
CITY OF PORT LAVACA

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

SUBJECT: To consider and discuss approval of a conceptual restaurant & retail development, Big Daddy’s Bar and Grill with gift shop. To be located north of SH 35 and east of Village Road. This property is not platted at this time, but will be approximately 2 acres, being a portion of the remainder of a 19.322-acre tract of land conveyed to Port Lavaca Investors, LTD., recorded in volume 67, page 943 in official records of Calhoun County, 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 applicant is proposing to open a restaurant and retail establishment titled Big Daddy’s Bar and Grill. The proposed restaurant will have a gift shop. The site location is adjacent to the approved Express Inn plat on SH 35 north, and east of the Whataburger. The applicant is currently the owner of White’s BBQ on Main Street. The applicant has not stated if this is a second location or if this will replace the current business on Main Street.

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 Big Daddy’s Bar and Grill with gift shop, is complaint with the Future Land Use map.

Comprehensive Plan

<https://www.portlavaca.org/wpcontent/uploads/2016/06/PortLavacaCompPlan2018reduced.pdf>

Top Issues Related to Economic Development:

- Desire for more restaurants, entertainment, and shopping
(Chapter 8, Economic Development. Pg. 129)

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

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

Upon approval for this location to be developed as a restaurant and retail establishment, the applicant will proceed with the platting process for this parcel to become the legal lot of record for the future Big Daddy's Bar and Grill with gift shop.

Department Comments:

Fire: If approval is granted for this location to be developed as a restaurant & retail development, 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.

Public Works: If approval is granted for this location to be developed as a restaurant & retail development, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following:

- a. Review and discuss the municipal utilities' connection and services to this location.

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

Staff Recommendation: APPROVAL

Staff recommends approval of the conceptual restaurant & retail development, Big Daddy's Bar and Grill, and gift shop. To be located north of SH 35 and east of Village Road. This property is not platted at this time, but will be approximately 2 acres, being a portion of the remainder of a 19.322-acre tract of land conveyed to Port Lavaca Investors, LTD., recorded in volume 67, page 943 in official records of Calhoun County, Texas.

Attachments:

- Big Daddy's Site Plan
- I-35 Corridor Development Map
- Parcel CAD map