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## CITY OF PORT LAVACA

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**MEETING:** November 08, 2021

**DATE:** 11.2.2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** Consider recommendation of the Planning Board for 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, part of tract 1, 12.449 acres. The PIN # for this property is 14186.

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### **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, Gonzalez Industrial Insulation Inc, 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

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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.

**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.

**Planning Board Recommendation:** Approved

Planning Board approved 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, part of tract 1, 12.449 acres. The PIN # for this property is 14186.

**Attachments:**

- Conceptual industrial and office use exhibits
- CAD PIN14186