
CITY OF PORT LAVACA

MEETING: November 01, 2021 **AGENDA ITEM** _____

DATE: 10.25.2021

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: 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.

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 an industrial and business office use located on Henry Barber Way. The site location is currently not platted and has a cell tower on site and drainage to the rear of the property adjacent to Chocolate Bayou.

The proposal is to develop the site with the following:

- *1(one) building serving as a general office and industrial shop*
- *1(one) Storage Building*
- *Parking*
- *Driveway to shop from Henry Barber Way*
- *Driveway access to general (private/public) parking adjacent to office*

Future Land Use Map

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

The Future Land Use map designates this parcel as Light Industrial. Therefore, the proposed industrial maintenance services servicing Formosa and business office use is compliant with the Future Land Use map.

Department Comments:

Fire: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

CITY OF PORT LAVACA

- a. A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.

Development Services: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Staff Recommendation:

Discuss the light industrial understanding of the Future Land Use Map in accordance to the industrial specifications of use proposed by the applicant for the 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.

Attachments:

- Conceptual industrial and office use exhibits
- CAD PIN14186

Property Identification #: 14186

Property Information: 2022

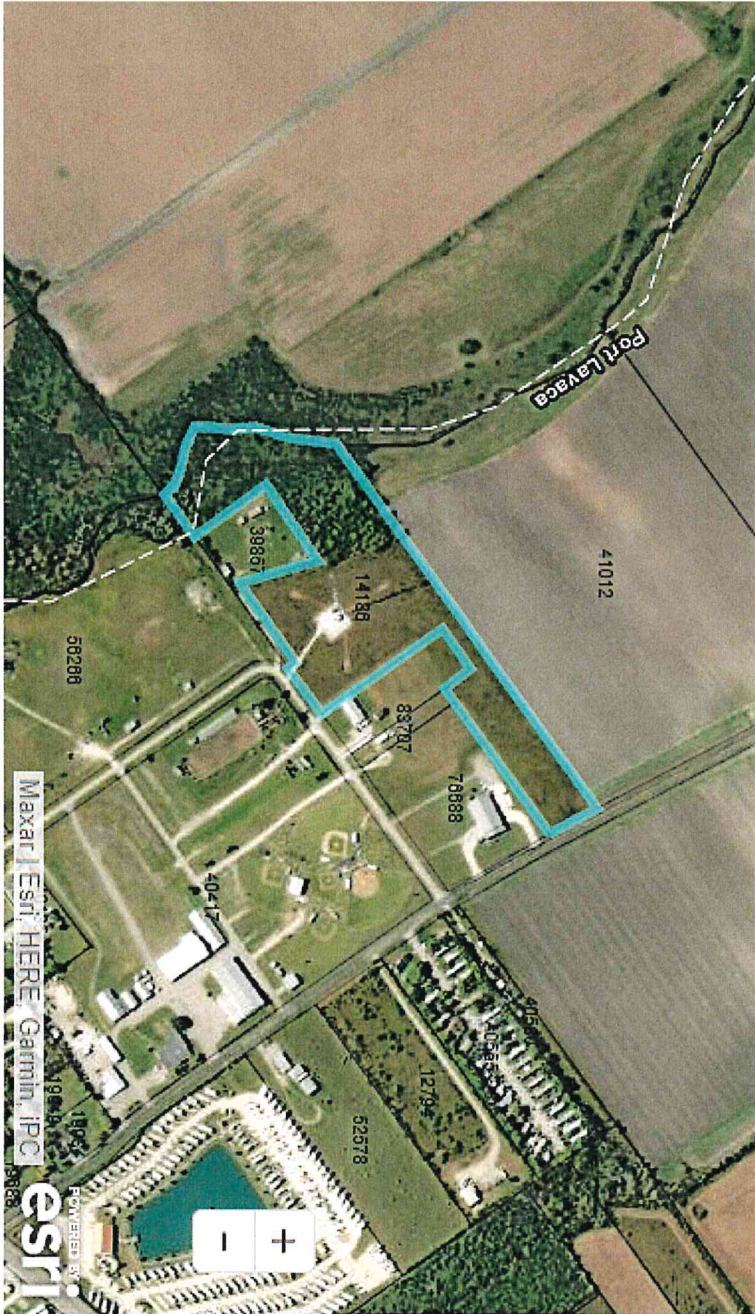
Owner Identification #: 117147

Geo ID: A0137-00000-0001-AA
Situs: HENRY BARBER WY PORT
Address: LAVACA, TX 77979
Property Type: Real
State Code: E4

Legal: A0137 SAMUEL SHUPE,
Description: TRACT PT 1, ACRES 12.449
Abstract: A0137
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: MELENDEZ ERICK F
Exemptions:
DBA: Null

Re-Center Map



Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



Gonzalez Industrial Insulation, Inc.

3706 E. Rio Grande

Suite B

Victoria, TX 77901

Office 361-987-2770

October 15, 2021

Ms. Jessica Carpenter
City of Port Lavaca
Director of Development Services
202 North Virginia
Port Lavaca, TX 77979

RE: Conceptual Approval Request – Gonzalez Industrial Insulation, Inc. (Property Identification #: 14186)

Dear Ms. Carpenter:

GII, Inc. sincerely appreciates the opportunity to present this request for conceptual approval for the improvements to the property located off Henry Barber Way (CR 101), approximately 2,400 lf east of SH 238 and 3,000 lf west of SH 35, in Port Lavaca, Calhoun County, Texas. GII, Inc., based in Victoria, Texas, has provided professional industrial maintenance services for local chemical plants such as Formosa for over 30 years and intends to expand their facilities to a more appropriate location within the City of Port Lavaca.

It is our understanding that the said property is currently appropriately zoned for commercial/industrial. GII intends to develop the site in accordance with this zoning to include the following general elements:

- 1 (one) building structure serving as general office and industrial shop
- 1 (one) storage building
- Parking
- Driveway access to shop from Henry Barber Way (CR 101)
- Driveway access to general (private/public) parking adjacent to office

Dimensions and geometry of office/shop building, storage building, and parking facilities are to be determined and will comply with city code and requirements.

Per our conversation on October 12, 2021, this project is subject to the following:

1. Review and Approval of the site improvements concept by Planning Board and City Council
2. Predevelopment Meeting with appropriate City Departments
3. Platting Process – Approval of preliminary/final plats by Planning Board and City Council

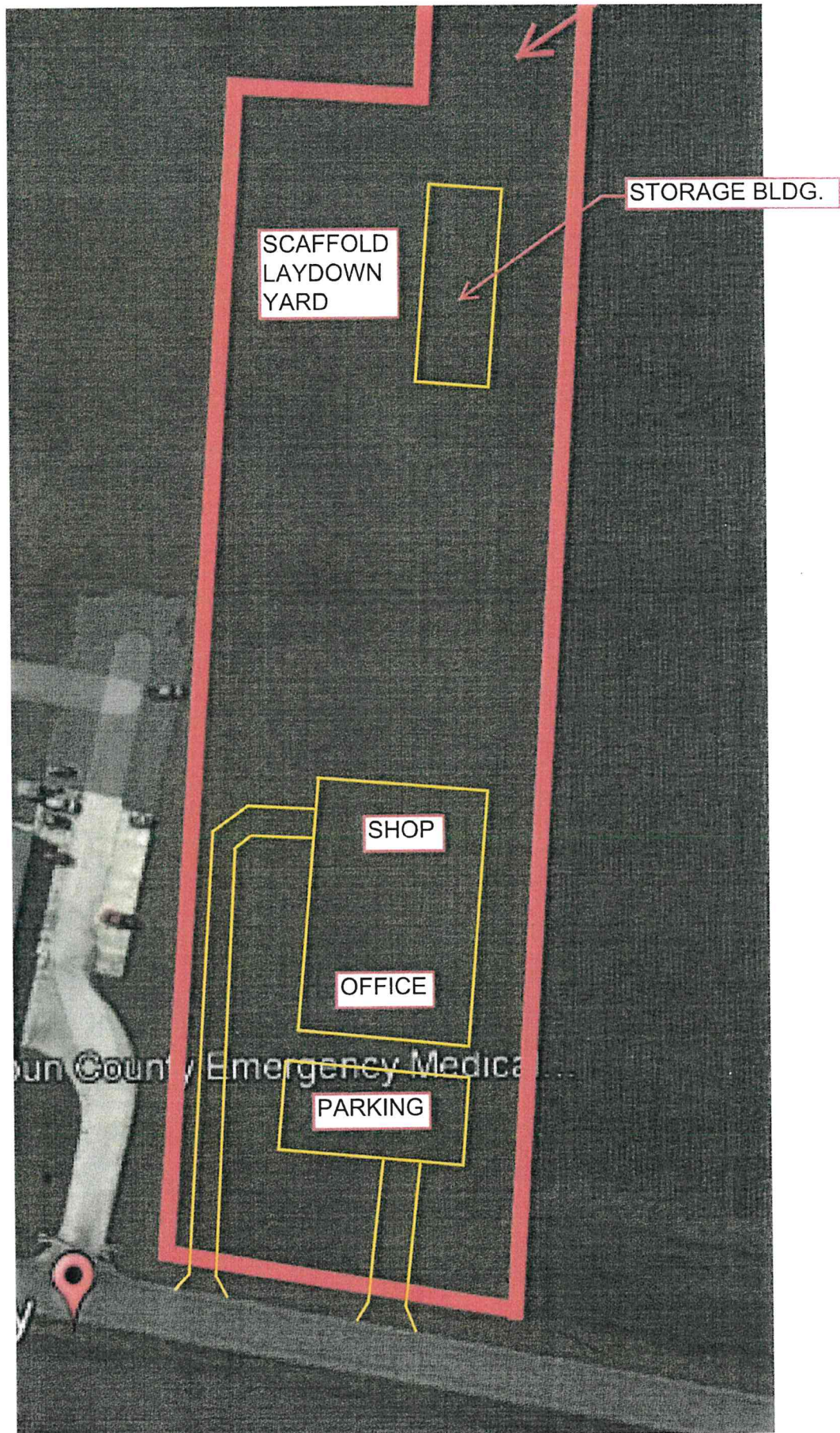
GII, Inc. thanks you for this opportunity to provide this plan and we look forward to working with you to complete this project. If you have any questions, please feel free to call 361-571-5739 or email at gii@hughes.net.

Sincerely,

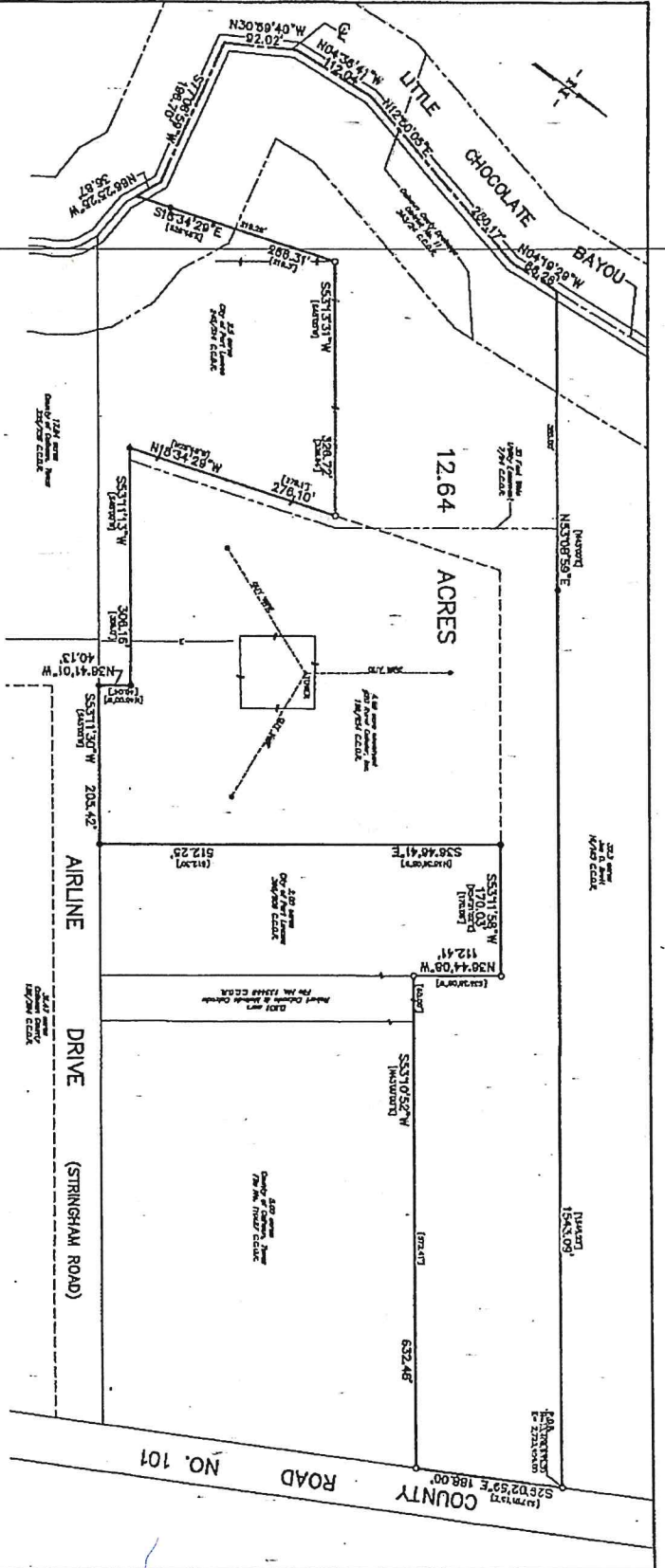
Arnulfo Gonzalez
President



Boundary shown is approximate. Not to scale.



Concept only. Boundary and dimensions of facilities to be determined.



12.64 ACRE SURVEY
 PART OF THE AMERICAN
 G.I. FORUM TRACT SUBDIVISION
 VOLUME 2, PAGE 616 OF THE
 CALHOUN CO. PLAT RECORDS
 SAMUEL SHUPE SURVEY
 ABSTRACT NO. 137
 CALHOUN COUNTY, TEXAS

BEGING A PART OF THE SAME PROPERTY DESCRIBED AS 20.0 ACRES IN
 WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 15, 1987 FROM
 DOROTHY L. DAVIS TO AMERICAN G.I. FORUM, INC. RECORDED IN
 VOLUME 7, PAGE 94 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY,
 TEXAS.

FILE NO.:	ENGINEERING	DRAWN BY:
BOOK NO.:	SURVEYING	J.H.D.
SHEET NO.:	PLANNING	CHECKED BY:
SCALE:	1" = 100'	H.A.D.
	(361) 552-4508, PORT LAVACA, TEXAS 77979	DATE:
	(979) 323-7100, BAY CITY	JUNE 22, 2020

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- 0 BOUNDARY LINE
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The undersigned has reviewed
 and accepted this survey this



X day of _____ of 20 _____

PROPERTY DESCRIPTION
12.64 ACRES

STATE OF TEXAS }
COUNTY OF CALHOUN }

All of that certain tract or parcel containing 12.64 acres situated in the Samuel Shupe Survey, Abstract No. 137 of Calhoun County, Texas and being part of the American G. I. Forum Tract Subdivision according to Plat recorded in Volume Z, Page 616 of the Calhoun County Plat Records and also being a part of the same property described as 20.0 acres in Warranty Deed With Vendor's Lien dated July 15, 1987 from Dorothy J. Davis to American G. I. Forum, Inc. recorded in Volume 7, Page 94 of the Official Records of Calhoun County, Texas. This 12.64 acres is more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch Iron rod (N=13,409,835.30; E=2,723,454.05) located in the Southwest line of County Road No. 101 and at the East corner of a 37.3 acre tract described in deed recorded in Volume 16, Page 183 of the Calhoun County Official Records and at the North corner of the above referenced 20.0 acre tract for the North corner of this 12.64 acres being described;

THENCE South 29° 02' 59" East [deed call = South 37° 01' 15" East], with the Southwest line of County Road No. 101 and the Northeast line of the said 20.0 acre tract, a distance of 188.00 feet to an existing 5/8 inch Iron rod located at the North corner of a 5.00 acre tract described in deed recorded in File No. 110127 of the Calhoun County Official Records for the East corner of this 12.64 acres being described;

THENCE South 53° 10' 52" West [deed call = North 45° 00' 00" East], crossing a portion of the said 20.0 acre tract with the Northwest line of the said 5.00 acre tract and the Northwest line of a 0.551 acre tract described in deed recorded in File No. 133468 of the Calhoun County Official Records, a distance of 632.48 feet [deed call = 572.41 feet & 60.00 feet] to an existing 5/8 inch Iron rod located in the Northeast line of a 2.00 acre tract described in deed recorded in Volume 398, Page 806 of the Calhoun County Official Records and at the West corner of the said 0.551 acre tract for a corner of this 12.64 acres being described;

THENCE North 36° 44' 08" West [deed call = South 35° 38' 08" West], crossing a portion of the said 20.0 acre tract with the Northeast line of the said 2.00 acre tract, a distance of 112.41 feet to an existing 5/8 inch Iron rod located at the North corner of the said 2.00 acre tract for an interior corner of this 12.64 acres being described;

THENCE South 53° 11' 58" West [deed call = North 54° 21' 52" East], crossing a portion of the said 20.0 acre tract with the Northwest line of the said 2.00 acre tract, a distance of 170.03 feet [deed call = 170.06 feet] to an existing 1/2 inch iron rod located at the West corner of the said 2.00 acre tract and at the North corner of a 4.89 acre Easement described in deed recorded in Volume 199, Page 654 of the Calhoun County Official Records for an interior corner of this 12.64 acres being described;

THENCE South 36° 46' 41" East [deed call = North 35° 38' 08" West], crossing a portion of the said 20.0 acre tract with the Southwest line of the said 2.00 acre tract and the Northeast line of the said 4.89 acre Easement, a distance of 512.25 feet [deed call = 512.30 feet] to an existing 1/2 inch iron rod located in the Southeast line of the said 20.0 acre tract and in the Northwest line of a 31.47 acre tract described in deed recorded in Volume 126, Page 384 of the Calhoun County Deed Records and in the Northwest line of Airline Drive (Stringham Road) and at the South corner of the said 2.00 acre tract and at the East corner of the said 4.89 acre Easement for a corner of this 12.64 acres being described;

THENCE South 53° 11' 30" West [deed call = South 45° 00' West], with the Southeast line of the said 20.0 acre tract and the Southeast line of the said 4.89 acre Easement and the Northwest line of the said 31.47 acre tract and the Northwest line of Airline Drive (Stringham Road), a distance of 205.42 feet to a 5/8 inch iron rod with plastic cap set at a corner of a 2.5 acre tract described in deed recorded in Volume 245, Page 514 of the Calhoun County Deed Records and at a corner of the said 20.0 acre tract and a corner of the said 4.89 acre Easement and for a corner of this 12.64 acres being described;



PROPERTY DESCRIPTION
12.64 ACRES

(continued)

THENCE North 36° 41' 01" West [deed call = North 45° 00' West], with an interior line of the said 20.0 acre tract and a line of the said 4.89 acre Easement and the Northeast line of the said 2.5 acre tract, a distance of 40.13 feet [deed call = 40.04 feet] to an existing 1/2 inch iron rod located at a corner of the said 2.5 acre tract and at an interior corner of the said 20.0 acre tract and at an interior corner of the said 4.89 acre Easement for an interior corner of this 12.64 acres being described;

THENCE South 53° 11' 13" West [deed call = South 45° 00' West], with an interior line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract and an interior line of the said 4.89 acre Easement, a distance of 306.16 feet [deed call = 306.0 feet] to a 5/8 inch iron rod with plastic cap set at an interior corner of the said 2.5 acre tract and for a corner of the said 20.0 acre tract and for a corner of the said 4.89 acre Easement for a corner of this 12.64 acres being described;

THENCE North 18° 34' 29" West [deed call = North 26° 48' West], with an interior line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract and in part with the Southwest line of the said 4.89 acre Easement, a distance of 276.10 feet [deed call = 246.1 feet] to existing 5/8 inch iron rod located at the North corner of the said 2.5 acre tract and at an interior corner of the said 20.0 acre tract for an interior corner of this 12.64 acres being described;

THENCE South 53° 13' 31" West [deed call = South 45° 00' West], with the Northwest line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract, a distance of 326.72 feet [deed call = 328.94 feet] to existing 5/8 inch iron rod located at the West corner of the said 2.5 acre tract and at an interior corner of the said 20.0 acre tract for an interior corner of this 12.64 acres being described;

THENCE South 18° 34' 29" East [deed call = South 26° 48' East], with the Southwest line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract, passing a 5/8 inch iron rod with plastic cap set on line at a distance of 219.29 feet and continuing a total distance of 266.31 feet [deed call = 219.3 feet] to the center of Little Chocolate Bayou for the Southeast corner of this 12.64 acres being described;

THENCE with the center of Little Chocolate Bayou and lines of the said 20.0 acre tract with the following courses and distances:

North 66° 25' 25" West a distance of 36.87 feet;

South 77° 06' 59" West a distance of 196.70 feet;

North 30° 59' 40" West a distance of 92.02 feet;

North 04° 36' 41" West a distance of 112.04 feet;

North 12° 50' 05" East a distance of 280.17 feet;

North 04° 19' 29" West a distance of 66.26 feet to the South corner of the said 37.3 acre tract and the West corner of the said 20.0 acre tract for the West corner of this 12.64 acres being described;

THENCE North 53° 08' 59" East [deed call = North 45° 00' East], with the Southeast line of the said 37.3 acre tract and the Northwest line of the said 20.0 acre tract, passing a 5/8 inch iron rod with plastic cap set on line at a distance of 385.00 feet and continuing a total distance of 1543.09 feet [deed call = 1545.23 feet] to the **PLACE OF BEGINNING**, containing within these metes and bounds 12.64 acres.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid based on an Opus Solution. This property description and a plat were prepared from a survey made on the ground under my direction on June 23, 2020.


G & W ENGINEERS, INC.
TBPLS FIRM NO. 10022100
Henry A. Danysh
Registered Professional
Land Surveyor, No. 5088

