

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 November 1, 2021, meeting was a regular Planning Board meeting held on the first Monday of the month.

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

Mike Elgin	Board Chairman
Gary Crone	Board Member
Sheryl Cuellar	Board Member
Mark Howell	Board Member
Betty Birdwell	Board Member

And with the following Board Members absent:

Justin Weaver	Board Member
Lindsey Huang	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.

### **COMMENTS FROM THE PUBLIC:**

Chairman Mike Elgin asked for comments from the public and there were no responses.

### **APPROVAL OF MINUTES:**

Board Member Cuellar made a motion

THAT the Planning Board hereby approves the minutes of the meeting held June 21, 2021, August 2, 2021, September 7, 2021

Board Member Betty Birdwell seconded the motion.

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Consider and discuss approval of a 2-lot Preliminary Plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302.**

Board Member Crone made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve a 2-lot Preliminary Plat. Generally located at the northeast corner of Austin Street and Alcoa Street.

Board Member Cuellar seconded the motion.

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Consider and discuss approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.**

Board Member Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road.

Board Member Birdwell seconded the motion.

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Consider and discuss approval of a Preliminary Plat. The proposed Preliminary Plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.**

Board Member Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve of a Preliminary Plat located at 2248 FM 3084, also known as Half League Road.

Board Member Birdwell seconded the motion

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Consider and discuss approval of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way. The legal description for this location is A0137 SAMUEL SHUPE, TRACT PT 1, ACRES 12.449. The PIN # for this property is 14186.**

Comment from Chairman Elgin the area is a high visible area and prosed the question if the area will be fenced. Response from applicant Arnulfo Gonzalez representing Gonzalez Industrial Insulation Inc. responded yes.

Comment from Cuellar if traffic of this business will give problems for the emergency management next door. Applicant Gonzalez responded no.

Birdwell made comment to the number of employees. Applicant responded maybe twelve to ten employees.

Howell made comment on deliveries. Applicant responded maybe once or twice a week. Howell made comment on drainage. Jessica Carpenter commented applicant will have to provide drainage plan which will be discussed further in the predevelopment meeting.

Comment from Cuellar and Birdwell concerning daily traffic and wear and tear on the road. Applicant responded there is staging on site therefore is not a lot of back and forth.

Board Member Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way.

Board Member Crone seconded the motion

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Consider and discuss approval of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.**

Board Member Crone made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing.

Board Member Cuellar seconded the motion

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Consider and discuss candidates to represent the Planning Board to be considered for the Economic Development Vision Committee.**

Action for Planning Board Members to nominate a representative of Planning Board for the Economic Development Vision Committee.

## **ADJOURN**

Chairman Mike Elgin asked for a motion to adjourn.

Board Member Crone made a motion to adjourn the meeting.

Board Member Birdwell seconded this motion.

Motion passed by the following vote:

AYES: Chairman Elgin, Board Member Howell, Board Member Cuellar, Board Member Birdwell, Board Member Crone

NAYS: None

**Meeting adjourned.**

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CHAIRMAN

**ATTEST:**

Jessica Carpenter, Director of Development Services

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