

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 August 2, 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
Mark Howell	Board Member
Gary Crone	Board Member
Justin Weaver	Board Member
Sheryl Cuellar	Board Member
Lindsey Huang	Board Member

And with the following Board Members absent:

Betty Birdwell	Board Member
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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 Mark Howell made a motion

THAT the Planning Board hereby approves the minutes of the special meeting held on June 21, 2021.

Board Member Gary Crone seconded the motion.

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

NAYS: None

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.

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 conceptual restaurant and retail development, Big Daddy's Bar and Grill with gift shop.

Board Member Justin Weaver seconded the motion.

Motion passed by the following vote:

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

NAYS: None

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.

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 the conceptual fast-food restaurant with drive-thru, Burger King,

Board Member Sheryl Cuellar seconded the motion.

Motion passed by the following vote:

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

NAYS: None

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.

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve K's No Cone Hut with displaying a revised site plan with the best available flow and cueing of the drive-thru traffic be submitted and presented before City Council.

Board Member Mark Howell seconded the motion

Motion passed by the following vote:

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

NAYS: None

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.

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 the conceptual plan for a proposed medium-density residential four-plex developmet.

Board Member Gary Crone seconded the motion

Motion passed by the following vote:

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

NAYS: None

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.

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 the 3-lot preliminary minor plat, Howlett's subdivision generally located at the northeast corner of Austin Steer and Henry Barber Way.

Board Member Justin Weaver seconded the motion

Motion passed by the following vote:

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

NAYS: None

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-feet 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.

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 Variance Request for a corner lot that shall have a minimum of ten-foot setback on the side street, but the setback is 7-feet 6-inches for an open walled carport on a corner lot side street.

Board Member Maark Howell seconded the motion

Motion passed by the following vote:

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

NAYS: None

Meeting adjourned.

CHAIRMAN

ATTEST:

Jessica Carpenter, Director of Development Services
