



PLANNING BOARD

Wednesday, July 22, 2026 at 6:00 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

STATE OF TEXAS §

COUNTY OF CALHOUN §

CITY OF PORT LAVACA §

MEETING PROCEDURE

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Wednesday, July 22, 2026 beginning at 6:00 P.M., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

ROLL CALL

PRESENT

Justin Weaver	Chairman
Gary Crone	Board Member
Cynthia Escalera	Board Member
Steve Butler	Board Member

ABSENT

Betty Birdwell	Board Member
Sheryl Cuellar	Board Member
Lindy Cain	Board Member

CALL TO ORDER

- Chairman Justin Weaver called the meeting to order at 6:11 p.m. and presided

COMMENTS FROM THE PUBLIC

- None

ACTION ITEMS - *Board will consider/discuss the following items and take any action deemed necessary*

1. Approval of Wednesday, June 24, 2026, Regular Meeting Minutes.

Motion made by Board Member G. Crone

NOW THEREFORE, LIT IT BE RESOLVED BY THE PLANNING BOARD OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the June 24, 2026, minutes of the Regular Planning Board Minutes are hereby approved
Seconded by Board Member C. Escalera

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Steve Butler
Voting Nays: None

2. Discuss and consider a request for a variance to the required rear yard setback to allow the placement of one tiny home as part of a proposed four-unit tiny home development on Property ID #18061, legally described as Groomes (Port Lavaca), Block 4, Lot 3, PT of Lot 2 (523 Broadway Street).

Motion made by Board Member Steve Butler

THAT, in discordance with recommendations(s) of staff, the Planning Board hereby approved the request for a variance to the required rear yard setback to allow the placement of one tiny home as part of a proposed four-unit tiny home development on Property ID #18061, legally described as Groomes (Port Lavaca), Block 4, Lot 3, PT of Lot 2 (523 Broadway Street). due to the unique characteristics of the property and the need to provide adequate clearance for parking.

Seconded by Board Member Cynthia Escalera

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Steve Butler
Voting Nays: None

3. Review and discuss the Draft Goals for the Port Lavaca Comprehensive Plan

Planning Board Members discussed this agenda item

No action necessary and none taken.

REQUEST FROM THE BOARD

- Discussed creating a citizen-friendly pamphlet providing general information about zoning and helping citizens better understand zoning requirements and processes.

ADJOURN

Chairman Justin Weaver made a motion to adjourn the meeting at 7:10 p.m.

Motion was seconded by Board Member Gary Crone

These minutes were approved on August 26, 2026

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone,
Board Member Steve Butler

Voting Nays: None

Justin Weaver, Chairman of the Planning Board

Alyssa Calzada, Development Services Coordinator