
CITY OF PORT LAVACA

MEETING: August 02, 2021
DATE: 07.26.2021
TO: PLANNING COMMISSION
FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a conceptual fast-food restaurant with a drive-thru, Burger King. To be generally located north of Travis Street and south of Tiny Browning Boulevard on SH 35 N.

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 open a Burger King fast food restaurant. The site location is adjacent to the White Oak strip mall development, south of Murphy's fuel station, north of the La Quinta hotel, and west of Walmart.

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, this proposed Burger King is complaint with the Future Land Use map.

If approved the specifications for parking are as follows:

Subdivision II – Off Street Parking

<i>Restaurants, bars, nightclubs, etc.</i>	0.33 per seat
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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

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- **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.

The site plan provides ample parking and ADA parking to meet the above criteria.

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.

Upon approval for this location to be developed as a Burger King fast food restaurant, the applicant will proceed with the platting process for this parcel to become the legal lot of record for the future Burger King.

Department Comments:

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

Public Works: Review and discuss the municipal utilities' connection and services to this location under the plat review and comment period.

Engineering: Discuss the access, possible easements, and drainage under plat review and comment period.

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

Development Services: Upon conceptual use approval, proceed with the platting process for this parcel to become the legal lot of record for the future Burger King.

Staff Recommendation: APPROVAL

Staff recommends approval of this conceptual fast-food restaurant with a drive-thru, Burger King. To be generally located north of Travis Street and south of Tiny Browning Boulevard on SH 35 N.

Attachments:

- Burger King Site Plan

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- I-35 Corridor Development Map
- Parcel CAD map