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GENERAL NOTES

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CONTRACTOR TO CHECK AND HERETY ALL SHENGO BEHODE COHMENCAS BORY AND TO REPORT ANY DECREMANCES TO THE DESIGNAR.

VEF Engineering

527 Einhurst Drive Port Lavara, TX 77979 (361) 930-6340 TX Firm No. 17596

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Nevarez Restaura

Port Lavaca, TX

CLENT

Sasha Nevarez

DRAWNO

SITE PLAN PHASE 1

SCALE: 1/16" = 1-0" DATE: JAN 20

DRAWN BY:

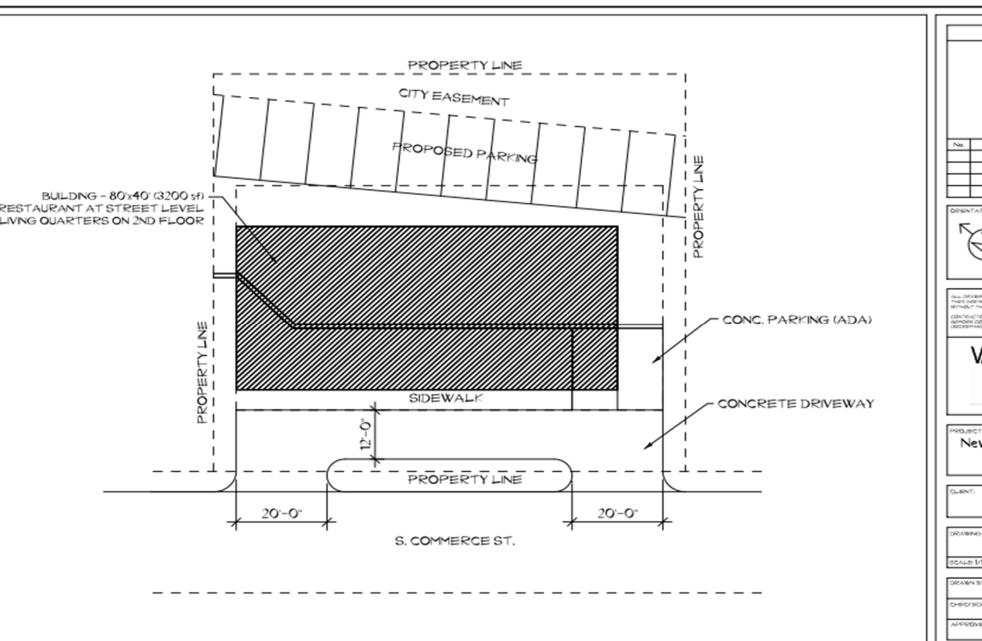
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CHECKED BY:

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APPROVED BY:

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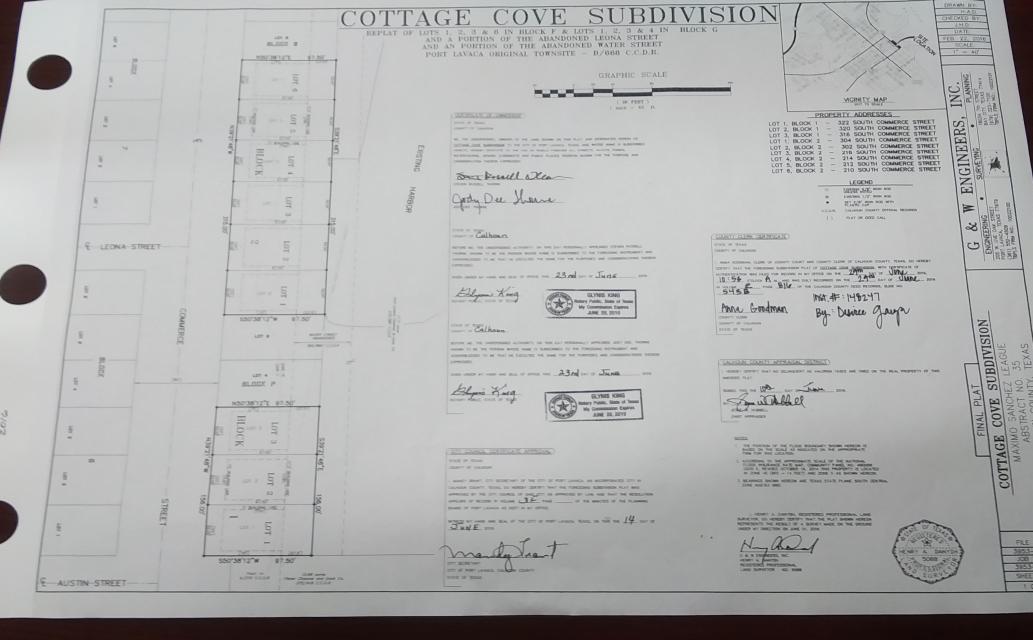
Port Lavaca,

Sasha Nevare

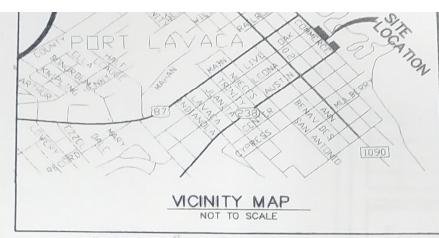
SITE PLAN PHASE 2

SCALE: 1/16" = 1-0"

DRAWNEY CHICISO BY: VEF APPROVED BY: VEF



Non



PROPERTY ADDRESSES

LOT	1,	BLOCK	1	_	322	SOUTH	COMMERCE	STREET
LOT	2,	BLOCK	1	_	320	SOUTH	COMMERCE	STREET
LOT	3,	BLOCK	1	_	316	SOUTH	COMMERCE	STREET
LOT	1,	BLOCK	2	_	304	SOUTH	COMMERCE	STREET
LOT	2,	BLOCK	2	_	302	SOUTH	COMMERCE	STREET
LOT	3,	BLOCK	2	-	216	SOUTH	COMMERCE	STREET
LOT	4,	BLOCK	2	_	214	SOUTH	COMMERCE	STREET
LOT	5,	BLOCK	2	-	212	SOUTH	COMMERCE	STREET
LOT	6.	BLOCK	2	nythillean	210	SOUTH	COMMERCE	STREET

LEGEND

0	EXISTING 5/8" IRON ROD UNLESS NOTED
©	EXISTING 1/2" IRON ROD
•	SET 5/8" IRON ROD WITH PLASTIC CAP
C.C.O.R.	CALHOUN COUNTY OFFICIAL RECORDS
[]	PLAT OR DEED CALL

ENGINEERS

FEB. 22, 2016 SCALE: 1" = 40'

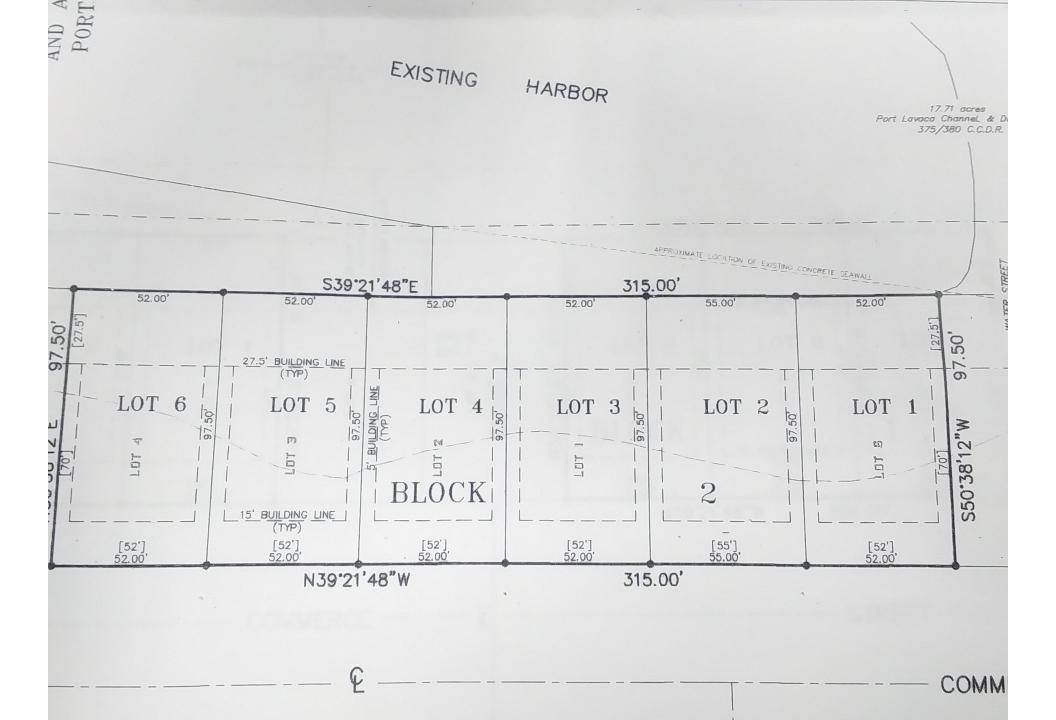
SURVEYING

1803A 7th STREET BAY CITY, TEXAS 77414 (979) 323-7100 TBPLS FIRM NO.: 10022101

> CA, TEXAS 77979 4509 NO.: 10022100

COUNTY CLERK CERTIFICATE

160



From: Mike Walsh < Mike. Walsh@txdot.gov>

Sent: Friday, April 23, 2021 9:40 AM

To: kevsas18@gmail.com

Cc: Jon Adame < <u>Jon.Adame@txdot.gov</u>>; Michael Brzozowski < <u>Michael.Brzozowski@txdot.gov</u>>; Jody

Weaver(jweaver@portlavaca.org) < jweaver@portlavaca.org>

Subject: Parking in TxDOT ROW

Mr. & Mrs. Nevarez,

Texas Department of Transportation (TxDOT) is not a regulatory agency. That means that we do not do any enforcement of the state's laws and regulation. State laws allow parking in TxDOT right of way on a temporary basis as long as you do not block or impede traffic or access to adjoining property. Any interpretation or enforcement of these laws would fall on Department of Public Safety or local law enforcement. It is possible of a city to pass no parking regulations but they would then be responsible for enforcement. TxDOT cannot grant you specific permission to park in the ROW outside of what the law already allows.

Sincerly

Texas Department of Transportation

Michael J. Walsh P.E. Texas Department of Transportation Yoakum District Director of Operations (361) 293-4347 office Mike.Walsh@txdot.gov

CITY OF PORT LAVACA

PB MEETING: OCTOBER 5, 2020 AGENDA ITEM _

DATE: 10.01.2020

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: CONCEPT PLAN OF COMMERCIAL DEVELOPMENT ON LOTS 4 and 5 COTTAGE COVE SD $\,$

ON COMMERCE ST.

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, ..."

Kevin and Sasha Nevarez are requesting approval of a proposed commercial development on Lots 4 and 5 of the Cottage Cove Subdivision. Attached is a concept plan placed over a google earth image. The correlation between the survey lines and the aerial photograph is not precise, but a "best fit" and provided just for general information.

The upland portion of Lots 4 and 5 front S. Commerce Street and have a natural grade elevation of approximately 19 ft. The rear portion of the lots are in a Velocity Flood Zone where all permanent structures must be elevates to where the bottom of the support structure is no less than 14 ft in elevation. The natural grade in this portion is approximately 9 ft — 10 ft. New fill material is not permitted in a Velocity Zone.

There is a public access easement that angles on the rear of the lots. This is shown with a green dashed line. There is a 15 ft front setback on S. Commerce, a 27.5 ft rear setback line, and 5 ft side setbacks.

Specifically, the proposed development includes the following:

- A portable food truck to be located on the lower portion of Lot 4.
- · A walk-up coffee/ice cream parlor located on the upper portion of Lot 4.
- · An ADA pedestrian ramp and sidewalks to connect the upper elevation parlor to the lower level parking.
- The heavy dashed yellow line is a future restaurant that is planned to be constructed on a slab fronting Commerce St and pilings on the rear half (similar to O'Neills brewery). Parking for this restaurant would necessarily rely of area public parking and would be discussed whenever they are ready to propose that construction.

Other things to consider:

- There is room along the rear access easement for 3 9'x20' parking spaces and a Van Accessible space. This
 would be adequate by code for these small buildings.
- In reality, we can expect that people would park along S. Commerce to walk to the ice cream stand. TxDOT is in the process of constructing sidewalks all along this area. When O'Neills was first opened, parking along Commerce was discouraged and particularly since there currently are on sidewalks, people have not been parking there. I have found not ordinance though that prohibits parking here. In discussions with TxDOT at the time O'Neills was opening up, TxDOT said they had not laws that would prevent parking. There is ample room, but there may be those in the community that may not favor this action.
- With the sidewalks in place, the 4-way stop at Main which slows the speed of traffic in the area, and the
 community's interest in making downtown more pedestrian friendly, allowing parking here for this and other
 activities downtown may make sense. I don't have a time line on TxDOT's construction and if the development
 is approved, we may want the developer to construct the sidewalk now in front of their development or wait to
 develop until TxDOT has completed their project.