
CITY OF PORT LAVACA

PB MEETING: August 02, 2021

DATE: 07.13.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of K's Sno Cone Hut, to be located 449 Broadway Street, within the city limits of Port Lavaca. This site is generally located west of Broadway Street and east of Commerce Street just north of the intersection of Broadway and Commerce. The property identification number is 91079. The legal description for this parcel is North End, Block C, Lot A, Port Lavaca, Texas.

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 proposed K's Sno Cone Hut will be doing business at the location of 449 Broadway Street. This location is currently Acosta Electric. Therefore, if approved, this location will become a mixed-use business site. Each business will be in separate buildings. The proposed K's Sno Cone Hut will conduct business from a portable building. Exhibit of the portable building provided in the attachments. Acosta Electric is a long-standing electrical business at the location currently and will continue to conduct the business from the permanent structure on site. This proposal is deemed a positive from the perspective the site is large enough to encompass both businesses and meet City code standards, including parking standards as follows:

Future Land Use Map:

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

This property is located in a commercial designation in accordance with the Future Land Use Map. The site can accommodate the proposed and existing businesses and meet City code standards. The proposed K's Sno Cone Hut is a permitted use in the commercial designation. Mixed use sites are promoted where code standards can be met. This site is adequate to comprise the mixed-use proposal of businesses for both the electrical business and the snow cone hut.

Calhoun County CAD

https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=83&prop_id=21079&year=2021

- COMMERCIAL State Code: F1 Living Area: 1444.0 Sq. Ft.

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
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https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H48TRVE_ARTIIPASTST_DIV3OREPALO_SDIIOREPA_S48-107MIST

ADA parking is represented herein on the site plan. The minimum ADA parking width is 16ft, referenced and linked herein, to include van accessibility. This site has ample spacing for the general required parking and the ADA parking for both businesses. The snow cone business requires one parking space and the electrical business requires 5 parking spaces for the 1440 sq. ft. of business space as per the Calhoun County CAD referenced and linked below:

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.

TxDOT Right-of -Way

The applicant has decided to close off all access from Broadway Street. The only entrance and exit to both businesses will be from Commerce Street. The flow for the proposed businesses will enter and exit from Commerce Street as proposed on the site plan provided herein as attachment. TxDOT has reviewed and approved the complete blocking of the Broadway Street access to this property.

Staff Recommendation: Approval

Staff recommends approval of K's Sno Cone Hut, to be located 449 Broadway Street, within the city limits of Port Lavaca. This site is generally located west of Broadway Street and east of Commerce Street just north of the intersection of Broadway and Commerce. The property identification number is 91079. The legal description for this parcel is North End, Block C, Lot A, Port Lavaca, Texas.

Department & Agency Comments:

Engineering: Commerce Street access for ingress/egress only.

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TxDOT: No access from Broadway Street.

Fire: No comment

Public Works: Building is self-contained and does not require sewer and water connections.

Development Services: The applicant has submitted for a building permit and placement permit. The portable building plans are under plan review. Upon Planning Board approval, the building permit process can proceed.

Attachments:

- Memo -Planning Board 08022021 – Acosta – K’s Sno Cone Hut
- K ‘s Sno Cone Hut site plan
- 449 Broadway – K’s Sno Cone Hut Location
- K’s Sno Cone Hut business narrative