021

Owner Identification #: 40677

Geo ID: A0137-00000-0056-00
Situs Address: 101 HWY 238 PORT LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0137 SAMUEL SHUPE, TRACT PT 54, ACRES 3.671
Abstract: A0137
Neighborhood: PORT LAVACA COMMERCIAL
Appraised Value: \$224,110.00
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Name: HOWLETTS INC
Exemptions:
DBA: Null



Calhoun CAD Map Search

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CITY OF PORT LAVACA

PB MEETING: August 02, 2021 **AGENDA ITEM** _____

DATE: 07.26.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval for a Variance Request for a corner lot that shall have a minimum ten-foot setback on the side street, but the setback is 7-foot 6-inches for an open walled carport on a corner lot side street. The carport is under construction at the location of 1323 Algee Drive.

Sec. 12-24. - Building setbacks

(a) *Definitions.* For the purpose of this article, the term "building setback lines" means to the distance that buildings or structures must be from the property line.

(d) Minimum setback requirements.

(1) Front setback lines. Minimum front setback lines shall be 15 feet. Corner lots shall have a minimum ten-foot setback on the side street.

The variance request is for the flanking street where the secondary driveway is located and where the carport is currently under construction. The carport has a setback of 7'6' and the required setback for the corner lot shall have a minimum ten-foot setback on the side street as per the aforementioned code.

The applicant constructed the open walled carport for the property owner who is wheelchair bound. This open walled carport will be used to provide shelter from the weather conditions year-round as he exits his vehicle and is transported to his wheelchair to be taken into his residence.

The applicant did seek permit compliance after being informed by code enforcement he needed the permit for the construction of the carport. The permit will be issued upon approval of this variance request.

The applicant also sought a petition of approval from the neighboring properties on Second Street where the carport is located. There are only three (3) properties on this street. All three properties agreed they have no issue with the carport. Two neighbors signed the petition of approval and one neighbor preferred not to have any association with the city. This neighbor approved of the carport but preferred not to sign a petition.

The applicant will not be closing in the walls of the carport and the construction is near completion.

Attachments:

- Carport site plan
- Variance Petition

- Calhoun County Appraisal District Summary

Petition for approval of carport garage @ 1323 Algae St.- Port Lavaca, Tx. 77979

1. Augustine & Elizabeth a Contreras (1403 Algae St,)

Signature x *Augustine Contreras*
Elizabeth Contreras

2. Aguirre , Samimy (1404 Shofner St.)

Signature x *I WAS TOLD BY MR. AGUIRRE THAT HE DID NOT WANT TO SIGN DUE TO HISTORIC DEALINGS WITH CITY COUNCIL YEARS BACK.*

3. Hernandez , Felipe M & WF Betty Jo (1322 Shofner St.)

Signature x *Felipe M. Hernandez*
Betty Jo Hernandez 6/30/2021

** SAMMY AGUIRRE IS NOT OPPOSED TO THE BUILDING ASPECT PART OF PROJECT - DUE TO HISTORIC ISSUES YEARS AGO FROM CITY COUNCIL -*



* 7'-6" From Last Column
To 1'-Set-Back (CURB)

Property Identification #: 18371

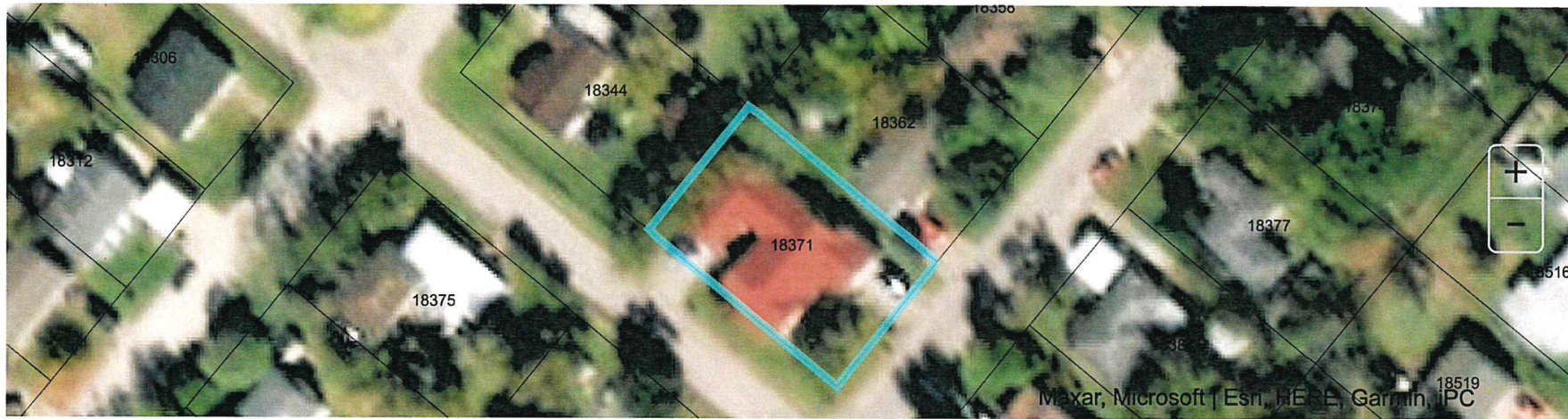
Property Information: 2021

Owner Identification #: 19513

Geo ID: S0005-00190-0008-00
Situs Address: 1323 ALGEE ST PORT LAVACA, TX 77979
Property Type: Real
State Code: A1

Legal Description: ALAMO HEIGHTS #1 (PORT LAVACA), BLOCK 19, LOT 8, & PT OF ABND ALLEY
Abstract: S0005
Neighborhood: ALAMO HGTS AREA
Appraised Value: \$154,120.00
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

Name: MENCHACA CELESTINE
Exemptions: OTHER, HS
DBA: Null



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