
CITY OF PORT LAVACA

MEETING: March 11, 2024 **AGENDA ITEM** _____

DATE: 02/29/2024

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DEVELOPMENT SERVICES

SUBJECT: At the recommendation of the Planning Board, consider and discuss approval for a conceptual tire and automotive shop to be located on the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision.

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 a new tire and automotive shop to be located in the Laurel Acres subdivision. The applicant currently owns and operates multiple service centers in the city of Victoria, Crossroads Tire & Automotive Service.

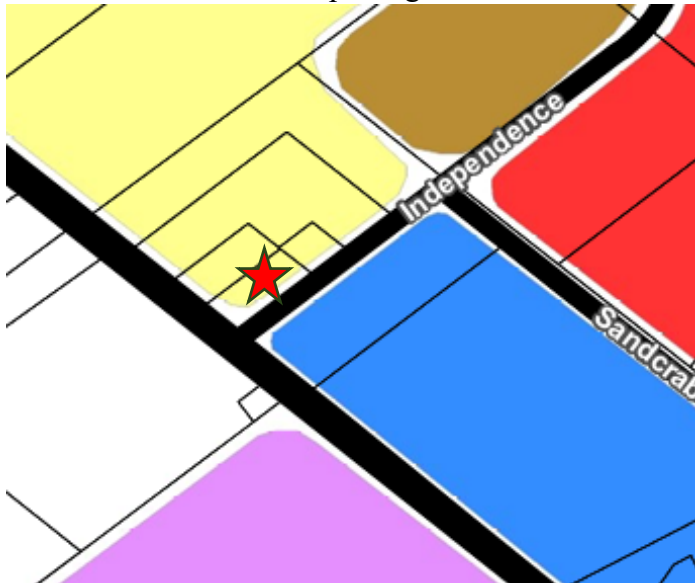
The applicant has provided the layout and site plan from a Victoria location for concept review. Tires will be confined and a trailer will pick up weekly or bi-weekly as needed. Oil containment will be plastic polyurethane tanks.

The applicant stated they are purchasing Bruce's Auto Shop located on the corner on Austin and Seadrift and this property is for future growth of their company in the next two or three years.

Future land Use Map

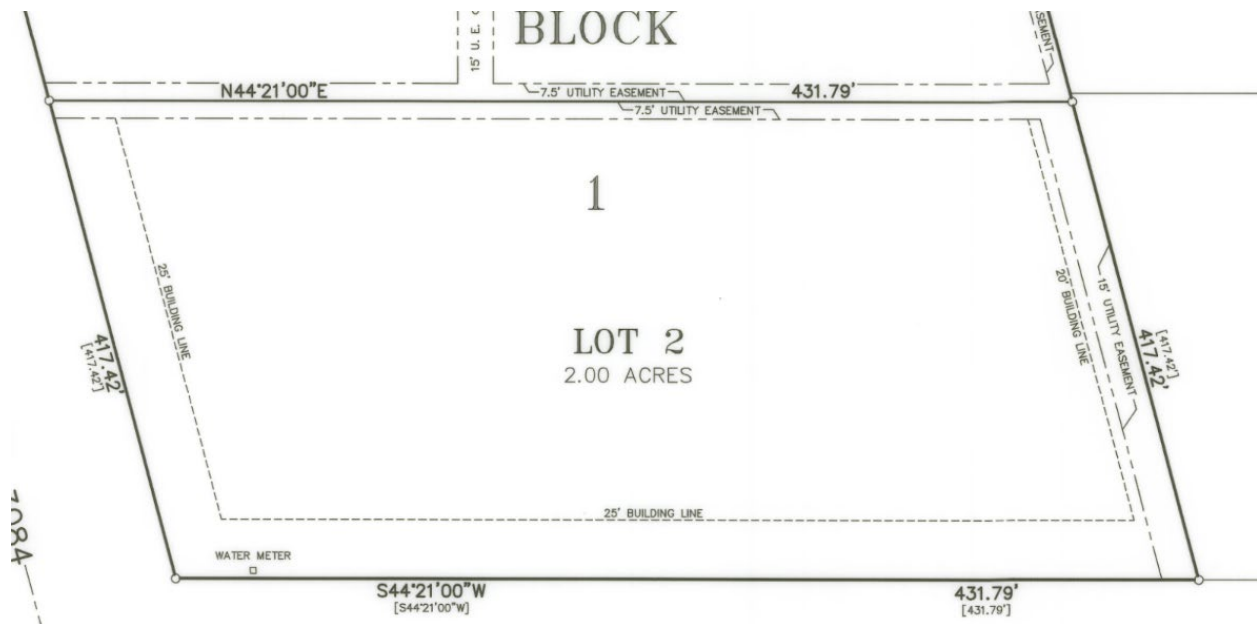
<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use Map designates this area as low density residential.



Lot 2 of the Laurel Acres Subdivision

<https://lf.calhouncotx.org:83/WebLink/DocView.aspx?id=43761&dbid=0&repo=lfwcalhounc>



Department Comments:

Engineering:

- Waiving the sidewalk requirement until Independence if further developed.
- Convert the 25ft building line to a drainage easement possibly pushing the building line to 30FT

Public Works:

CITY OF PORT LAVACA

- The property has water.
- No sewer, grinder station needed.
- Oil containment- secondary containment is to be 2/3 volume of the tank.

Fire:

- If the square footage remains the same as footage of the plans provided during pre-development, no sprinkler system is needed for the S1 occupancy.
- There will need to be a barrier between the shop and the business area.

Development Services:

- Property will need to be provided a new situs address.

Staff Recommendation: APPROVAL of the proposed tire and automotive service center to be located the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision.

Planning Board Recommendation: APPROVAL

Attachments:

- CAD PIN #65209
- Laurel Acres Subdivision Plat
- Conceptual site plan
- Conceptual building plan
- Conceptual floor plan