
CITY OF PORT LAVACA

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

DATE: 10.25.2021

TO: PLANNING BOARD MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

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 to construct a car wash at this location. To be located at 2248 FM 3084, also known as Half League Road. A fire access easement is required from the YMCA property to this property, as discussed prior with city Fire Chief.

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 Commercial. Therefore, the proposed car wash, is compliant with the Future Land Use map.

If approved the specifications for parking are as follows:

The details of the restaurant seating and retail square footage will determine the parking requirements and be defined during the development and plan review phases of the project.

Subdivision II – Off Street Parking

<i>Retail stores and shops, personal service shops, equipment repair and service shops, etc.</i>	1 per 300 square feet of gross floor area
--	---

The minimum ADA parking width is 16ft. to include van accessibility.

Texas Department of Licensing and Regulations

<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 Parking Spaces

- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

The preliminary plat for this proposed car wash property is being presented on this same agenda for the November 1, 2021, Planning Board Meeting.

Department Comments:

The applicant has a Predevelopment Meeting scheduled for November 3rd.

Fire: If approval is granted for this location to be developed as a car wash, 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.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.
- b. A fire access easement is required from the YMCA property.

Public Works: If approval is granted for this location to be developed as a car wash, 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 a car wash, 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.

CITY OF PORT LAVACA

- b. **TxDOT:** All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

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

Ensure to meet the following code:

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOR_C_H50UT_ARTIISE_DIV3GRGROICO_S50-150GRGROICO

(c) Installation and maintenance requirements.

(1) Installations.

a. New facilities.

2. All permanent car washes and wash bays which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a car wash or wash bay, where such facility did not previously exist, shall be required to design, install, operate, and maintain and register with the city a grit trap/interceptor in accordance with the currently adopted plumbing codes and other applicable ordinances. Grit traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

Staff Recommendation: APPROVAL

Staff recommends approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

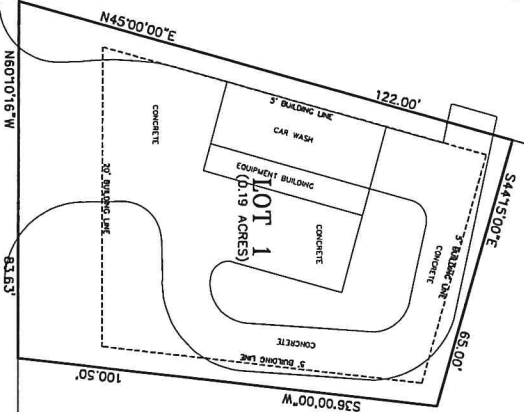
Attachments:

- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Preliminary Plat Map
- Parcel CAD map

RAFEI SUBDIVISION

0.19 ACRE SUBDIVISION

BEING ALL OF 0.187 ACRE IN GENERAL WARRANTY DEED RECORDED
IN FILE NO. 2020-00204 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



LEGEND
0 EXISTING LOT AND ROAD
CLCA, CALHOUN COUNTY GEO. RECORDS
CLCA, CALHOUN COUNTY GEO. RECORDS
(1) PLAT OR DEED CALL

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELED
UPON AS A FINAL SURVEY DOCUMENT

10-11-2021
RELEASE DATE

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND RESIDENT HEREIN AS THE PART
SUBDIVISION, AND WHOSE NAME IS SUBMITTED HEREIN, HEREBY DECLARE TO THE USE OF PUBLIC
FOR THE CITY OF PORT LAVACA, TEXAS, AND FOR THE PURPOSES AND CONSEQUENCES HEREON EXPRESSED.
SHOW FOR THE PURPOSE AND CONSEQUENCES HEREON EXPRESSED.

ETHAN BAYD (OWNER TRUST COMPANY TWO REPRESENTATIVES)

STATE OF TEXAS

COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETHAN BAYD, KNOWN TO
BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING RETURN AND ADMONISHED TO BE
THAT HE DECLARED THE TRUTH FOR THE PURPOSES AND CONSEQUENCES HEREON EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

HONORARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

I, MAYOR GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN
CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS
APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE
RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF
THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____
DAY OF _____ 2021.

CITY SECRETARY

CITY OF PORT LAVACA, CALHOUN COUNTY

STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS

COUNTY OF CALHOUN

CALHOUN COUNTY APPROVAL DISTRICT

I, HENRY A. JANSSEN, COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
PLAT WAS FILED FOR THE YEAR _____ AND ALL PRIOR YEARS.
IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS RECEIVED SPECIAL APPROVAL, BASED ON
ITS USE, AND ADDITIONAL MODIFICATIONS MAY BECOME ONE BASED ON THE PROVISIONS OF THE
SPECIAL APPROVAL, COMPREHENSION RULE 6.2(a)(2) ON PROPERTY CARRIED FROM THE APPROVAL, AS
AS DECIDED UNDER THE CODE SECTION 22.11 IS NOT INCLUDED IN THIS CERTIFICATE (THE CODE
SECTION 22.09 (3)).

SIGNED THIS THE _____ DAY OF _____ 2021.

HENRY A. JANSSEN,
COUNTY CLERK

I, HENRY A. JANSSEN, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING
REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND
UNDER MY DIRECTION ON OCTOBER 02, 2021.

G & W ENGINEERS, INC.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5089



G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509; (979) 323-7100; BAY CITY

FILE NO.:	7118-002
JOB NO.:	7118-002
SHEET NO.:	1 OF 1

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	OCT. 11, 2021
SCALE:	1" = 20'

PRELIMINARY PLAT

Property Identification #: 38209

Property Information: 2022

Owner Identification #: 116115

Geo ID: A0035-00000-0153-00
Sitius: 2248 FM 3084 PORT LAVACA,
Address: TX 77979
Property Type: Real
State Code: C1

Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 30, ACRES .187
Abstract: A0035
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD

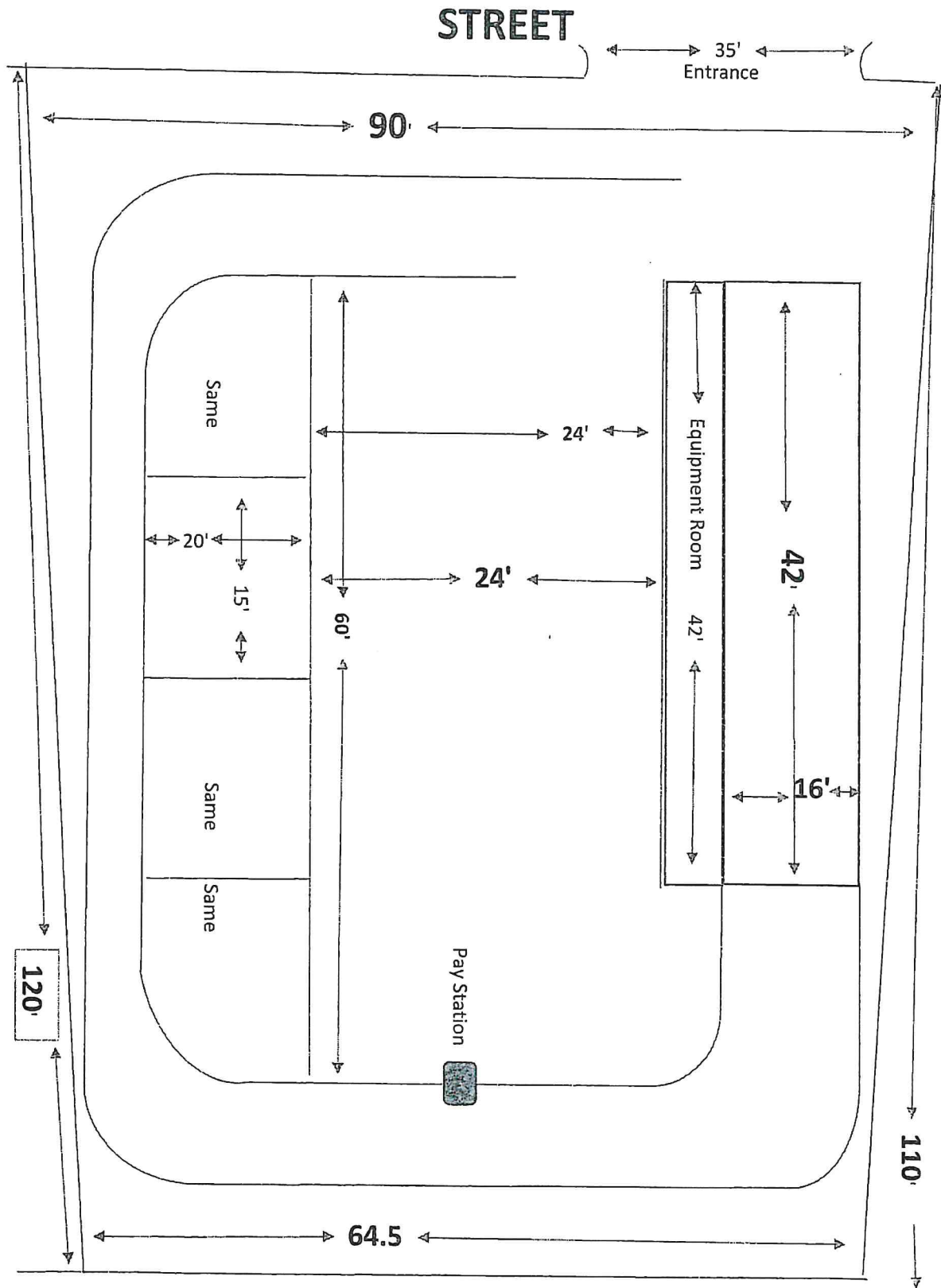
Name: QUEST TRUST COMPANY
Exemptions:
DBA: Null

Re-Center Map



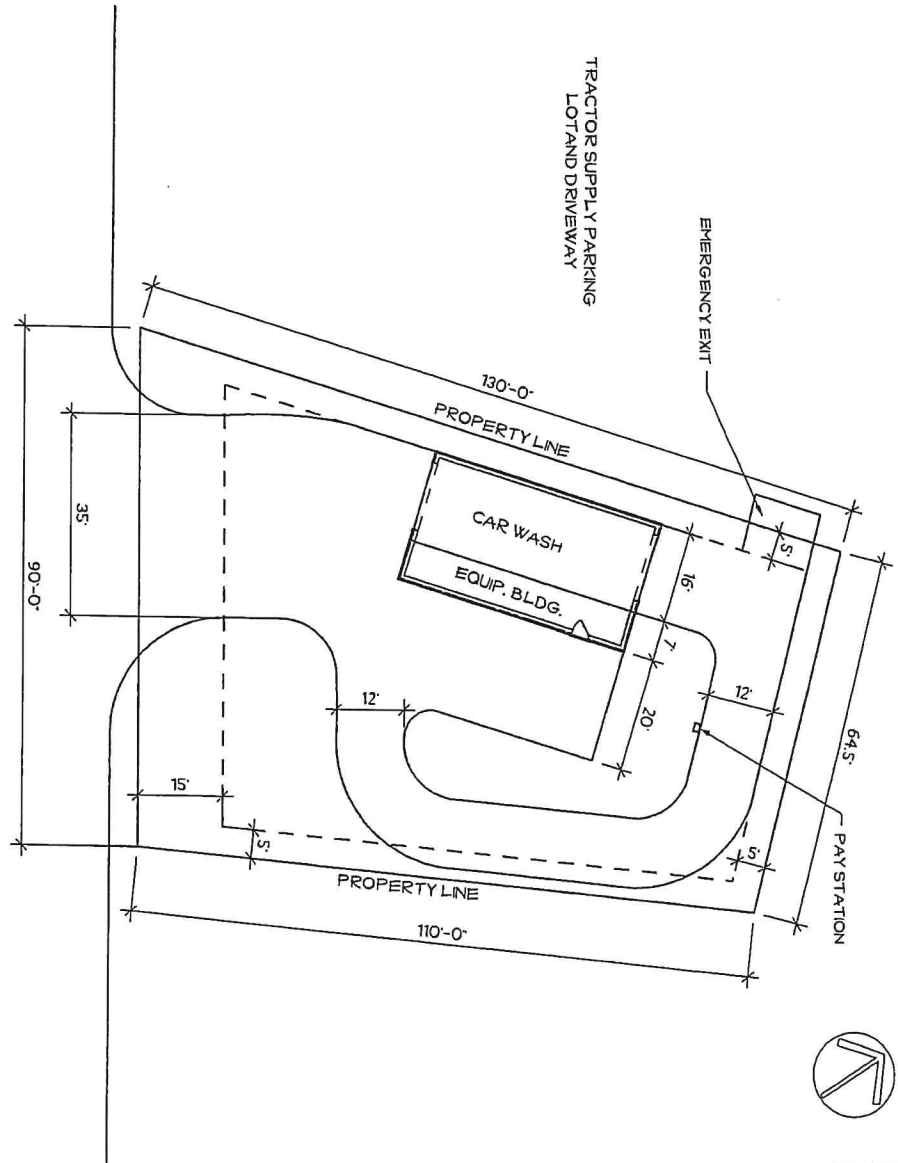
Calhoun CAD Map Search

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.





A0035 MAXIMO SANCHEZ
TRACT PT 30
0.187 ACRES



HALF LEAGUE RD. (FM 3084)

GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DIMENSIONS ARE TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
THIS DRAWING IS THE PROPERTY OF VEF ENGINEERING AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VEF ENGINEERING.
OPERATOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION OF THE PROJECT.
CONSTRUCTION TO BE COMPLETED BY THE DATE SHOWN ON THE DRAWING.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Perm No. 17595

PROJECT NAME:

Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:

Eithon Rafael

DRAWING:
PRELIMINARY SITE PLAN

SCALE: 1"=20' DATE: FEB. 2021

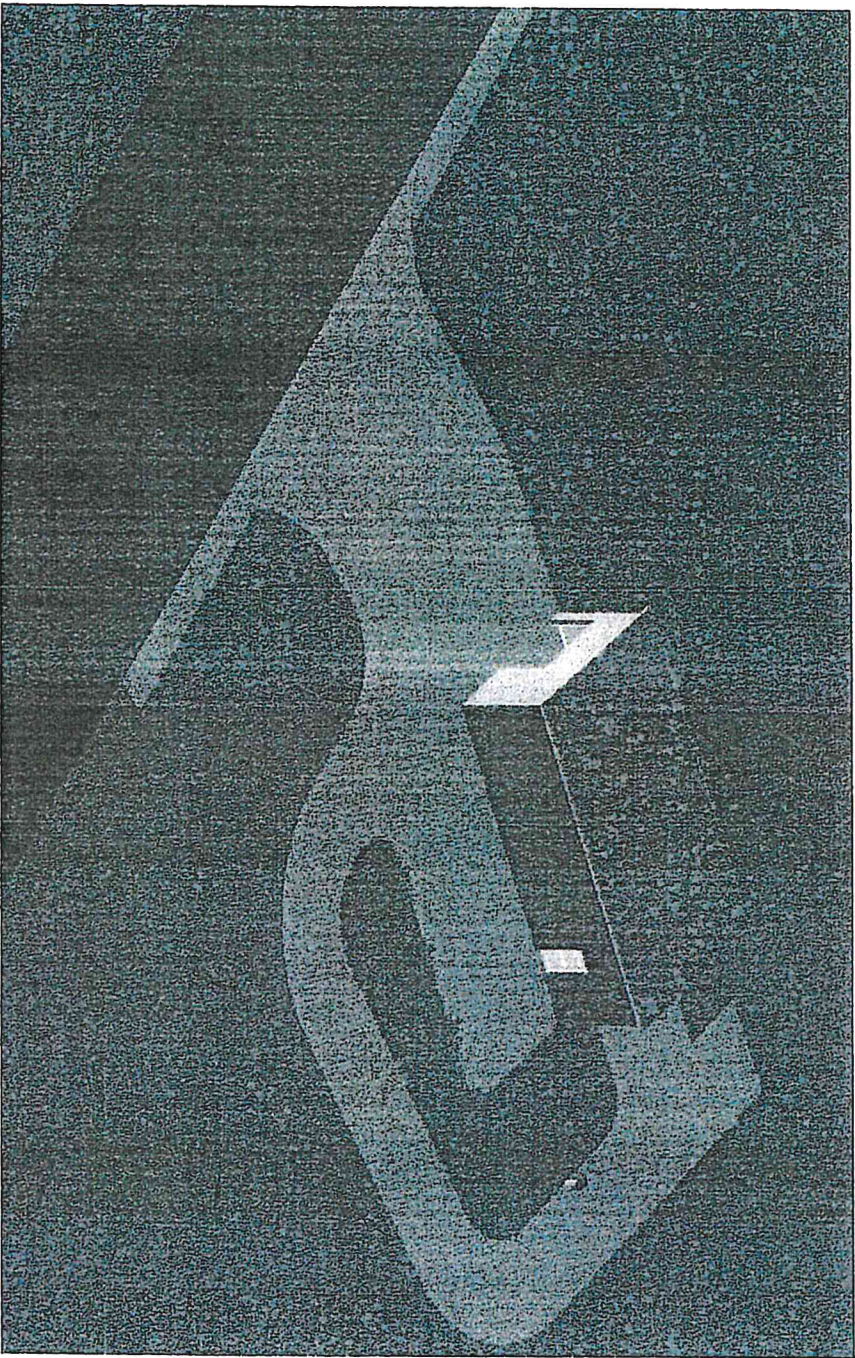
DRAWN BY: VEF

CHECKED BY: VEF

APPROVED BY: VEF

SHEET:

1



GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED TO BE REPRODUCED IN WHOLE OR IN PART FOR THE ARCHITECT'S USE ONLY. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

VEF Engineering

527 Embury Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Firm No. 17296

PROJECT NAME:

Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:

Ethion Refel

DRAWING:

PRELIMINARY RENDERING

SCALE:

DATE: FEB. 2021

DRAWN BY:

VEF

SHEET

CHECKED BY:

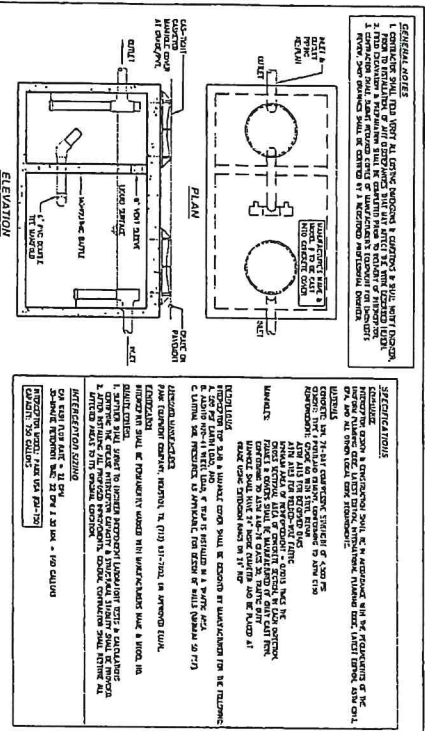
VEF

APPROVED BY:

VEF

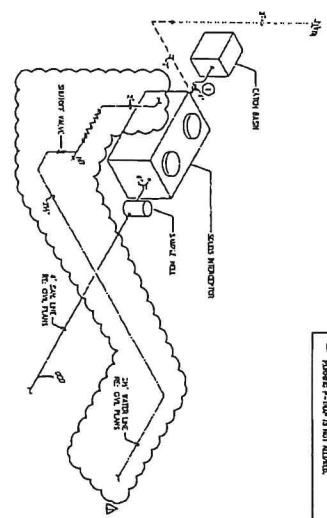
2





1) DETAIL: SOLIDS INTERCEPTION

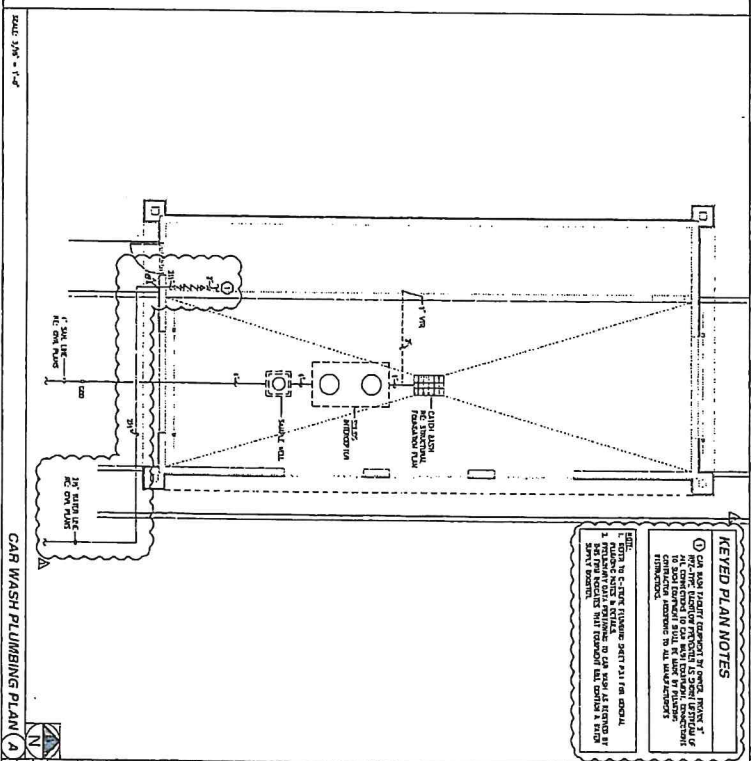
NOT TO SCALE



KEYED PLAN NOTES
1) SHUT OFF OF P-WASH MAIN LINE TO STOP MAIN LINE
FLOWER P-WASH TO MAIN LINE

CAR WASH RISER DIAGRAM (B)

SYMBOL	DESCRIPTION	REMARKS
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.
	1" RIGID GALV.	10' DIA.



KEYED PLAN NOTES
1) CAR WASH RISER DIAGRAM (B) SHOWS P-WASH MAIN LINE TO STOP MAIN LINE
FLOWER P-WASH TO MAIN LINE
2) CAR WASH RISER DIAGRAM (B) SHOWS P-WASH MAIN LINE TO STOP MAIN LINE
FLOWER P-WASH TO MAIN LINE

CAR WASH PLUMBING PLAN (A)

GRAPHIC SCALE

SCALE: 3/8\"/>

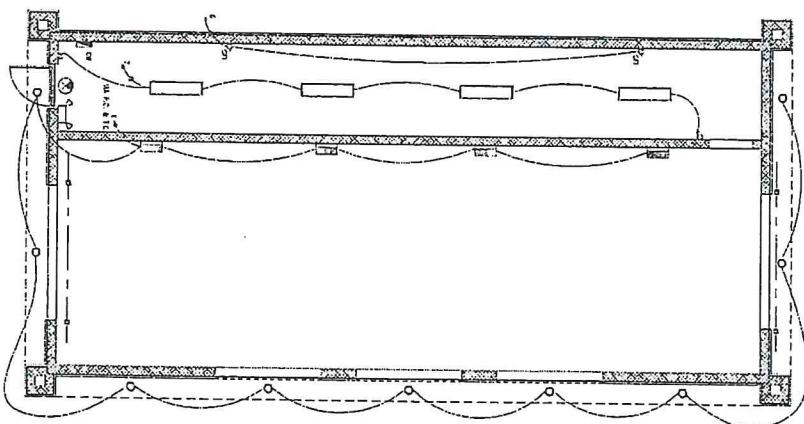
THE INTERFIELD GROUP

1111 HARRISON STREET, SUITE 200
ANN ARBOR, MI 48106
TEL: 734/769-1111
FAX: 734/769-1111

PROPOSED DESIGN & CONSTRUCTION SERVICES STATION ADDITION

1111 HARRISON STREET, SUITE 200
ANN ARBOR, MI 48106
TEL: 734/769-1111
FAX: 734/769-1111

CWB-1 of 12

[illegible][illegible]