
CITY OF PORT LAVACA

PB MEETING: December 06, 2021 **AGENDA ITEM** _____

DATE: 11.27.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss a conceptual liquor store to be located north of Austin and west on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 90212. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 52, ACRES 6.96, Port Lavaca, 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 Dana Gonzales has been a Port Lavaca resident since childhood. They are proposing to buy 6.96 acres on Alcoa Drive. The development would be to construct a metal building, a barn dominium style, to open a sole proprietor liquor store business to be owed and family operated and name it Starting Gate.

This proposed liquor store location on Alcoa Drive is adjacent to the Cornerstone church.

The emails (attached as exhibits herein) between TABC and the applicant provide information that there is no stipulation about being around a church, only bonds if within 1000 ft of a school. A liquor store does not require the Texas Alcoholic Beverage Code Notice sign for 60 days, because it is a liquor store and not an on-premise consumption establishment, such as a restaurant or bar. This will be a package store not a bar or restaurant.

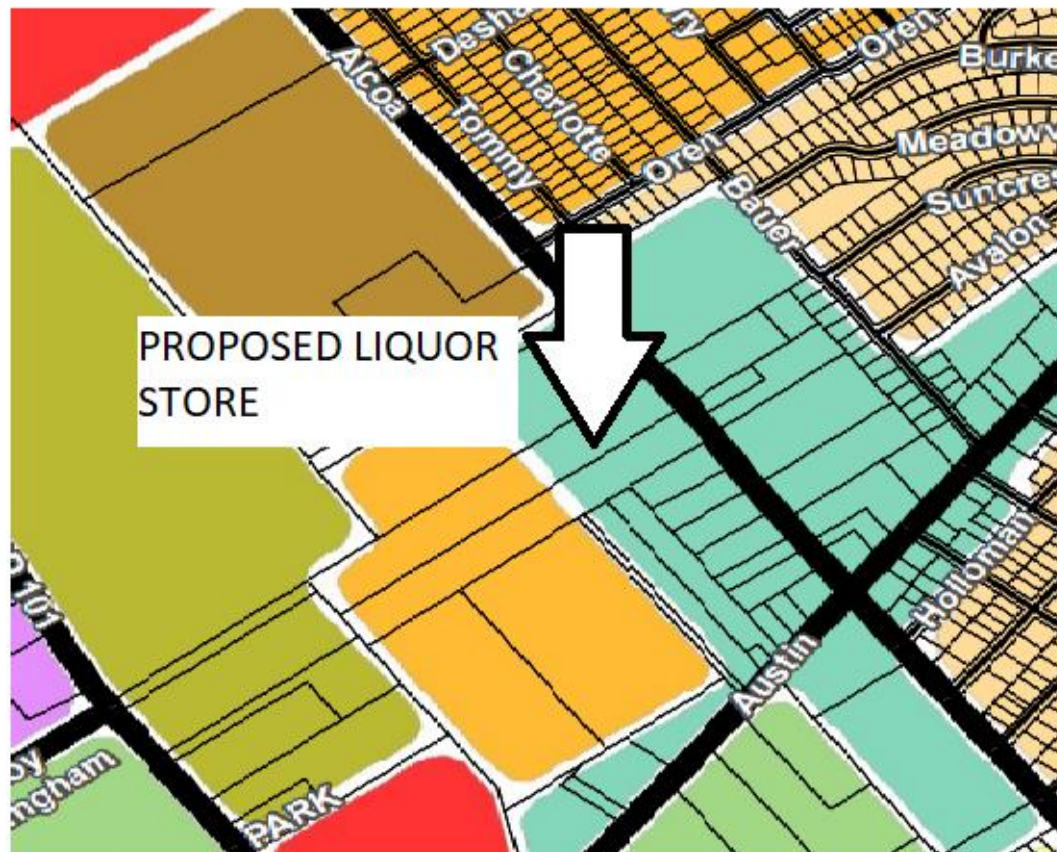
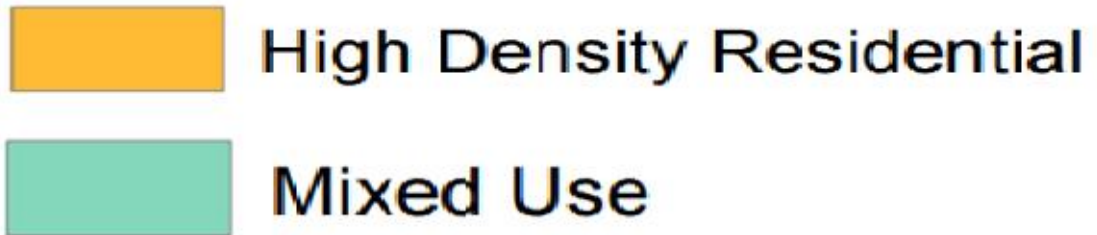
The applicant's personal statement is as follows:

"People won't be loitering around, they won't be drinking on my premises. Nor will I sell to intoxicated people. They will be in and out or come through a drive thru window. Will be brand new building and be a very respectable locally owned and operated business. If you look at the land, there is a big and wide ditch that is in between from where the church is. Plus, a liquor store's hours are Mon thru Sat 10 Am to 9 Pm. Closed all day on Sundays and Closed Thanksgiving and Christmas and New Year's Day and if it falls on Sunday you are required by law to be closed the following day on Monday. Plus, I have been looking all over in Port Lavaca and there is no building in this town that doesn't rent for less than a \$1.00 a square ft and is anywhere from \$4,500 to \$8,000 a month to rent. I would hope as a long-term resident of Calhoun County, former business owner, In Port Lavaca, you would support a Local Business, Family owned and operated business and Promote growth to our City of Port Lavaca."

Future Land Use Map:

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

FUTURE LAND USE MAP



The designation of the parcel in accordance with the Future Land Use Map is High Density Residential and Mixed Use.

The applicant has provided a petition of approval from the surrounding property owners.

If this site is approved to be developed as a liquor store, the property will require platting and the applicant will be requested to participate in a predevelopment meeting with city staff to discuss site development standards prior to any issuance of permits.

CITY OF PORT LAVACA

Links for reference:

Future Land Use Map:

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

Calhoun County aerial for location of property in accordance to approved and existing comparable land uses:

<https://propaccess.trueautomation.com/mapSearch/?cid=83&p=90212>

Attachments:

- Applicant Letter
- Applicant Emails with TABC
- Applicant Petition